

Appendix A

62nd Street and Bay Sands Development Area Drainage Study Technical Brief



DRAINAGE STUDY TECHNICAL BRIEF

62nd STREET AND BAY SANDS DEVELOPMENT AREA

November 2011

Including Preliminary Design for Shore Lane Storm Sewer from 67th to 61st
Street

Prepared for

THE TOWN OF WASAGA BEACH

THE TOWN OF WASAGA BEACH

**62nd STREET AND BAY SANDS
DEVELOPMENT AREA DRAINAGE STUDY**

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1.0 Introduction

Ainley and Associates Limited (“Ainley Group”) has been retained by the Town of Wasaga Beach (“Town”) to complete a drainage study to assess the current drainage infrastructure and develop a strategy to provide a means of treating and safely conveying drainage to Nottawasaga Bay following the future development of the Bay Sands Development Area. Particular focus was given to identifying required improvements to existing outlets and determining capacity requirements within the 62nd Street road allowance. The study also includes the preliminary design of the storm sewer system along Shore Lane from 61st Street to 67th Street. The extent of the study area is shown on Figure 1.

Figure 1: Study Area



The study area drains to two main outlets along Shore Lane: one located north of the intersection with 67th Street (67th Street outlet); the other draining through the property at 1760 Shore Lane, east of the intersection with 61st Street (61st Street outlet). Drainage areas to each of these outlets are shown on Drawing 211059-DA1. The natural watercourse east of 61st

Street captures drainage from approximately 65 ha of mixed usage terrain consisting mainly of low density residential area and undeveloped lands while the 67th Street outlet captures drainage from 48 ha under a similar land usage pattern. Also shown on the drawing, is a third outlet located at the base of 71st Street. At the onset of the study this area was identified as a potential location to receive flows diverted from the other two outlets. However, over the course of the study it was determined that this was not feasible due to grade restrictions.

Under existing conditions, drainage from the Bay Sands Development area is split between these two outlets with the western 15.25 ha contributing to the 67th Street outlet and the eastern 7.73 ha tributary to the 61st Street outlet. The western portion drains through private properties via overland flow to Mosley Street. From that point, overland flow continues across Mosley Street and is distributed between the properties and within the road allowances of 63rd to 67th Streets to the 67th Street outlet. The eastern portion is conveyed to Mosley Street via a mixture of overland flow over private properties and within the road allowance along 62nd Street. Drainage crosses Mosley Street via a 3700mm (span) by 1800mm (rise) concrete box culvert which outlets to a defined watercourse draining through the lots between 61st and 62nd Street, crosses 61st Street via a 900mm dia. CSP culvert, flows through a second section of watercourse between 61st Street and Shore Lane, crosses Shore Lane via a 1730 mm (span) by 1095 mm (rise) elliptical CSP before draining through private property (municipal address 1760 Shore Lane) via a watercourse, before draining to Nottawasaga Bay.

2.0 Background

In the past, the development of the land in the Bay Sands Area (Site) has been limited by a lack of municipal services and inadequate drainage outlets. The Town of Wasaga Beach (Town) has retained the Ainley Group to carry out a stormwater drainage study to assess potential impacts of the proposed development and suggest possible alternatives for managing stormwater.

In addition, growing expectations of higher levels of service in the areas where seasonal/recreational housing has been converted into permanent residences have resulted in the identification of rehabilitation/upgrades of the existing drainage system should the Baysands Area Development proceed.

A number of reports and design projects completed within the watershed and its immediate vicinity were consulted as part of the background review for this study. These include:

“Trillium Forest North Development Final Stormwater Management Report”; prepared by C.C. Tatham & Associates Ltd., December 15, 2010.

Record Drawings:

198279-SW2: 61st Street South Plan and Profile 1999 Infill Servicing (Ainley & Associates)

198279-SW4: 62nd Street South Plan and Profile 2000 Infill Servicing (Ainley & Associates)

198279-SW5: 62nd Street South Plan and Profile 2000 Infill Servicing (Ainley & Associates)

194051-SW17AC: 62nd Street Plan and Profile West End Sewer and Water (Ainley & Associates)

194051-SW2AC: Mosley Street Plan and Profile West End Sewer and Water (Ainley & Associates)

194051-SW3AC: Mosley Street Plan and Profile West End Sewer and Water (Ainley & Associates)

194051-SW4AC: Mosley Street Plan and Profile West End Sewer and Water (Ainley & Associates)

110098-Drainage: Site Drainage Plan Shore Lane Reconstruction and Drainage Improvements (Ainley & Associates)

Shore Lane Storm Sewer Design: 110098 5-year Storm Sewer Design Sheet

3.0 Bay Sands Development Area Existing Site Conditions

The proposed Bay Sands Development Area consists of 22.98ha of undeveloped land that is currently a wooded area. Based on the Simcoe County Soil Survey, the site is underlain by Alliston Sandy Loam and Sargent Gravelly Sandy Loam. Both of these soil types are classified as hydrologic group soil type “AB”. Based on existing topography, 7.73 ha (34%) drains to the east towards the 61st Street outlet, while 15.25 ha (66%) drains to the west towards the 67th Street outlet.

4.0 Bay Sands Development Area Proposed Site Conditions

A low density residential development is proposed for this site, consisting of 100 lots, with an average lot size of approximately 30m x 45m. Since the lots within this development area are owned individually, the development will not occur all at one time, but rather over time as each individual owner decides to build. Therefore, individual lot controls are not recommended since they cannot be readily coordinated or constructed. The use of central stormwater management facility/facilities is recommended based on the type of development anticipated to occur. The options for centralized stormwater management facility/facilities will be discussed in subsequent sections of this report.

Based on the existing grades surrounding the development area, a portion of the proposed development will drain to the west, in order to provide sanitary sewer service to the western most portions of the development as shown on drawing 211059-OP1. The stormwater drainage options will be discussed in greater depth in subsequent sections of this report.

5.0 Hydrologic Modelling

Pre and post-development flows were developed using the hydrologic computer model SWMM 5.0 to determine expected flows at key locations within the drainage system as well as assess the impact of the development of the Bay Sands Development Area. Catchment areas to each of the existing outlets were determined based on contour information from the Nottawasaga Valley Conservation Authority's digital elevation model, record drawings for roads located within the study area, where available, and topographic survey information collected between August 13th and August 27th, 2011 throughout the study area. Post development drainage plans were developed based on the preliminary grading plan for the Bay Sands Development area, Drawing 211059-OP1. Drainage catchment boundaries for each scenario are shown on drawings 211059-DA1 and 211059-DA1.

5.1 Pre-Development

The overall pre-development drainage patterns are shown on Drawing 211059-DA1. Generally, the area surrounding the Bay Sands Development is underlain by Eastport Sand, Alliston Sandy Loam and Sargent Gravelly Sandy Loam and drains north towards Nottawasaga Bay at slopes of approximately 1%. Detailed hydrologic calculations are provided in Appendix B. A summary of the pre-development parameters is provided below in Table 1.

Table 1: Pre-Development Hydrologic Parameters

Drainage Area #	Pre-Development Hydrologic Model Parameter Summary			
	Area (ha.)	CN	IA perv. (mm)	Total Imperviousness (%)
101	1.21	74.9	5	21
102	1.97	74.9	5	21
103	0.39	74.9	5	21
104	0.58	74.9	5	21
105	0.38	74.9	5	21
106	0.36	74.9	5	21
107	0.52	74.9	5	21
108	0.54	74.9	5	21
109	0.20	74.9	5	21
110	0.33	74.9	5	21
111	0.15	74.9	5	21
112	0.17	74.9	5	21
113	0.22	70.1	5	21
114	0.10	76.9	5	39
115	0.56	48.9	5	13
116	0.72	70.1	5	21
117	0.60	70.1	5	21
118	0.33	70.1	5	21
119	0.15	49.5	5	13
120	0.30	70.1	5	21
121	9.08	74.9	5	21
122	12.30	74.9	5	21
123	24.32	55.2	10	10
124	3.97	52.6	5	7
125	16.84	52.6	7	7
126	6.04	70.1	5	21
127	7.73	46.0	10	0
128	15.25	46.0	10	0
129	1.88	51.2	7	3
130	1.54	70.1	5	21
131	1.77	70.1	5	21
132	1.66	70.1	5	21
133	1.66	70.1	5	21
134	1.51	70.1	5	21

For reporting purposes we have divided the study area into 6 distinct focus areas or nodes. This section of the report provides a brief description of each under existing conditions. Each of the areas and nodes are showing on Drawing 211059-DA1. The following list provides an inventory of the areas under consideration and a brief rationale of the method on which they have been assessed as follows:

- 1) The Bay Sands Development Area itself has been divided into two (2) separate catchments (127 and 128) based on the east-west drainage divide on the subject property under existing conditions. Flow nodes (1-1 and 1-2) at the limits of each of these catchments have been used to establish flows leaving the property. Drainage calculations at these nodes will be utilized to establish post development control requirements based on the Town standard for new developments to control runoff to pre-development rates for the 2 through 100-year return period events.
- 2) The private properties between the Development Area and Mosley Street have been divided into three nodes (2-1, 2-2, and 2-3) for drainage analysis. These locations provide an estimate of the flow originating from private properties contributing to overall flow at Mosley Street. These nodes will be assessed to determine the opportunities available for accommodating flows for potential outlets from the development to convey drainage to Mosley Street in comparison to existing runoff conditions in this area.
- 3) The 62nd Street Road Allowance flows have been assessed at the entrance to the Development Area (Node 3-1) and at the intersection of Mosley (Node 3-2) to determine the existing capacity available within the municipal road allowance and to assess the potential for accommodating flows following development of the Bay Sands properties..
- 4) The 61st Street Outlet captures drainage from 65 ha and has been assessed based on the expected flows at the intersection with Mosley Street (Node 4-1) and at the Shore Lane Crossing (Node 4-2). The capacity of the outlet will be determined and assessed for accommodating additional flows or identifying the extent and feasibility for capacity improvements which may be necessary under each of the drainage scenarios under consideration for the study.
- 5) The 67th Street Outlet is assessed in a similar fashion as the 61st Street outlet. There is a natural storage area south of Mosley Street that provides natural flow attenuation. The natural storage area is located on a privately owned, wooded area. The property is within the NVCA Regulatory mapping area, and is zoned as residential. Future development of this area is subject to Site Plan Control. Flows immediately downstream of the storage area have been calculated at Mosley Street (Node 5-1) and at Shore

Lane (Node 5-2). The peak flows have been modelled with and without the natural storage.

- 6) Flows within the Shore Lane Road Allowance have been determined at each intersection (66th, 65th, 64th and 63rd Streets) (Nodes 6-1 through 6-4 respectively) to determine inlet flow requirements for the preliminary design of the storm sewer system.

5.2 Post-Development

Once completed, the proposed development will encompass approximately 23 ha and include 100 single family residential homes. The purpose of this drainage study is to consider possible alternatives for stormwater management in order to move forward with development of the Bay Sands area as well as complete a review of potential improvements to existing local drainage systems along 62nd Street and Shore Lane between 61st and 67th Streets.

The external area to the south of the proposed development (drainage area 123), consisting of 24.3 ha is anticipated to be directed away from the development and towards the 58th Street Drainage Corridor as part of the proposed Trillium Forest North Subdivision to the south of the proposed Bay Sands Development.

A number of hydrologic parameters were required as input into SWMM5 in order to develop peak design flows for the proposed development. The CN, initial abstraction, time-to-peak and Manning's parameters are based on the NVCA's "Development Review Guidelines". Detailed hydrologic calculations can be found in Appendix B. Catchment 127 and 128 representing the proposed Bay Sands Development are the primary changes and are highlighted in Table 2 along with a summary of the other catchment parameters.

Table 2: Post-Development Hydrologic Parameters

Drainage Area #	Pre-Development Hydrologic Model Parameter Summary			
	Area	CN	IA perv.	Total Imperviousness
	(ha.)		(mm)	(%)
101	1.21	74.9	5	21
102	1.97	74.9	5	21
103	0.39	74.9	5	21
104	0.58	74.9	5	21
105	0.38	74.9	5	21
106	0.36	74.9	5	21
107	0.52	74.9	5	21
108	0.54	74.9	5	21
109	0.20	74.9	5	21
110	0.33	74.9	5	21
111	0.15	74.9	5	21
112	0.17	74.9	5	21
113	0.22	70.1	5	21
114	0.10	76.9	5	39
115	0.56	48.9	5	13
116	0.72	70.1	5	21
117	0.60	70.1	5	21
118	0.33	70.1	5	21
119	0.15	49.5	5	13
120	0.30	70.1	5	21
121	9.08	74.9	5	21
122	12.30	74.9	5	21
123	24.32	55.2	10	10
124	3.97	52.6	5	7
125	16.84	52.6	7	7
126	6.04	70.1	5	21
127	7.73	74.9	5	21
128	15.25	74.9	5	21
129	1.88	51.2	7	3
130	1.54	70.1	5	21
131	1.77	70.1	5	21
132	1.66	70.1	5	21
133	1.66	70.1	5	21
134	1.51	70.1	5	21

6.0 Existing Drainage Infrastructure Assessment

The following section provides a summary of the performance of the key components of the drainage infrastructure for the potential outlet areas for the proposed development. Each of the areas have been assessed based

on the capacity to convey existing flows and the potential for conveying additional flows in their existing configuration.

6.1 Existing Natural Watercourse East of 61st Street

For the purposes of our analysis, under existing conditions, we have focused on the existing natural watercourse outlet east of 61st Street as the overland flow routes are poorly defined and are spread over the municipal road allowances and private properties without any defined drainage easements to the Town. A typical view of this watercourse has been provided in the photograph shown as Figure 2. Additional photos of this outlet are also provided in Appendix A.

Figure 2: Existing Natural Watercourse East of 61st Street



The limiting factor in the capacity of the natural watercourse is the channel section between Mosley and Shore Lane. This section of the outlet has the capacity to convey less than the 2-year event under existing conditions. Given the channel containment depth in some locations is only 0.5 m, and the channel bottom is narrow with steep side slopes, in the order of 2:1, the capacity of this channel, as estimated by the SWMM5 model, is only 0.7 m³/s. The outlet channel section has an estimated conveyance capacity of 1.2 m³/s, which would indicate conveyance of the existing 2-year event. Given the

significant limit on the available capacity, it is not recommended that additional flow be directed to this outlet and that efforts should be made, where possible, to direct existing drainage away from it. Table 3 provides a summary of the flows to the 61st Street drainage outlet.

Table 3: Existing 61st Street Drainage Outlet Flows

SWMM5 Estimated Peak Flows (m ³ /s)		
Storm Event	Mosley (4-1)	Outlet (4-2)
25mm	0.51	0.90
4 hour Chicago		
2 year	1.06	1.87
5 year	1.44	2.55
10 year	1.73	3.05
25 year	2.10	3.70
50 year	2.39	4.22
100 year	2.72	4.77
SCS		
5 year 6 hour	1.31	2.33
100 year 6 hour	2.70	4.78
5 year 12 hour	1.28	2.28
100 year 12 hour	2.53	4.51
5 year 24 hour	1.20	2.12
100 year 24 hour	2.36	4.23
Regional (Timmins)	2.19	3.72

6.2 67th Street Outlet

The 67th Street outlet consists of a 1800 mm (span) x 900 mm (rise) concrete storm sewer which conveys minor system drainage through a municipal easement to Nottawasaga Bay. A typical view of the outlet has been provided in the photograph shown as Figure 3. Additional photos of this outlet are also provided in Appendix A.

Figure 3: 67th Street Outlet



It should be noted that there is a significant natural storage area upstream of Mosley Street which provides attenuation of runoff prior to discharging to the road crossings along Mosley. For the purposes of our analysis we have evaluated the capacity of the outlet with and without consideration of the attenuation factor of this feature. The results of our analysis indicate that there is enough capacity within this existing outlet for concentrated flow from the tributary area which currently drains via overland flow along the affected length of Shore Lane. When considering natural attenuation, the outlet would operate at approximately 50 percent of capacity, and eliminating natural attenuation the outlet could operate at full capacity under the 100-year return period event. A summary of the flows draining to the 67th Street Outlet with and without the natural are is provided in Table 4.

Table 4: 67th Street Drainage Outlet Flows

Storm Event	SWMM5 Estimated Peak Flows (m ³ /s)			
	Mosley (5-1)		67th Outlet (5-2)	
	No Storage	With Storage	No Storage	With Storage
25mm	0.38	0.03	0.66	0.31
4 hour Chicago				
2 year	0.77	0.06	1.39	0.68
5 year	1.03	0.08	1.83	0.88
10 year	1.20	0.09	2.14	1.03
25 year	1.39	0.11	2.51	1.23
50 year	1.55	0.16	2.83	1.44
100 year	1.74	0.22	3.19	1.67
SCS				
5 year 6 hour	0.83	0.07	1.52	0.76
100 year 6 hour	1.50	0.24	3.00	1.74
5 year 12 hour	0.79	0.07	1.48	0.76
100 year 12 hour	1.42	0.24	2.86	1.68
5 year 24 hour	0.72	0.07	1.37	0.72
100 year 24 hour	1.32	0.25	2.71	1.64
Regional (Timmins)	1.54	0.77	2.72	1.95

6.3 62nd Street Road Allowance

62nd Street was considered as the first choice for a potential outlet for the Bay Sands Development Area since it could be considered as the most convenient since, if it has sufficient capacity, drainage from the Development Area could be conveyed directly to the municipal road allowance without the requirement for land acquisition or easements. It currently has a rural cross section and, as a result, the capacity of this section is limited by the driveway culverts and the road profile. Generally, the driveway culverts along 62nd Street are 300mm dia. culverts with a limiting capacity of approximately 0.05 m³/s, resulting in frequent overtopping of driveways. As such, the existing capacity along 62nd Street is limited and no additional flow should be directed along 62nd Street without drainage infrastructure improvements. A view of 62nd Street looking north from the entrance to the Bay Sands Development Area is provided in Figure 4 with additional photos in Appendix A.

Figure 4: 62nd Street at Bay Sands



6.4 Shore Lane Road Allowance

The existing storm sewer along Shore Lane extends from west of 64th Street to the outlet at 67th Street. The area east of the storm sewer drains primarily by overland flow northward to the Nottawasaga Bay over private properties with no defined drainage easements, with some flow directed to Town road allowances at 64th and 61st Streets.

7.0 Drainage Infrastructure Options for Development of Bay Sands Area

This section provides a summary of the options for meeting the Town's standard requirements for the development of the Bay Sands Area and outlines the necessary improvements to ensure that drainage from the development can safely be conveyed to Nottawasaga Bay, through modifications to the existing drainage infrastructure or the creation of new conveyance systems to serve as a concentrated outlet from the development, since the development of the area requires that an area that currently drains via overland flow will be altered to outletting via a single or multiple point source(s). The proposed options are also shown

schematically on Drawing 211059-DA2. Since the particular circumstances of the proposed development seem to dictate that a number of options may be required to be combined in some fashion dependent on a number of factors, each option is described in isolation, as best as possible, in each subsection below. Section 9 of the report provides a summary of the benefits, disadvantages, and additional improvements required for implementation of each option in tabular format.

7.1 No Stormwater Management Controls

Given that the Bay Sands Development Area has been established as a number of privately owned properties without a reserved area for stormwater management, and the relatively close proximity to the Nottawasaga Bay, the possibility of eliminating stormwater management controls was considered. The resultant flows are summarized in Table 5 based on two outlet scenarios; maintain two separate outlets for the proposed development; or, re-grade the development to drain to one combined outlet.

Table 5: Proposed Bay Sands Drainage Outlet Flows

SWMM5 Estimated Peak Flows (m ³ /s)			
Storm Event	East Outlet	West Outlet	Combined Outlet
25mm	0.23	0.40	0.56
4 hour Chicago			
2 year	0.46	0.81	1.14
5 year	0.63	1.14	1.62
10 year	0.75	1.37	1.96
25 year	0.90	1.66	2.39
50 year	1.02	1.88	2.70
100 year	1.14	2.11	3.05
SCS			
5 year 6 hour	0.57	1.07	1.56
100 year 6 hour	1.05	1.96	2.87
5 year 12 hour	0.54	1.01	1.47
100 year 12 hour	0.98	1.82	2.65
5 year 24 hour	0.50	0.93	1.35
100 year 24 hour	0.91	1.68	2.43
Regional (Timmins)	0.63	1.16	1.67

As discussed in Section 6.3, the capacity of the driveway culverts along 62nd Street is limited to approximately 0.05 m³/s and the ditches

currently in place have limited capacity due to the existing culverts, and in some areas, the ditches do not appear to have an outlet. Therefore, the existing east outlet along 62nd Street does not have sufficient capacity to convey uncontrolled flows from the proposed Bay Sands Development.

Currently, there is not a defined outlet for the west portion of the development and sufficient capacity does not currently exist to convey flows from the western portion of the development. The property downstream from the western portion of the development is privately owned and a drainage outlet would require landowner negotiations in order to obtain an easement for a drainage outlet.

As described above, the existing drainage infrastructure is not sufficient to achieve the Town standard following the development of the Bay Sands Area. As a result, the option to eliminate stormwater management controls cannot be recommended under existing conditions. The potential for improvements to existing drainage infrastructure to accommodate this option will be investigated further within other subsections of this report.

7.2 On-Site Drainage Controls

To be consistent with Town standards for drainage design, consideration was given to providing quantity and quality controls onsite based on the assumptions and methodology outlined in Section 5 of this report. Two scenarios were considered for use of on-site drainage controls: one facility which controls post development flows from both catchments to the pre-development level and outlets to one location, and two facilities which serve to meet pre-development targets for each individual catchment and outlet to two separate places. For the purpose of this analysis, we have assumed that the pond locations under consideration are based on the locations shown on Drawing 211059-DA2

The first option considered was to maintain the existing east-west drainage divide and use two facilities to control the runoff from the proposed Bay Sands Development. Table 6 shows the estimated pond requirements to provide stormwater controls to the east portion of the development.

**Table 6: Bay Sands Development Eastern Portion
Stormwater Pond Control Requirements**

One Pond for the East Portion of Development:		
Estimated Area Draining to East Pond:	7.73	ha
Total Permanent Pool Needed (based on MOE Criteria (35% imp.))	708	m ³
Total Permanent Pool Provided	779	m ³
Total Extended Detention Needed (25mm runoff volume)	616	m ³
Total Extended Detention Needed (40m ³ /ha)	283	m ³
Total Extended Provided	635	m ³
Quantity Storage Provided	1227	m ³
Average Lot Area	1350 (30m x 45m)	
Total Estimated Pond Surface Area	1555	
Lots needed:	1.15	2 (or 3 to accommodate maintenance etc.)

Table 7 shows the estimated pond requirements to provide stormwater controls to the west portion of the development.

**Table 7: Bay Sands Development Western Portion
Stormwater Pond Control Requirements**

One Pond for the West Portion of Development:		
Estimated Area Draining to West Pond:	15.25	ha
Total Permanent Pool Needed (based on MOE Criteria (35% imp.))	1396	m ³
Total Permanent Pool Provided	1537	m ³
Total Extended Detention Needed (25mm runoff volume)	1214	m ³
Total Extended Detention Needed (40m ³ /ha)	559	m ³
Total Extended Provided	1252	m ³
Quantity Storage Provided	2420	m ³
Average Lot Area	1350 (30m x 45m)	
Total Estimated Pond Surface Area	3069	
Lots needed:	2.27	3 (or 4 to accommodate maintenance etc.)

The second option considered was to re-grade the proposed development to direct as much runoff as possible to one centralized stormwater management pond. Table 8 provides a summary of the estimated pond requirements to provide stormwater controls to the entire Bay Sands Development.

**Table 8: Bay Sands Development (One Central Facility)
Stormwater Pond Control Requirements**

Pond Component	Elevation (m)	Area (m ²)	Volume (m ³)	Cumulative Volume (m ³)	
Permanent Pool	0.00	1849	0	0	
Permanent Pool	0.50	2304	1038	1038	
Permanent Pool	1.00	2809	1278	2317	
Extended Detention	1.60	3481	1887	4204	
Quantity Storage	2.50	4624	3647	7851	
Total Permanent Pool Needed (based on MOE Criteria (35% imp.))				2104	m ³
Total Permanent Pool Provided				2317	m ³
Total Extended Detention Needed (25mm runoff volume)				1829	m ³
Total Extended Detention Needed (40m ³ /ha)				842	m ³
Total Extended Provided				1887	m ³
Quantity Storage Provided				3647	m ³
Average Lot Area	1350 (30m x 45m)				
Total Estimated Pond Surface Area	4624				
Lots needed:	3.43	4 (or 5 to accommodate maintenance etc.)			
Development Size:	22.98 ha				

As discussed in previous sections of this report, the site does not have a sufficient outlet to achieve the Town standard for drainage design without improvements to the existing drainage infrastructure. However, due to Town maintenance requirements, it is recommended that provided that adequate capacity can be provided via a sufficient outlet, the design of this property be completed using one facility servicing the subject area, as this would be more practical from a long-term maintenance perspective.

7.3 Off-Site Drainage Controls

Providing stormwater management controls off-site presents many of the same issues and advantages as the no control option. This is because the existing infrastructure does not have sufficient capacity to convey drainage to a control point. The advantage to this alternative is that land acquisition on the Bay Sands Development Area is not required. However, this option would require that property be acquired at an off-site location. Based on a review of the areas downstream of the proposed development, it seems that the only area where sufficient land may be available is adjacent to Mosley Street which may not be a preferred location for a stormwater management facility.

7.4 Drainage Easement to Mosley for Western Portion

Currently, drainage from the subject area drains overland through adjacent private properties. Under post development conditions, this situation does not meet Town standards and, as a result, a dedicated easement will be required for any significant discharge from the western portion of the Development Area once it has been developed. Based on the results of our analysis, we have determined the property easement requirements to accommodate a sufficient drainage corridor with maintenance access which serves as an outlet for the western portion of the property. For the purpose of this analysis, we have assumed that the easement will be in a straight alignment from the Bay Sands Development Area to the Mosley Street crossing, as shown on Drawing 211059-DA2. The capacity of the proposed corridor and the associated easement requirements have been summarized in Table 9.

Table 9: Western Easement Requirements

Scenario	Peak Flow (m ³ /s)	Event	*Channel Depth (m)	Required Width (m)
West - Uncontrolled	1.16	Timmins	0.75	11.60
West - Controlled	0.39	Timmins	0.60	10.40
Entire Site - Uncontrolled	3.05	100 year Chicago	1.00	13.60
Entire Site - Controlled	1.58	Timmins	0.85	12.40

*Includes 0.3m of Freeboard

The easement requirements have been determined, on a preliminary basis, by assuming a 1 m flat bottom, grass lined drainage swale at a constant slope of 0.7% with 4:1 side slopes, and a paved 4 m maintenance access route separated by 1 m from the top of the swale bank and 1m offset from the property line to convey the greater of the 100-year or Regional drainage from the Bay Sands Development Area with a 0.3 m freeboard. Different property easement requirements are outlined for uncontrolled flow both for the western outlet acting as the main outlet for the subject property, and with two outlets for the property, and for controlled discharge under both scenarios as well. Each of these solutions can be considered reasonably viable but is entirely dependant on negotiations with affected property owners with respect to achieving the desired easement allocation.

7.5 62nd Street Urbanization

As discussed in subsections 7.1 through 7.3, the existing capacity along 62nd Street is insufficient to convey concentrated drainage from the Bay Sands Development Area to Mosley Street under post

developed conditions. As a result, we have completed a preliminary analysis of the potential of 62nd Street to receive these flows under an urbanized road profile. It should be noted that this preliminary analysis for the 62nd Street corridor, is based on hydraulic conveyance capacity alone with no consideration of the potential for utility conflicts or property issues, etc...

For the analysis, we have assumed that as a result of incorporating an urban profile, the centerline of 62nd Street will be lowered, on average, 0.15m from its current elevation. Given that the level of detail of the current study results in uncertainty with respect to the impact of this change on existing properties or utilities, we have developed two distinct scenarios which provide an estimate of capacities within the corridor under two extreme opposites. The first represents a large diameter storm sewer to maximize the amount of underground conveyance, and the second represents the capacity of the overland flow route if flow can be contained within the municipal road allowance without any underground conveyance. These two scenarios provide a starting point for establishing a detailed design should this option be determined to be viable after further study

For the scenario where the size of the storm sewer is maximized, we have assumed a 1050mm diameter sewer can be installed beneath 62nd Street from the Baysands Development Area to Shore Lane. Based on the results of the analysis, it appears that a 1050 mm diameter storm sewer has the capacity to convey approximately 65% (2.6m³/s) of the total flow along 62nd Street South, with the remaining 35% flowing overland.

Cross sections for overland flow were also modeled assuming a 20 m right of way for 62nd Street South and a 15m right of way for 62nd Street North, both with curb and gutter and 2% boulevards. The overland flow capacity of 62nd Street South is approximately 3.5 m³/s, close to the estimated total uncontrolled flow of 3.84 m³/s at 62nd Street South and Mosley Street.

For 62nd Street North it was not possible to contain the flow within the road allowance alone when considering the option with no storm sewer. However, it was determined that the capacity of a 1050mm diameter sewer is approximately 2.6 m³/s, with an overland flow capacity estimated to be 4.0 m³/s, for a total capacity of approximately 6.6 m³/s, which is greater than the estimated 100-year uncontrolled flow of 5.9 m³/s at 62nd Street North and Shore Lane.

Therefore, a combination of sewer and overland flow should be feasible based on a hydraulic capacity evaluation. However, a more

detailed study of this area will be required to accurately model existing conditions should this option be determined to be viable after further consideration.

7.6 Mosley Street Urbanization

It is understood that the Town has the intention of urbanizing Mosley Street complete with road widening and storm drainage improvements at some point in the future. Therefore, as part of this study, the feasibility of directing a portion of the flows overland to the east or west along Mosley Street to distribute the flow between the 61st and 67th Street outlets was evaluated. It was determined, based on our analysis, that in order to obtain sufficient hydraulic capacity, road and sewer slopes in the order of 1% are necessary. 62nd Street at the intersection of Mosley is currently lower than the intersections of 61st, 63rd, 64th and 65th Streets. As a minimum, to direct flow to 61st Street (the next closest street) and north to Nottawasaga Bay, 62nd Street would have to be elevated by approximately 0.6 m and 61st Street would have to be lowered by approximately 0.6 m. However, based on the existing grades along Mosley Street, directing overland flow along Mosley Street was not deemed feasible.

7.7 Existing Natural Watercourse East of 61st Street Improvements

In order for the natural watercourse near 61st Street to have sufficient capacity to convey existing flows, significant upgrades are required.

Based on the existing 100-year peak flow at Mosley Street of 2.72 m³/s, a larger channel is needed from Mosley to 61st Street. Based on a preliminary assessment, a channel with a bottom width of 2m, a minimum depth of 0.70 m (1.0 m with 0.3 m of freeboard), side slopes of 3:1 and maintaining the existing channel slope of approximately 0.4% will be required. This configuration results in a minimum top width of 6.2 m, which is much wider than the existing top width of approximately 2 m in many locations.

Similarly, the existing 61st Street outlet channel downstream of Shore Lane would need to be upgraded to handle the existing 100-year flow of 4.77 m³/s. Based on the existing channel slope, this would result in a channel with a bottom width of 2 m, a minimum depth of 1.2 m (1.5 m with 0.3 m of freeboard), side slopes of 3:1 and maintaining the existing channel slope of approximately 0.1% would be required. This configuration results in a minimum top width of 9.2 m, which is much

wider than the existing top width of approximately 4 m. In order to construct the larger channel, agreements/easements would be required with the two adjacent property owners.

7.8 67th Street Outlet

Based on the analysis of the existing outlet, the existing 1800 mm (span) x 900 mm (rise) concrete box culvert has the capacity to convey the existing 100-year flows.

Therefore, if flow is to be directed to this outlet, it is recommended that quantity control be applied to control post-development flows to pre-development levels. Additionally, since the sewer along 67th Street has not yet been fully constructed, consideration should be given to urbanizing 67th Street to an urban standard at the time the storm sewer is installed, such that some overland flow may be accommodated in order to convey flow to Shore Lane where it is anticipated to enter the concrete box outlet. If possible, consideration may be given to opening up an overland flow outlet to Nottawasaga Bay at 67th Street.

8.0 Preliminary Design of Shore Lane Storm Sewer System from 61st Street to 67th Street

Engineering Drawings for the Preliminary Design of the storm sewer along Shore Lane between 67th and 61st Streets have been prepared in conjunction with the drainage study. It should be noted that the preliminary design strategy is based on maintaining a minimum cover at the uppermost point of the storm sewer and extending toward the outlet at minimum slope. At this point in the design process, consideration has not been given to underground utilities, service connections, soils information, water table elevation or topographic data not shown on the available record drawings. It is expected that this information would be collected during the detailed design phase and the design of the storm system revised accordingly. As shown on the drawings, the preliminary design of the Shore Lane has been completed with the intention of directing as much drainage as possible towards the outlet at 67th Street rather than to the watercourse east of 61st Street. Capacity calculations for the proposed storm sewer have been included in Appendix C. Storm sewer sizes have been determined based on maintaining a minimum cover of 0.9 m and minimum design slope of 0.2% and the maximum sized pipe has been selected based on these conditions. As shown in the capacity calculations and the drainage area plan (Drawing DR1) this size of pipe can only accommodate local drainage from the area north of Mosley Street. As a result, it is anticipated that flows

from the remainder of the drainage study area will have to be directed northward to the Bay via the municipal road allowances.

Drawings RC-01 and RC-02 show the proposed configuration of the storm sewer to collect and convey flows from 63rd Street westward to the existing 67th Street outlet.

Two options have been considered for the eastern portion of the study area from 63rd Street to 61st Street. Option 1 is shown on Drawing RC-03 OPT1. Option 1 involves relocation of the minor outlet from the watercourse east of 61st street to a storm sewer located within the road allowance of 61st Street. Option 2 has been prepared to demonstrate sewer grading requirements if the storm sewer were to connect to the existing road crossing culvert along Shore Lane east of 61st Street. It should be noted that capacity calculations have not been provided for these reaches of the storm sewer given the uncertainty with respect to outlet conditions for this reach. As a result, the pipe sizes shown on the drawings have been estimated and will require confirmation during detailed design once further information is available with respect to the location and capacity of the outlet for this reach of the system.

9.0 Drainage Options Evaluation

Drainage Option	Benefits	Disadvantages	Potential Additional Improvements
No Stormwater Management Controls	<ul style="list-style-type: none"> • No land acquisition required within Development Area • Lower pond maintenance requirements • Costs of required improvements included in capital works forecast 	<ul style="list-style-type: none"> • Insufficient capacity in receiving outlets and drainage conveyance infrastructure • Non-compliance with Town Standards • Major upgrades required to drainage infrastructure • Additional maintenance concerns at downstream locations due to more frequent recurrence of higher flows 	<ul style="list-style-type: none"> • Urbanization of 62nd Street • Drainage Easement to Mosley Street • 61st Street Outlet Improvements
On Site Drainage Controls	<ul style="list-style-type: none"> • Affected area controlled on site • Reduced requirements for conveyance downstream • Costs considered in capital works forecast 	<ul style="list-style-type: none"> • Must be accommodated by acquisition of adjacent properties in specific locations to accommodate pond design • May require more than one SWM facility but preferred option would be one facility due to maintenance considerations 	<ul style="list-style-type: none"> • For western location – Drainage Easement to Mosley Street • Urbanization of 62nd Street

Drainage Option	Benefits	Disadvantages	Potential Additional Improvements
Off-Site Drainage Controls	<ul style="list-style-type: none"> No land acquisition required within Development Area Potential to accommodate future development downstream 	<ul style="list-style-type: none"> Insufficient capacity in drainage conveyance infrastructure Likely location of facility along Mosley Street undesirable Major upgrades required to drainage infrastructure Additional funding required since not considered under current capital works forecast 	<ul style="list-style-type: none"> Urbanization of 62nd Street Drainage Easement to Mosley Street

Drainage Option	Benefits	Disadvantages	Potential Additional Improvements
Drainage Easement for Western portion of Development Area	<ul style="list-style-type: none"> • Provides an outlet which does not currently exist • Could provide opportunity for shared use for development of properties north of Development Area • Reduced conveyance requirements for 62nd Street and 61st Street Outlet • Provides better opportunity to direct drainage from Development Area to 67th Street Outlet 	<ul style="list-style-type: none"> • Easement agreement required with downstream landowners 	
62 nd Street Urbanization	<ul style="list-style-type: none"> • Improves conveyance capacity along 62nd Street • Accounted for in Capital Works forecast 		

Drainage Option	Benefits	Disadvantages	Potential Additional Improvements
Mosley Street Urbanization	<ul style="list-style-type: none"> Increases potential for diverting flows from discharging to 61st Street Outlet and redirects to 67th Street Outlet Accounted for in Capital Works forecast 	<ul style="list-style-type: none"> Existing road drains west to east limiting potential for diversion from 61st Street to 67th. 	NA
61 st Street Outlet Improvements	<ul style="list-style-type: none"> Allows for consideration of accommodating additional flow May reduce impact on adjacent private properties Accounted for in capital works forecast 	<ul style="list-style-type: none"> Establishing overland flow may require significant design and could be determined that it is not possible Limited opportunities due to proximity to existing residences particularly along waterfront 	NA
67 th Street Outlet	<ul style="list-style-type: none"> No changes required 	NA	NA

10.0 Conclusions and Recommendations

The results of our study indicate the following:

1. The preliminary design of the storm sewer system along Shore Lane has been completed to accommodate minor flows originating from areas north of Mosley Street under the assumption that a sufficient outlet can be provided for the eastern branch of the system. Due to insufficient existing grades, and cover restrictions additional works will be required to obtain an adequate overland flow route to convey major flows from south of Mosley Street including drainage originating from the Bay Sands Development Area.
2. The 61st Street Outlet from Mosley Street to the Bay has only a minor flow capacity under existing conditions. Given the significant limit on the available capacity it is not recommended that additional flow be directed to this outlet and that efforts should be made, where possible, to direct existing drainage away from it.
3. There are a number of viable solutions for accommodating drainage following development of the Bay Sands Development Area but there are a number of decisions required to develop a comprehensive overall strategy that provides the optimum balance of functionality and suitability for all affected parties. Therefore, it is recommended that a Drainage Plan should be developed for the area under the Municipal Class EA process.
4. Based on the analysis completed to date it appears that the 67th Street outlet provides the best opportunity for accommodating drainage from the subject property in comparison to the 61st Street outlet. However, it appears that in order for drainage from the Development Area to be directed to this outlet an easement may be required through the lands to the north to provide a drainage corridor to Mosley Street.
5. Also based on the preliminary findings of the current study, there is good potential that drainage from the Development Area could be conveyed along 62nd Street once it is urbanized. However, due to the lack of capacity within the watercourse east of 61st Street and the lack of sufficient grade to direct drainage from 61st Street to 67th Street at either Mosley Street or Shore Lane, an alternative outlet would be required if this option were selected upon further study. Approval for an alternative outlet is required from the Ministry of Natural Resources.

Yours truly,
AINLEY GROUP



Richard Sloan, P.Eng.
Senior Water Resources Engineer

Yours truly,
AINLEY GROUP



Kenneth W. Cheney, P.Eng.
Engineer

APPENDIX A

PHOTOS

FIELD INVESTIGATION SHEET FOR DRAINAGE FEATURES
Existing Watercourse at 61st Street

Structure Reference Number _____ - _____

Station Reference _____ N/A _____

Photograph Number 2820



Photograph Description
 Looking north towards Nottawasaga Bay along watercourse

Photograph Number 2815



Photograph Description
 Inlet to culvert at Shore Lane

Photograph Number 2821



Photograph Description
 Outlet from culvert at Shore Lane

Photograph Number 2834



Photograph Description
 Looking south towards Shore Lane along existing watercourse

Structure Details

Structure Type / Material _____

Road Skew Angle _____ N/A _____

Dimensions (Dia./Span x Rise) (mm) _____

Length (m) _____ N/A _____

Condition _____

Details or Special Features _____

FIELD INVESTIGATION SHEET FOR DRAINAGE FEATURES
67th Street Outlet

Structure Reference Number _____ - _____

Station Reference _____ N/A _____

Photograph Number 2874



Photograph Description
 Looking south towards Mosley Street along 67th Street

Photograph Number 2815



Photograph Description
 Looking north towards Nottawasaga Bay along 67th Street

Photograph Number 2872



Photograph Description
 Outlet at 67th Street

Photograph Number 2834



Photograph Description
 Overview of the 67th Street outlet

Structure Details

Structure Type / Material _____

Road Skew Angle _____ N/A _____

Dimensions (Dia./Span x Rise) (mm) _____

Length (m) _____ N/A _____

Condition _____

Details or Special Features _____

FIELD INVESTIGATION SHEET FOR DRAINAGE FEATURES
62nd Street and Bay Sands Area - Wasaga Beach

Structure Reference Number _____ - _____

Station Reference _____ N/A _____

Photograph Number 2752



Photograph Description
 Looking west towards Bay Sands Development Area

Photograph Number 2757



Photograph Description
 Looking south along 62nd Street from the Bay Sands Development Area

Photograph Number 2758



Photograph Description
 Looking north along 62nd Street from the Bay Sands Development Area

Photograph Number

Photograph Description

Structure Details

Structure Type / Material _____

Road Skew Angle _____ N/A _____

Dimensions (Dia./Span x Rise) (mm) _____

Length (m) _____ N/A _____

Condition _____

Details or Special Features _____

APPENDIX B

HYDROLOGIC CALCULATIONS

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
Pre
21.04 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)		0.35	0.00
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas	21.04	0.20	0.20
Total	21.04	C₅=	0.20
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.22
		C ₂₅ =0.7(C ₅ +0.3)=	0.24
		C ₅₀ =0.6(C ₅ +0.4)=	0.24
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.25

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 0%
-----------------------------------	------------------

Slope Calculation:

High Elevation =	187.50	m
Low Elevation =	181.00	m
Catchment Length =	800.00	m
Slope =	0.8%	
Catchment Width =	300	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods	21.04	10
Meadows		8
Cultivated		7
Lawns		5
Impervious Areas		2
Total Area:	21.04 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46	21.04	60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated		68		74		82
Impervious Areas		100		100		100
Total Area:	21.04			Weighted Pervious CN:		46.0

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
POST
21.04 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	21.04	0.40	0.40
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	21.04	C₅=	0.40
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.44
		C ₂₅ =0.7(C ₅ +0.3)=	0.48
		C ₅₀ =0.6(C ₅ +0.4)=	0.48
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.50

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 29%
-----------------------------------	-------------------

Slope Calculation:

High Elevation =	187.50	m
Low Elevation =	181.00	m
Catchment Length =	800.00	m
Slope =	0.8%	
Catchment Width =	300	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	14.94	5
Impervious Areas	6.10	2
Total Area:	21.04 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMPs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59	14.9384	69		79
Cultivated		68		74		82
Impervious Areas		100	6.10	100		100
Total Area:	21.04			Weighted Pervious CN:		70.9

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
101
1.21 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	1.21	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	1.21	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
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Slope Calculation:

High Elevation =	186.50	m
Low Elevation =	182.50	m
Catchment Length =	325.00	m
Slope =	1.2%	
Catchment Width =	57	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	0.95	5
Impervious Areas	0.26	2
Total Area:	1.21 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated		68	0.95	74		82
Impervious Areas		100	0.26	100		100
Total Area:	1.21				Weighted Pervious CN:	74.9

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
102
1.97 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	1.97	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	1.97	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
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Slope Calculation:

High Elevation =	186.50	m
Low Elevation =	182.75	m
Catchment Length =	315.00	m
Slope =	1.2%	
Catchment Width =	80	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	1.55	5
Impervious Areas	0.42	2
Total Area:	1.97 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated		68	1.55	74		82
Impervious Areas		100	0.42	100		100
Total Area:	1.97				Weighted Pervious CN:	74.9

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
103
0.39 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	0.39	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	0.39	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
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Slope Calculation:

High Elevation =	182.50	m
Low Elevation =	182.00	m
Catchment Length =	64.00	m
Slope =	0.8%	
Catchment Width =	55	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	0.31	5
Impervious Areas	0.08	2
Total Area:	0.39 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated		68	0.31	74		82
Impervious Areas		100	0.08	100		100
Total Area:	0.39				Weighted Pervious CN:	74.9

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
104
0.58 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	0.58	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	0.58	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
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Slope Calculation:

High Elevation =	183.00	m
Low Elevation =	182.00	m
Catchment Length =	120.00	m
Slope =	0.8%	
Catchment Width =	52	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	0.46	5
Impervious Areas	0.12	2
Total Area:	0.58 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated		68	0.46	74		82
Impervious Areas		100	0.12	100		100
Total Area:	0.58				Weighted Pervious CN:	74.9

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
105
0.38 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	0.38	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
			0.00
Total	0.38	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
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Slope Calculation:

High Elevation =	181.50	m
Low Elevation =	181.25	m
Catchment Length =	80.00	m
Slope =	0.3%	
Catchment Width =	60	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	0.30	5
Impervious Areas	0.08	2
Total Area:	0.38 ha.	IAimp= 2.0
		IAperv= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated		68	0.30	74		82
Impervious Areas		100	0.08	100		100
Total Area:	0.38				Weighted Pervious CN:	74.9

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
106
0.36 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	0.36	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	0.36	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
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Slope Calculation:

High Elevation =	181.50	m
Low Elevation =	180.75	m
Catchment Length =	78.00	m
Slope =	1.0%	
Catchment Width =	56	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	0.28	5
Impervious Areas	0.08	2
Total Area:	0.36 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated		68	0.28	74		82
Impervious Areas		100	0.08	100		100
Total Area:	0.36				Weighted Pervious CN:	74.9

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
107
0.52 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	0.52	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
			0.00
Total	0.52	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
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Slope Calculation:

High Elevation =	181.25	m
Low Elevation =	180.75	m
Catchment Length =	100.00	m
Slope =	0.5%	
Catchment Width =	50	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	0.41	5
Impervious Areas	0.11	2
Total Area:	0.52 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated		68	0.41	74		82
Impervious Areas		100	0.11	100		100
Total Area:	0.52				Weighted Pervious CN:	74.9

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
108
0.54 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	0.54	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	0.54	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
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Slope Calculation:

High Elevation =	181.00	m
Low Elevation =	180.50	m
Catchment Length =	122.00	m
Slope =	0.4%	
Catchment Width =	45	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	0.42	5
Impervious Areas	0.12	2
Total Area:	0.54 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated		68	0.42	74		82
Impervious Areas		100	0.12	100		100
Total Area:	0.54				Weighted Pervious CN:	74.9

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
109
0.2 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	0.20	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
			0.00
Total	0.2	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
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Slope Calculation:

High Elevation =	180.75	m
Low Elevation =	180.25	m
Catchment Length =	90.00	m
Slope =	0.6%	
Catchment Width =	28	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	0.16	5
Impervious Areas	0.04	2
Total Area:	0.20 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated		68	0.16	74		82
Impervious Areas		100	0.04	100		100
Total Area:	0.20				Weighted Pervious CN:	74.9

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
110
0.33 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	0.33	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	0.33	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
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Slope Calculation:

High Elevation =	181.50	m
Low Elevation =	180.50	m
Catchment Length =	80.00	m
Slope =	1.3%	
Catchment Width =	45	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	0.26	5
Impervious Areas	0.07	2
Total Area:	0.33 ha.	IAimp= 2.0
		IAperv= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated		68	0.26	74		82
Impervious Areas		100	0.07	100		100
Total Area:	0.33				Weighted Pervious CN:	74.9

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
111
0.15 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	0.15	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	0.15	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
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Slope Calculation:

High Elevation =	180.00	m
Low Elevation =	179.75	m
Catchment Length =	85.00	m
Slope =	0.3%	
Catchment Width =	18	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	0.12	5
Impervious Areas	0.03	2
Total Area:	0.15 ha.	IAimp= 2.0
		IAperv= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated		68	0.12	74		82
Impervious Areas		100	0.03	100		100
Total Area:	0.15				Weighted Pervious CN:	74.9

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
112
0.17 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	0.17	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	0.17	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
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Slope Calculation:

High Elevation =	180.00	m
Low Elevation =	179.00	m
Catchment Length =	40.00	m
Slope =	2.5%	
Catchment Width =	43	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	0.13	5
Impervious Areas	0.04	2
Total Area:	0.17 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated		68	0.13	74		82
Impervious Areas		100	0.04	100		100
Total Area:	0.17				Weighted Pervious CN:	74.9

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
113
0.22 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	0.22	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	0.22	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
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Slope Calculation:

High Elevation =	180.00	m
Low Elevation =	179.00	m
Catchment Length =	46.00	m
Slope =	2.2%	
Catchment Width =	38	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	0.17	5
Impervious Areas	0.05	2
Total Area:	0.22 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated	0.17	68		74		82
Impervious Areas	0.05	100		100		100
Total Area:	0.22					Weighted Pervious CN: 70.1

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
114
0.1 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)	0.05	0.60	0.30
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	0.05	0.35	0.18
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	0.1	C₅=	0.48
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.52
		C ₂₅ =0.7(C ₅ +0.3)=	0.57
		C ₅₀ =0.6(C ₅ +0.4)=	0.57
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.59

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 39%
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Slope Calculation:

High Elevation =	180.00	m
Low Elevation =	179.00	m
Catchment Length =	45.00	m
Slope =	2.2%	
Catchment Width =	16	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	0.06	5
Impervious Areas	0.04	2
Total Area:	0.10 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated	0.06	68		74		82
Impervious Areas	0.04	100		100		100
Total Area:	0.10				Weighted Pervious CN:	76.9

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
115
0.56 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope	0.20	0.25	0.09
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	0.26	0.35	0.16
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas	0.10	0.20	0.04
			0.00
Total	0.56	C₅=	0.29
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.32
		C ₂₅ =0.7(C ₅ +0.3)=	0.35
		C ₅₀ =0.6(C ₅ +0.4)=	0.35
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.36

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 13%
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Slope Calculation:

High Elevation =	180.00	m
Low Elevation =	179.00	m
Catchment Length =	190.00	m
Slope =	0.5%	
Catchment Width =	30	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods	0.10	10
Meadows		8
Cultivated		7
Lawns	0.43	5
Impervious Areas	0.03	2
Total Area:	0.56 ha.	IAimp= 2.0
		IAperv= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods	0.10	46		60		73
Meadows		51		65		76
Pasture/Lawn	0.43	59		69		79
Cultivated		68		74		82
Impervious Areas	0.03	100		100		100
Total Area:	0.56				Weighted Pervious CN:	48.9

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
116
0.72 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	0.72	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
			0.00
Total	0.72	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
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Slope Calculation:

High Elevation =	179.00	m
Low Elevation =	178.00	m
Catchment Length =	128.00	m
Slope =	0.8%	
Catchment Width =	50	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	0.57	5
Impervious Areas	0.15	2
Total Area:	0.72 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated	0.57	68		74		82
Impervious Areas	0.15	100		100		100
Total Area:	0.72				Weighted Pervious CN:	70.1

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
117
0.6 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	0.60	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	0.6	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
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Slope Calculation:

High Elevation =	180.00	m
Low Elevation =	178.50	m
Catchment Length =	175.00	m
Slope =	0.9%	
Catchment Width =	35	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	0.47	5
Impervious Areas	0.13	2
Total Area:	0.60 ha.	IAimp= 2.0
		IAperv= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated	0.47	68		74		82
Impervious Areas	0.13	100		100		100
Total Area:	0.60				Weighted Pervious CN:	70.1

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
118
0.33 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	0.33	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	0.33	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
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Slope Calculation:

High Elevation =	178.75	m
Low Elevation =	178.50	m
Catchment Length =	125.00	m
Slope =	0.2%	
Catchment Width =	25	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	0.26	5
Impervious Areas	0.07	2
Total Area:	0.33 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated	0.26	68		74		82
Impervious Areas	0.07	100		100		100
Total Area:	0.33				Weighted Pervious CN:	70.1

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
119
0.15 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope	0.05	0.25	0.08
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	0.08	0.35	0.18
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas	0.03	0.20	0.03
			0.00
Total	0.15	C₅=	0.29
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.32
		C ₂₅ =0.7(C ₅ +0.3)=	0.35
		C ₅₀ =0.6(C ₅ +0.4)=	0.35
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.36

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 13%
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Slope Calculation:

High Elevation =	178.50	m
Low Elevation =	177.00	m
Catchment Length =	70.00	m
Slope =	2.1%	
Catchment Width =	22	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods	0.03	10
Meadows		8
Cultivated		7
Lawns	0.12	5
Impervious Areas	0.01	2
Total Area:	0.15 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods	0.03	46		60		73
Meadows		51		65		76
Pasture/Lawn	0.12	59		69		79
Cultivated		68		74		82
Impervious Areas	0.01	100		100		100
Total Area:	0.15				Weighted Pervious CN:	49.5

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
120
0.3 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	0.30	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
			0.00
Total	0.3	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
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Slope Calculation:

High Elevation =	178.50	m
Low Elevation =	178.00	m
Catchment Length =	66.00	m
Slope =	0.8%	
Catchment Width =	40	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	0.24	5
Impervious Areas	0.06	2
Total Area:	0.30 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated	0.24	68		74		82
Impervious Areas	0.06	100		100		100
Total Area:	0.30				Weighted Pervious CN:	70.1

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
121
9.08 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	9.08	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	9.08	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
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Slope Calculation:

High Elevation =	186.00	m
Low Elevation =	179.00	m
Catchment Length =	870.00	m
Slope =	0.8%	
Catchment Width =	100	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	7.13	5
Impervious Areas	1.95	2
Total Area:	9.08 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated		68	7.13	74		82
Impervious Areas		100	1.95	100		100
Total Area:	9.08				Weighted Pervious CN:	74.9

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
122
12.3 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	12.30	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	12.3	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
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Slope Calculation:

High Elevation =	185.00	m
Low Elevation =	178.00	m
Catchment Length =	1050.00	m
Slope =	0.7%	
Catchment Width =	100	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	9.66	5
Impervious Areas	2.64	2
Total Area:	12.30 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated		68	9.66	74		82
Impervious Areas		100	2.64	100		100
Total Area:	12.30				Weighted Pervious CN:	74.9

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
123
24.32 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope	10.20	0.25	0.10
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer	0.85	0.90	0.03
Paved area with sodded swales (0.3-0.85)	0.85	0.85	0.03
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)		0.35	0.00
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas	12.42	0.20	0.10
			0.00
Total	24.32	C₅=	0.27
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.29
		C ₂₅ =0.7(C ₅ +0.3)=	0.32
		C ₅₀ =0.6(C ₅ +0.4)=	0.32
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.34

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 10%
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Slope Calculation:

High Elevation =	194.00	m
Low Elevation =	184.50	m
Catchment Length =	1300.00	m
Slope =	0.7%	
Catchment Width =	145	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods	12.42	10
Meadows		8
Cultivated		7
Lawns	10.20	5
Impervious Areas	1.70	2
Total Area:	24.32 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMPs		50		50		50
Woods		46	12.42	60		73
Meadows		51		65		76
Pasture/Lawn		59	10.2	69		79
Cultivated		68		74		82
Impervious Areas		100	1.70	100		100
Total Area:	24.32			Weighted Pervious CN:		55.2

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
124
3.97 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope	1.19	0.25	0.08
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer	0.10	0.90	0.02
Paved area with sodded swales (0.3-0.85)	0.10	0.85	0.02
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)		0.35	0.00
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas	2.58	0.20	0.13
			0.00
Total	3.97	C₅=	0.25
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.27
		C ₂₅ =0.7(C ₅ +0.3)=	0.30
		C ₅₀ =0.6(C ₅ +0.4)=	0.30
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.31

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 7%
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Slope Calculation:

High Elevation =	181.50	m
Low Elevation =	179.75	m
Catchment Length =	275.00	m
Slope =	0.6%	
Catchment Width =	135	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods	2.58	10
Meadows		8
Cultivated		7
Lawns	1.19	5
Impervious Areas	0.20	2
Total Area:	3.97 ha.	IAimp= 2.0
		IAperv= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46	2.5805	60		73
Meadows		51		65		76
Pasture/Lawn		59	1.191	69		79
Cultivated		68		74		82
Impervious Areas		100	0.20	100		100
Total Area:	3.97				Weighted Pervious CN:	52.6

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
125
16.84 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope	5.05	0.25	0.08
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer	0.42	0.90	0.02
Paved area with sodded swales (0.3-0.85)	0.42	0.85	0.02
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)		0.35	0.00
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas	10.95	0.20	0.13
			0.00
Total	16.84	C₅=	0.25
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.27
		C ₂₅ =0.7(C ₅ +0.3)=	0.30
		C ₅₀ =0.6(C ₅ +0.4)=	0.30
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.31

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 7%
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Slope Calculation:

High Elevation =	186.25	m
Low Elevation =	180.00	m
Catchment Length =	560.00	m
Slope =	1.1%	
Catchment Width =	520	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods	10.95	10
Meadows		8
Cultivated		7
Lawns	5.05	5
Impervious Areas	0.84	2
Total Area:	16.84 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46	10.946	60		73
Meadows		51		65		76
Pasture/Lawn		59	5.052	69		79
Cultivated		68		74		82
Impervious Areas		100	0.84	100		100
Total Area:	16.84				Weighted Pervious CN:	52.6

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
126
6.04 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	6.04	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	6.04	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
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Slope Calculation:

High Elevation =	182.00	m
Low Elevation =	177.50	m
Catchment Length =	445.00	m
Slope =	1.0%	
Catchment Width =	215	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	4.75	5
Impervious Areas	1.29	2
Total Area:	6.04 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated	4.75	68		74		82
Impervious Areas	1.29	100		100		100
Total Area:	6.04					Weighted Pervious CN: 70.1

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
127
7.73 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)		0.35	0.00
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas	7.73	0.20	0.20
			0.00
Total	7.73	C₅=	0.20
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.22
		C ₂₅ =0.7(C ₅ +0.3)=	0.24
		C ₅₀ =0.6(C ₅ +0.4)=	0.24
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.25

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 0%
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Slope Calculation:

High Elevation =	187.00	m
Low Elevation =	181.50	m
Catchment Length =	690.00	m
Slope =	0.8%	
Catchment Width =	175	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods	7.73	10
Meadows		8
Cultivated		7
Lawns		5
Impervious Areas		2
Total Area:	7.73 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMPs		50		50		50
Woods		46	7.73	60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated		68		74		82
Impervious Areas		100		100		100
Total Area:	7.73			Weighted Pervious CN:		46.0

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
127-post
7.73 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope	5.49	0.25	0.18
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer	2.24	0.90	0.26
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)		0.35	0.00
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	7.73	C₅=	0.44
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.48
		C ₂₅ =0.7(C ₅ +0.3)=	0.53
		C ₅₀ =0.6(C ₅ +0.4)=	0.53
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.55

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 34%
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Slope Calculation:

High Elevation =	187.00	m
Low Elevation =	181.50	m
Catchment Length =	690.00	m
Slope =	0.8%	
Catchment Width =	175	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	5.49	5
Impervious Areas	2.24	2
Total Area:	7.73 ha.	IAimp= 2.0
		IAperv= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59	5.4883	69		79
Cultivated		68		74		82
Impervious Areas		100	2.24	100		100
Total Area:	7.73			Weighted Pervious CN:		70.9

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
128
15.25 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)		0.35	0.00
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas	15.25	0.20	0.20
Total	15.25	C₅=	0.20
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.22
		C ₂₅ =0.7(C ₅ +0.3)=	0.24
		C ₅₀ =0.6(C ₅ +0.4)=	0.24
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.25

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 0%
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Slope Calculation:

High Elevation =	187.25	m
Low Elevation =	181.50	m
Catchment Length =	695.00	m
Slope =	0.8%	
Catchment Width =	240	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods	15.25	10
Meadows		8
Cultivated		7
Lawns		5
Impervious Areas		2
Total Area:	15.25 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMPs		50		50		50
Woods		46	15.25	60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated		68		74		82
Impervious Areas		100		100		100
Total Area:	15.25			Weighted Pervious CN:		46.0

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
128-post
15.25 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope	10.83	0.25	0.18
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer	4.42	0.90	0.26
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)		0.35	0.00
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	15.25	C₅=	0.44
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.48
		C ₂₅ =0.7(C ₅ +0.3)=	0.53
		C ₅₀ =0.6(C ₅ +0.4)=	0.53
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.55

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 34%
-----------------------------------	-------------------

Slope Calculation:

High Elevation =	187.25	m
Low Elevation =	181.50	m
Catchment Length =	695.00	m
Slope =	0.8%	
Catchment Width =	240	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	10.83	5
Impervious Areas	4.42	2
Total Area:	15.25 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMPs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59	10.8275	69		79
Cultivated		68		74		82
Impervious Areas		100	4.42	100		100
Total Area:	15.25				Weighted Pervious CN:	70.9

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
129
1.88 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope	0.75	0.25	0.10
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)		0.35	0.00
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas	1.13	0.20	0.12
Total	1.88	C₅=	0.22
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.24
		C ₂₅ =0.7(C ₅ +0.3)=	0.26
		C ₅₀ =0.6(C ₅ +0.4)=	0.26
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.28

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 3%
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Slope Calculation:

High Elevation =	181.50	m
Low Elevation =	180.00	m
Catchment Length =	295.00	m
Slope =	0.5%	
Catchment Width =	60	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods	1.13	10
Meadows		8
Cultivated		7
Lawns	0.75	5
Impervious Areas		2
Total Area:	1.88 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMPs		50		50		50
Woods		46	1.128	60		73
Meadows		51		65		76
Pasture/Lawn		59	0.752	69		79
Cultivated		68		74		82
Impervious Areas		100		100		100
Total Area:	1.88				Weighted Pervious CN:	51.2

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
130
1.54 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	1.54	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	1.54	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
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Slope Calculation:

High Elevation =	180.00	m
Low Elevation =	177.75	m
Catchment Length =	190.00	m
Slope =	1.2%	
Catchment Width =	70	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	1.21	5
Impervious Areas	0.33	2
Total Area:	1.54 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated	1.21	68		74		82
Impervious Areas	0.33	100		100		100
Total Area:	1.54					Weighted Pervious CN: 70.1

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
131
1.77 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	1.77	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	1.77	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
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Slope Calculation:

High Elevation =	180.00	m
Low Elevation =	178.00	m
Catchment Length =	175.00	m
Slope =	1.1%	
Catchment Width =	85	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	1.39	5
Impervious Areas	0.38	2
Total Area:	1.77 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated	1.39	68		74		82
Impervious Areas	0.38	100		100		100
Total Area:	1.77					Weighted Pervious CN: 70.1

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
132
1.66 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	1.66	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	1.66	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
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Slope Calculation:

High Elevation =	180.00	m
Low Elevation =	178.25	m
Catchment Length =	150.00	m
Slope =	1.2%	
Catchment Width =	85	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	1.30	5
Impervious Areas	0.36	2
Total Area:	1.66 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated	1.30	68		74		82
Impervious Areas	0.36	100		100		100
Total Area:	1.66					Weighted Pervious CN: 70.1

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
133
1.66 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	1.66	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	1.66	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
-----------------------------------	-------------------

Slope Calculation:

High Elevation =	179.75	m
Low Elevation =	178.25	m
Catchment Length =	150.00	m
Slope =	1.0%	
Catchment Width =	80	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	1.30	5
Impervious Areas	0.36	2
Total Area:	1.66 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated	1.30	68		74		82
Impervious Areas	0.36	100		100		100
Total Area:	1.66					Weighted Pervious CN: 70.1

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

Watercourse # / Drainage Area
 Catchment
 Catchment Total Area

Baysands
134
1.51 ha

Runoff Coefficient Calculation:

Landuse	Area (ha)	Runoff Coefficient "C"	Weighted Average
Sodded area under 7% slope		0.25	0.00
Sodded area over 7% slope		0.35	0.00
Paved area with storm sewer		0.90	0.00
Paved area with sodded swales (0.3-0.85)		0.85	0.00
Gravel area		0.75	0.00
Roof area		0.90	0.00
Flat roof with detention hoppers (0.1-0.5)		0.50	0.00
Residential lots (0.3-0.4)	1.51	0.35	0.35
Commercial lots (0.4-0.85)		0.80	0.00
Unimproved open space under 7% slope		0.25	0.00
Unimproved open space over 7% slope		0.30	0.00
Wooded Areas		0.20	0.00
Total	1.51	C₅=	0.35
Reference: Town of Wasaga Beach Engineering Standards		C ₁₀ =0.8(C ₅ +0.2)=	0.39
		C ₂₅ =0.7(C ₅ +0.3)=	0.42
		C ₅₀ =0.6(C ₅ +0.4)=	0.42
		C ₁₀₀ =0.5(C ₅ +0.5)=	0.44

Impervious Area Calculation:

TIMP = (C ₅ - 0.2)/0.7	TIMP = 21%
-----------------------------------	-------------------

Slope Calculation:

High Elevation =	179.75	m
Low Elevation =	178.25	m
Catchment Length =	150.00	m
Slope =	1.0%	
Catchment Width =	70	m

Initial Abstraction Calculation:

Landuse	Area (ha)	IA Value
Woods		10
Meadows		8
Cultivated		7
Lawns	1.19	5
Impervious Areas	0.32	2
Total Area:	1.51 ha.	IA_{imp}= 2.0
		IA_{perv}= 5.0

Reference: NVCA Engineering Development Review Guidelines

CN Calculation:

Landuse	Hydrologic Soil Group					
	A		AB		C	
	Area (ha)	CN	Area (ha)	CN	Area (ha)	CN
Wetlands/Lakes/SWMFs		50		50		50
Woods		46		60		73
Meadows		51		65		76
Pasture/Lawn		59		69		79
Cultivated	1.19	68		74		82
Impervious Areas	0.32	100		100		100
Total Area:	1.51					Weighted Pervious CN: 70.1

Reference: NVCA Engineering Development Review Guidelines

NOTE: For "STANDHYD" catchments, CN applies only to pervious areas

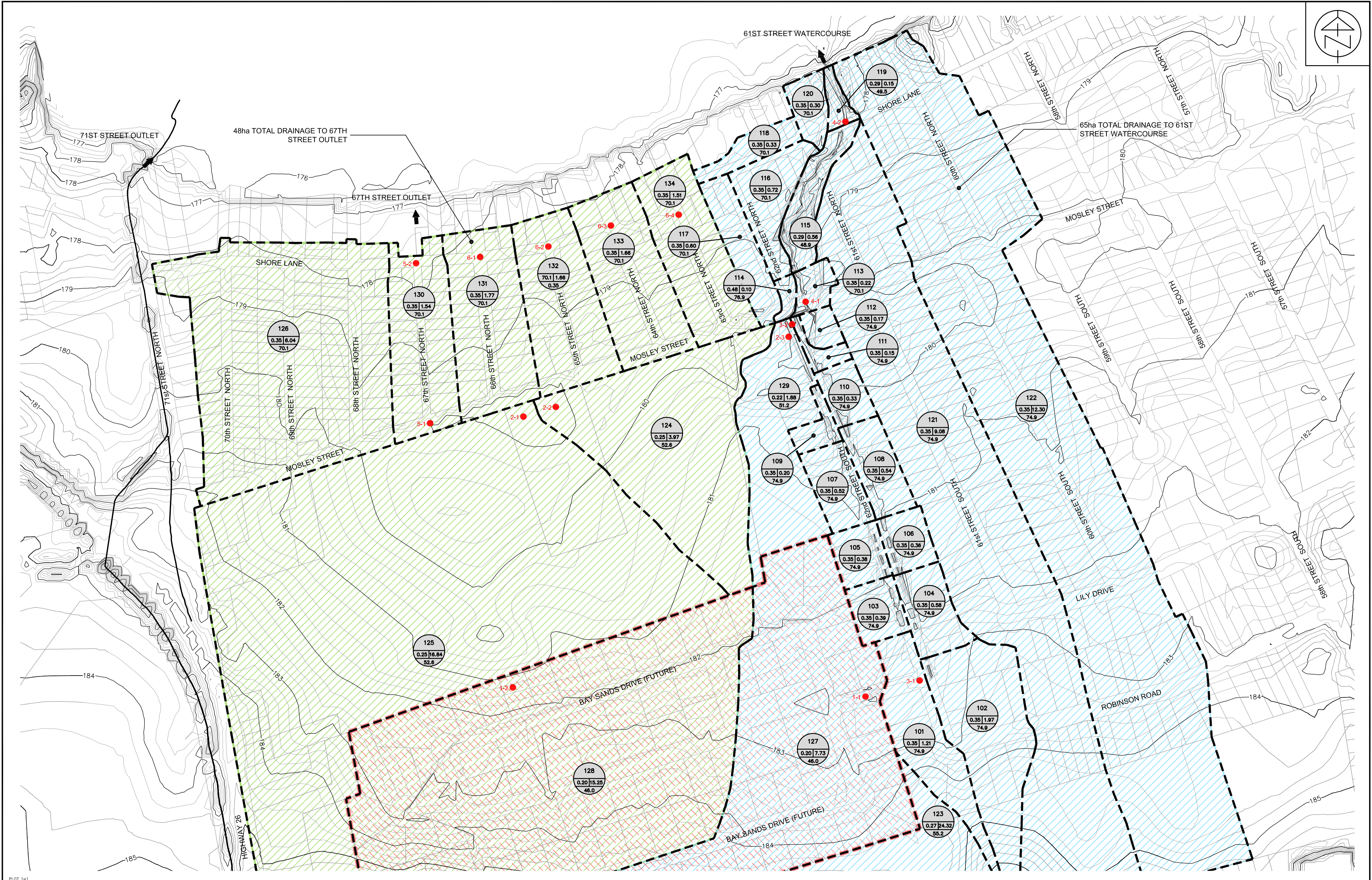
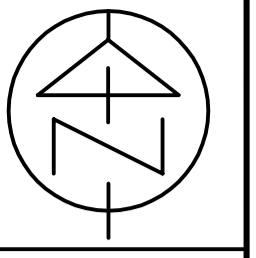
Soil Groups:

Ans - Alliston Sandy Loam "AB"

Ets - Eastport Sand "A"

Stsl - Sargeant gravelly sandy loam "AB"

DRAWINGS



PLOT 1=1

LEGEND

- 67th STREET DRAINAGE AREA
- 61st STREET DRAINAGE AREA
- BAY SANDS DEVELOPMENT AREA
- 1- FLOW NODE

125 DRAINAGE AREA ID#

RUNOFF COEFFICIENT: 0.25 | 16.84 | 82.6

AREA (ha.): 16.84

CN VALUE: 82.6

CONTRACT DRAWINGS:
 Contractor must verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before commencing work. Drawings are not to be scaled. Ashley & Associates Limited claims copyright to this drawing and it may not be used for any purpose other than that stipulated in the contract between the owner/client and the Engineer without the express written consent of Ashley & Associates Limited.

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 File: V:\211059\dwg\Submission\Nov 8 to Town\211059-0-plan.dwg Layout: DA1

NO.	REVISIONS	DATE	INITIAL

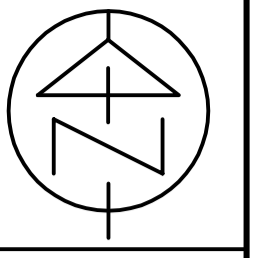
Not Valid Unless Signed And Dated

SCALE: H= 1:2000
 DESIGN: R.D.S./K.W.C.
 DRAWN: K.W.C./A.D.C.
 CHECKED: R.D.S.
 DATE: SEPT. 2011

TOWN OF WASAGA BEACH
BAYSANDS DEVELOPMENT AREA
STORMWATER DRAINAGE

CATCHMENT AREAS
 EXISTING CONDITIONS

CONTRACT No. **DWG. No. 211059-DA1**



PLOT 1=1

LEGEND

- 61st STREET IMPROVEMENTS
- POTENTIAL POND LOCATIONS
- POTENTIAL CHANNEL UPGRADES
- POTENTIAL EASEMENTS
- FLOW NODE

DRAINAGE AREA ID# 125
 RUNOFF COEFFICIENT 0.25 | 16.84
 AREA (ha.) 52.6
 CN VALUE

CONTRACT DRAWINGS:
 Contractor must verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before commencing work. Drawings are not to be scaled. Ashley & Associates Limited claims copyright to this drawing and it may not be used for any purpose other than that stipulated in the contract between the owner/client and the Engineer without the express written consent of Ashley & Associates Limited.

NO.	REVISIONS	DATE	INITIAL

Not Valid Unless Signed And Dated

SCALE: H= 1:2000
 DESIGN: R.D.S./K.W.C.
 DRAWN: K.W.C./A.D.C.
 CHECKED: R.D.S.
 DATE: SEPT. 2011

TOWN OF WASAGA BEACH
BAYSANDS DEVELOPMENT AREA
STORMWATER DRAINAGE

DRAINAGE INFRASTRUCTURE OPTIONS

Anley CONSULTING ENGINEERS PLANNERS

CONTRACT No. DWG. No. 211059-DA2

Last plotted November-09-11 9:28:26 AM by Ken Cheney
 File: V:\211059\dwg\Submission\Nov 8 to Town\211059-Optim.dwg Layout: DA2



STORM SEWER DESIGN CALCULATIONS #1

Project: Shore Lane (Between 67th Street and 64th Street) * PRELIMINARY Designed By: MAP
 No.: _____ Checked By: _____
 File: 111065

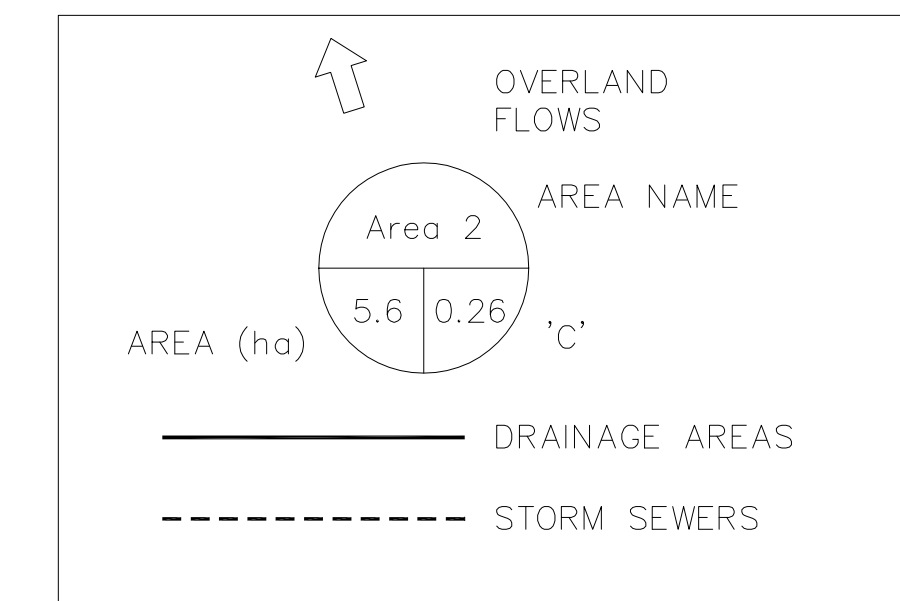
Date: November 8 2011
 Date: _____

Design Frequency: 5 YR
 Rainfall Station: Owen Sound 1965-1990
 Design 'n' : 0.013

Location From MH,CB	To MH,CB	Area Name	Drainage Area		15 min Inlet Time				Pipe Selection		Q		Velocity		Pipe Length m	Time of Flow min	
			ha	C	AC	Cum AC	Runoff TC	I 5 YR	Q m³/s	Slope %	Dia. mm	Full m³/s	% Flow	Full m/s			Actual m/s
Ext1 (63)	CBMH1	A1 from 63RD	0.86	0.35	0.30	0.30	17.20	70.60	0.059	0.20	375.00	0.078	0.76	0.71	0.78	40.00	0.90
CBMH1	CBMH2	A2	0.16	0.35	0.06	0.36	18.10	68.03	0.069	0.20	375.00	0.078	0.87	0.71	0.81	7.00	0.10
CBMH2	CBMH3	A3 From 64TH	0.16	0.35	0.06	0.42	18.20	67.76	0.080	0.20	375.00	0.078	1.02	0.71	0.81	7.40	0.20
EXT 2(64)	CBMH5	A4 From 64TH	1.41	0.35	0.49	0.49	17.20	70.60	0.097	0.20	450.00	0.128	0.76	0.80	0.88	50.00	0.90
CBMH5	CBMH4	A5	0.14	0.35	0.05	0.54	18.10	68.03	0.103	0.20	450.00	0.128	0.81	0.80	0.90	5.20	0.10
CBMH3	CBMH4		0.00	0.35	0.00	0.42	18.40	67.22	0.079	0.20	450.00	0.128	0.62	0.80	0.84	54.50	1.10
CBMH4	CBMH6		0.00	0.35	0.00	0.96	19.50	64.45	0.173	0.20	525.00	0.192	0.90	0.89	1.01	12.70	0.20
CBMH6	CBMH7	A6	0.20	0.35	0.07	1.03	19.70	63.97	0.184	0.20	525.00	0.192	0.96	0.89	1.02	18.80	0.30
CBMH7	CBMH8		0.00	0.35	0.00	1.03	20.00	63.28	0.182	0.20	525.00	0.192	0.95	0.89	1.02	38.80	0.60
EXT 3 (65th)	CBMH9	A7 FROM 65TH	1.00	0.35	0.35	0.35	17.20	70.60	0.069	0.20	375.00	0.078	0.88	0.71	0.81	50.00	1.00
CBMH9	CBMH10	A8	0.16	0.35	0.06	0.41	18.20	67.76	0.078	0.20	375.00	0.078	0.99	0.71	0.82	6.00	0.10
CBMH10	MH10		0.00	0.35	0.00	0.41	18.30	67.49	0.077	0.20	375.00	0.078	0.99	0.71	0.82	4.20	0.10
CBMH8	MH10		0.00	0.35	0.00	1.03	20.60	61.93	0.179	0.20	525.00	0.192	0.93	0.89	1.01	31.60	0.50
MH10	CBMH11	A9	0.17	0.35	0.06	1.50	21.10	60.86	0.256	0.20	600.00	0.275	0.93	0.97	1.11	63.60	1.00
CBMH11	CBMH12	A10	0.20	0.35	0.07	1.57	22.10	58.85	0.259	0.20	600.00	0.275	0.94	0.97	1.11	6.20	0.10
EXT 4 (66th)	CBMH12	A11	1.12	0.35	0.39	0.39	17.20	70.60	0.077	0.20	450.00	0.128	0.60	0.80	0.83	50.00	1.00
CBMH12	CBMH13		0.00	0.35	0.00	1.96	22.20	58.66	0.322	0.20	675.00	0.376	0.86	1.05	1.19	10.30	0.10
CBMH13	CBMH11B	A12	0.27	0.35	0.09	2.05	22.30	58.47	0.336	0.20	675.00	0.376	0.89	1.05	1.20	51.50	0.70

Assumptions: Assume Tc=17.1 from 63th 64th 65th and 66th Streets

Notes: TOTAL AREA 5.85 2.05



PLOT 1=1

NOTES LEGEND

- PROPERTY LINE
- BURIED BELL CABLE
- BURIED GAS MAIN
- EXISTING WATER MAIN AND VALVE
- WATER MAIN AND VALVE
- EX. SANITARY SEWER & M.H.
- STORM SEWER
- MH SANITARY M.H.
- GV. GATE VALVE
- FH. FIRE HYDRANT, VALVE & HYDRANT LEAD
- 180.739 FIRST FLOOR ELEV.

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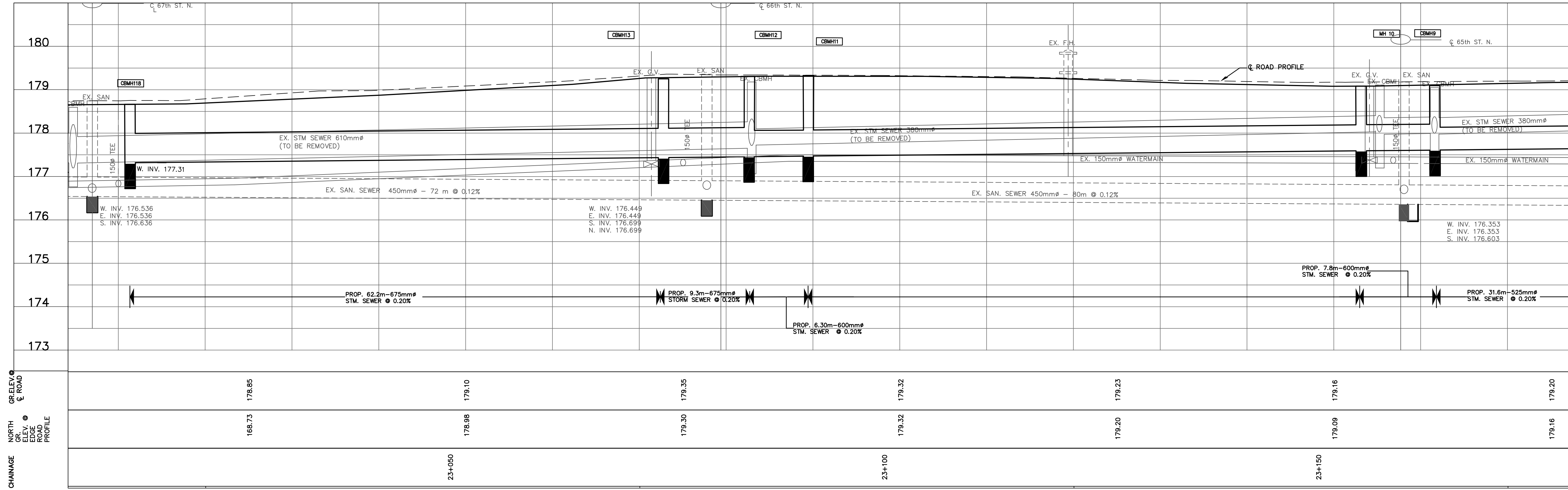
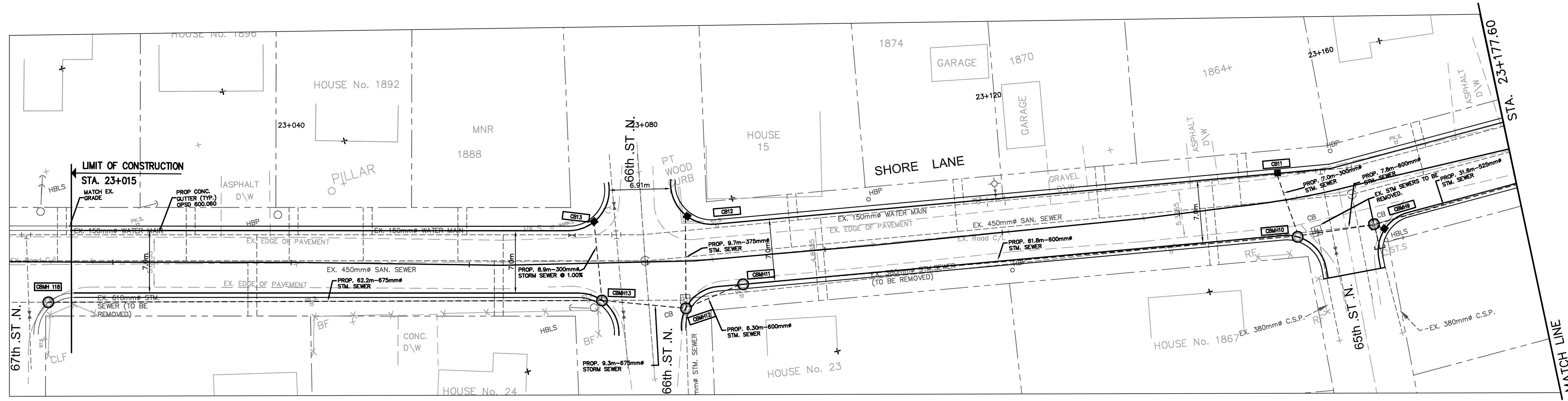
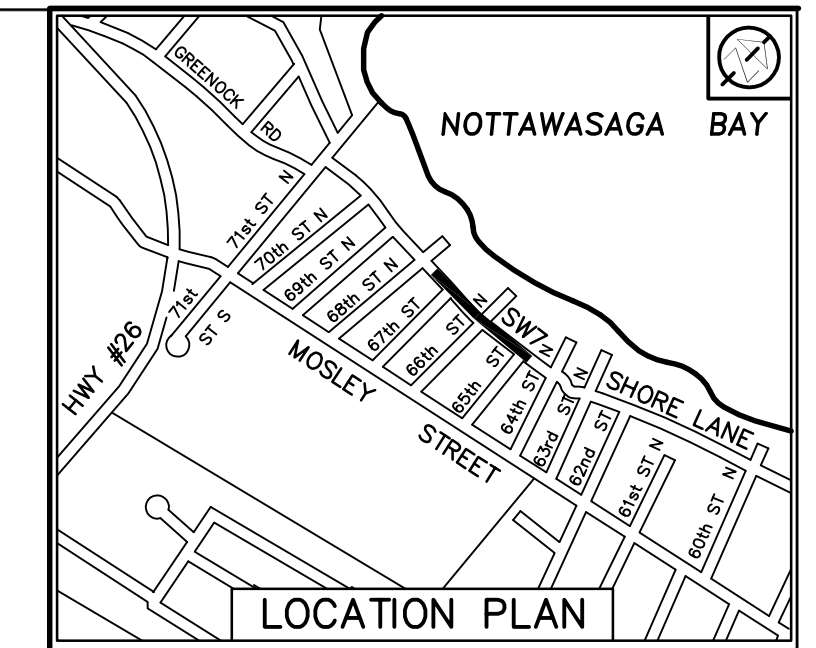
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TOWN OF WASAGA BEACH
SHORE LANE ROAD RECONSTRUCTION AND
DRAINAGE IMPROVEMENTS BETWEEN 67TH
& 64TH STREETS NORTH

SITE DRAINAGE PLAN

CONSULTING ENGINEERS PLANNERS

CONTRACT No. DWG. 111065-DR



NOTES

LEGEND

- PROPERTY LINE
- BURIED BELL CABLE
- BURIED GAS MAIN
- EXISTING WATER MAIN AND VALVE
- WATER MAIN AND VALVE
- EX. SANITARY SEWER & M.H.
- STORM SEWER
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- FH. FIRE HYDRANT, VALVE & HYDRANT LEAD
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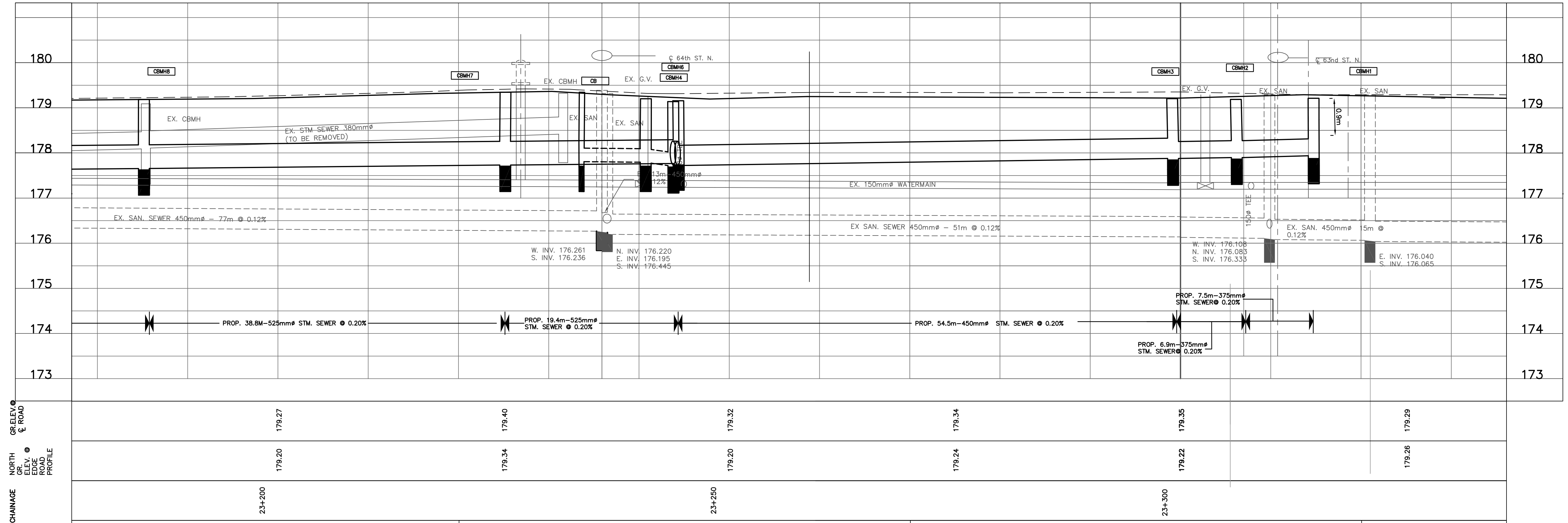
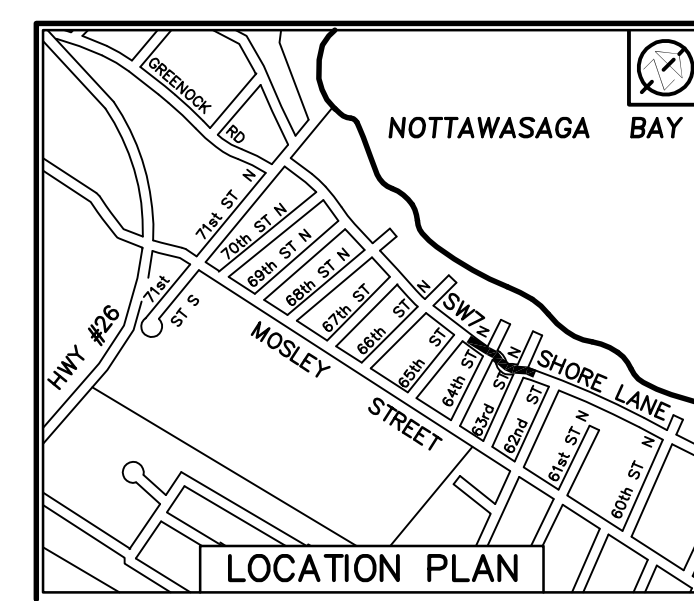
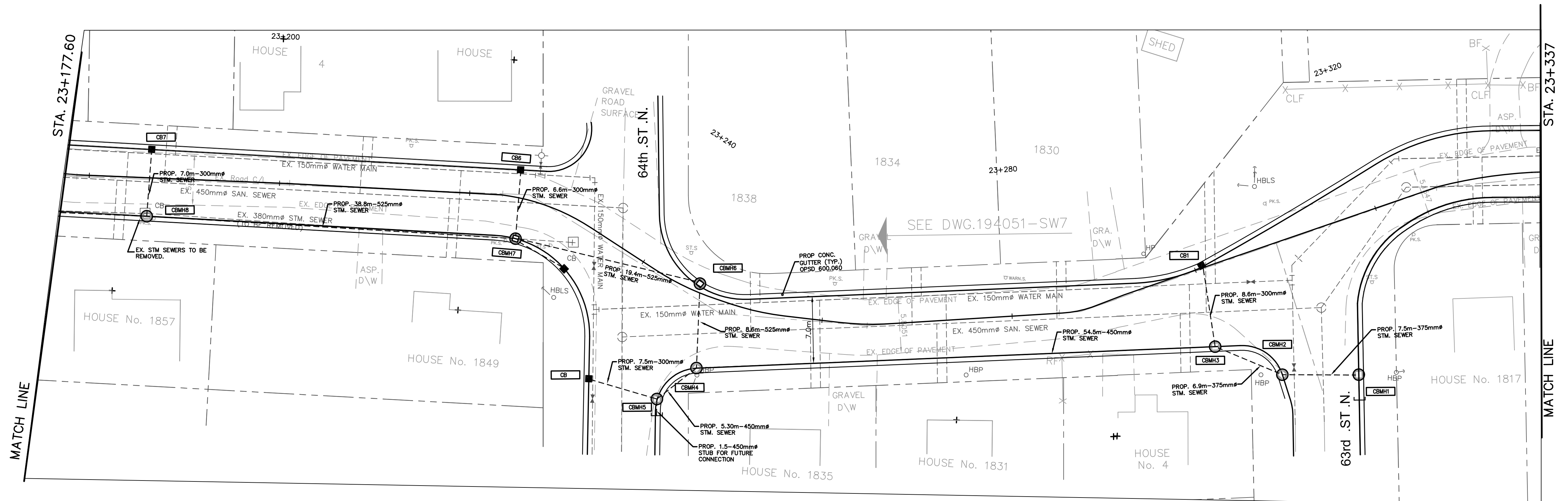
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TOWN OF WASAGA BEACH
SHORE LANE ROAD RECONSTRUCTION AND
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PLAN AND PROFILE
SHORE LANE
STA. 23+015 TO 23+177.60

CONSULTING ENGINEERS PLANNERS

CONTRACT No. 111065-RC-01



NOTES

LEGEND

- PROPERTY LINE
- - - BURIED BELL CABLE
- - - BURIED GAS MAIN
- - - EXISTING WATER MAIN AND VALVE
- - - WATER MAIN AND VALVE
- - - EX. SANITARY SEWER & M.H.
- - - STORM SEWER
- MH SANITARY M.H.
- G.V. GATE VALVE
- F.H. FIRE HYDRANT, VALVE & HYDRANT LEAD
- 180.739 FIRST FLOOR ELEV.

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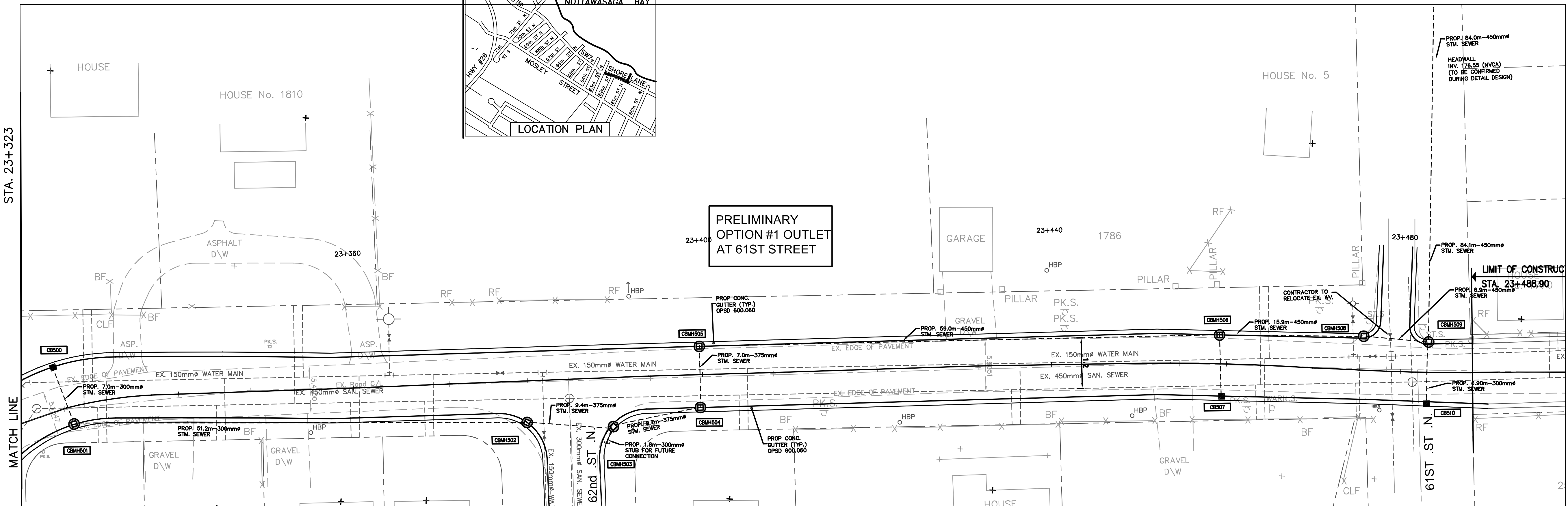
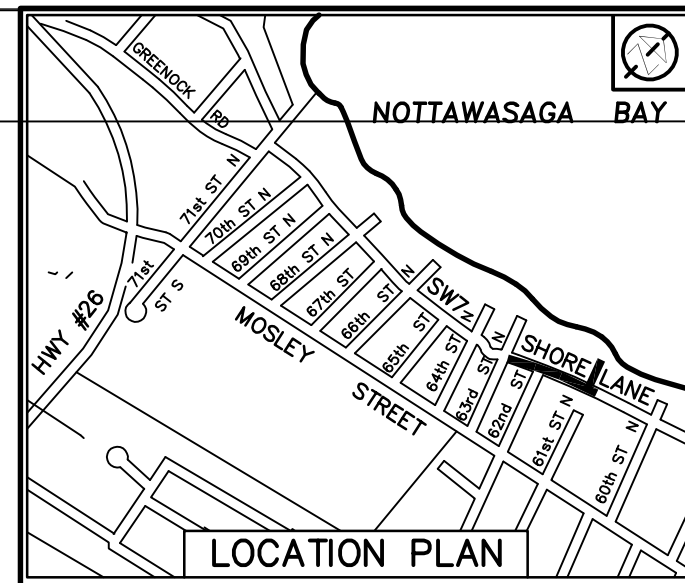
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TOWN OF WASAGA BEACH
 SHORE LANE ROAD RECONSTRUCTION AND DRAINAGE IMPROVEMENTS BETWEEN 67TH & 64TH STREETS NORTH

PLAN AND PROFILE
 SHORE LANE
 STA. 23+177.60 TO 23+337

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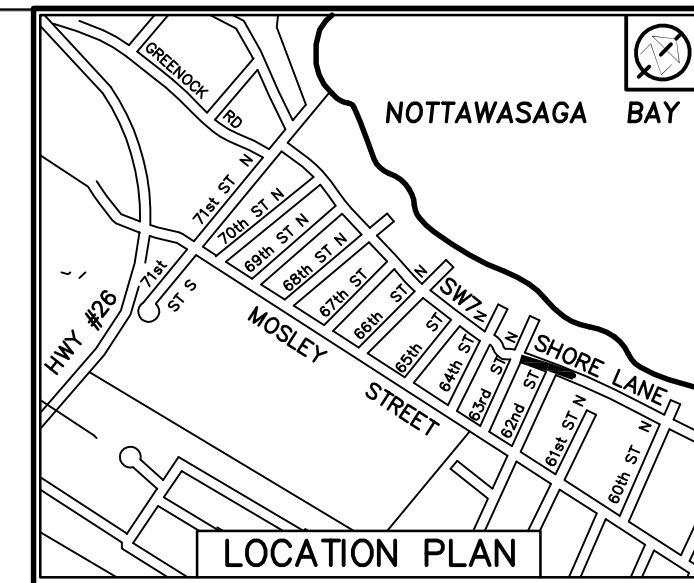
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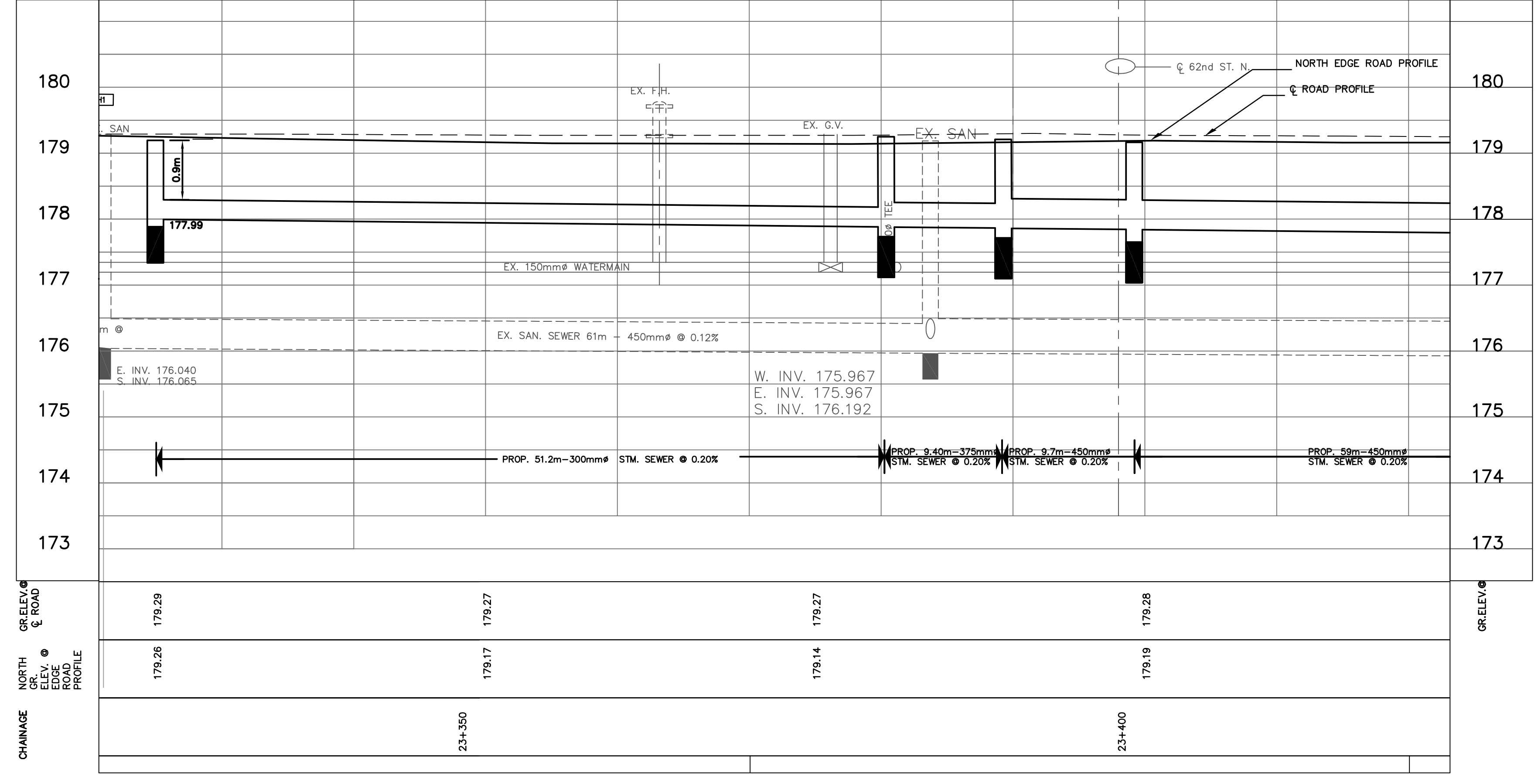
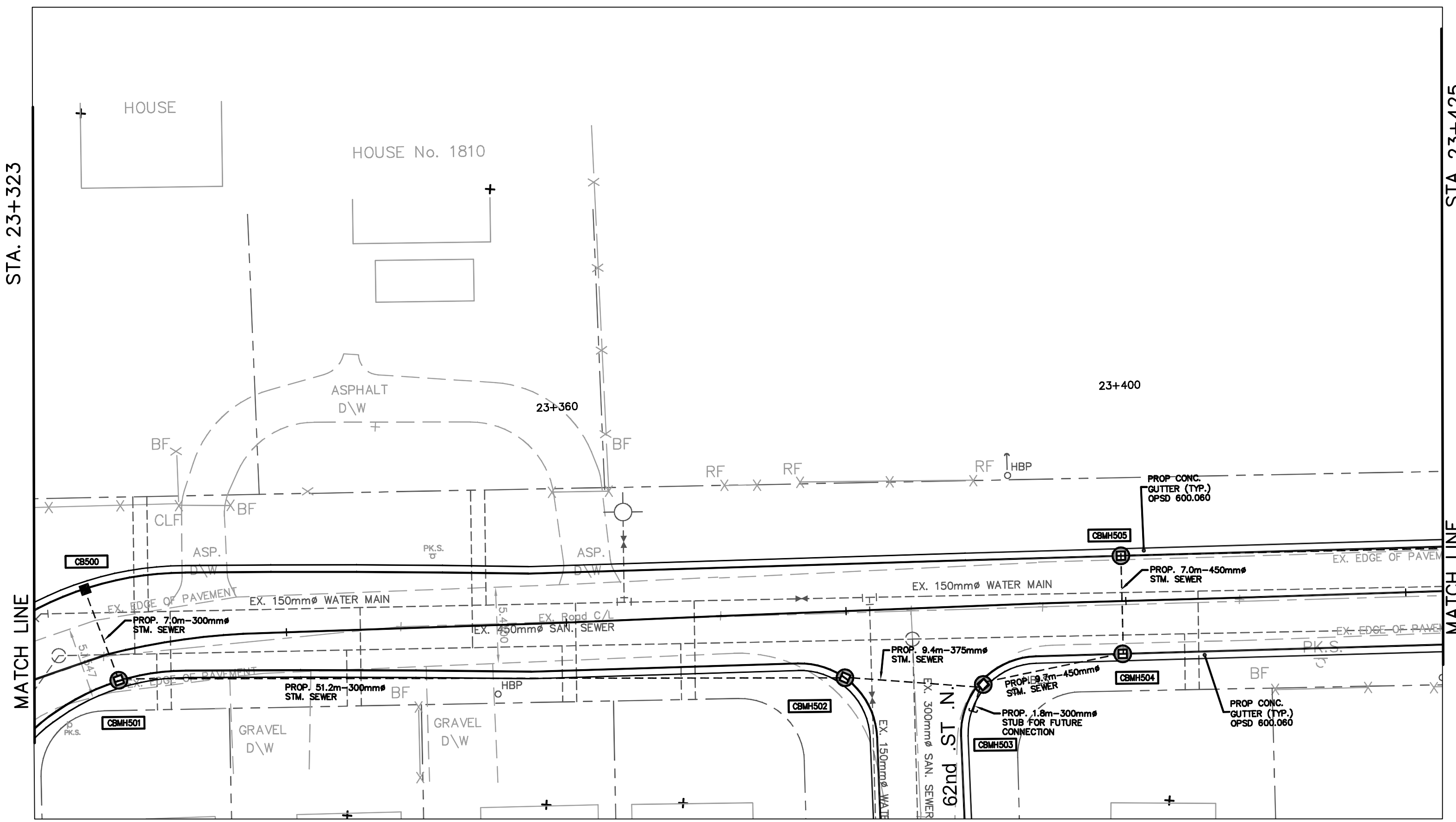
TOWN OF WASAGA BEACH
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PLAN AND PROFILE
 SHORE LANE
 STA. 23+323 TO 23+488.9

CONTRACT No. 111065-RC-03 OP1



PRELIMINARY
OPTION #2
TIE IN TO EX. CULVERT



NOTES **LEGEND**

- PROPERTY LINE
- - - BURIED BELL CABLE
- - - BURIED GAS MAIN
- - - EXISTING WATER MAIN AND VALVE
- - - WATER MAIN AND VALVE
- - - EX. SANITARY SEWER & M.H.
- - - STORM SEWER
- (MH) SANITARY M.H.
- (GV) GATE VALVE
- (FH) FIRE HYDRANT, VALVE & HYDRANT LEAD
- 180.739 FIRST FLOOR ELEV.

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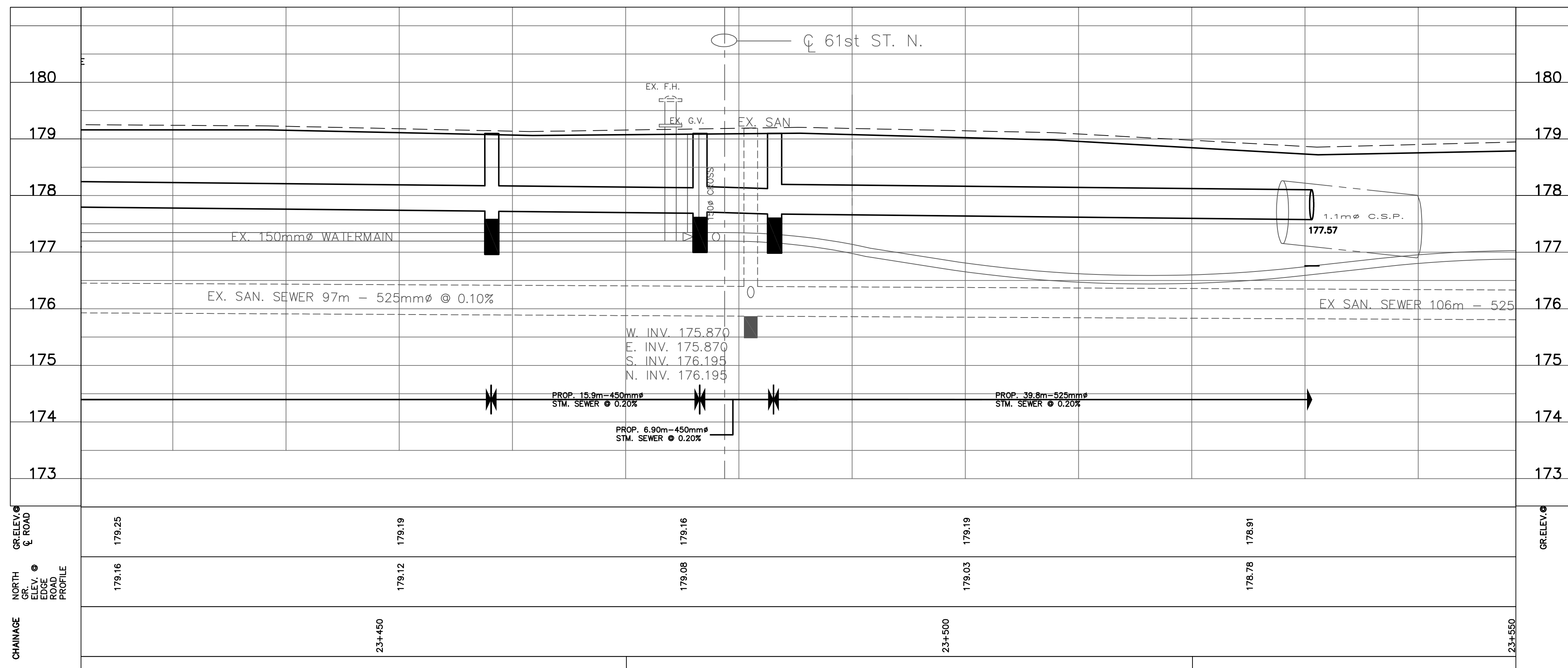
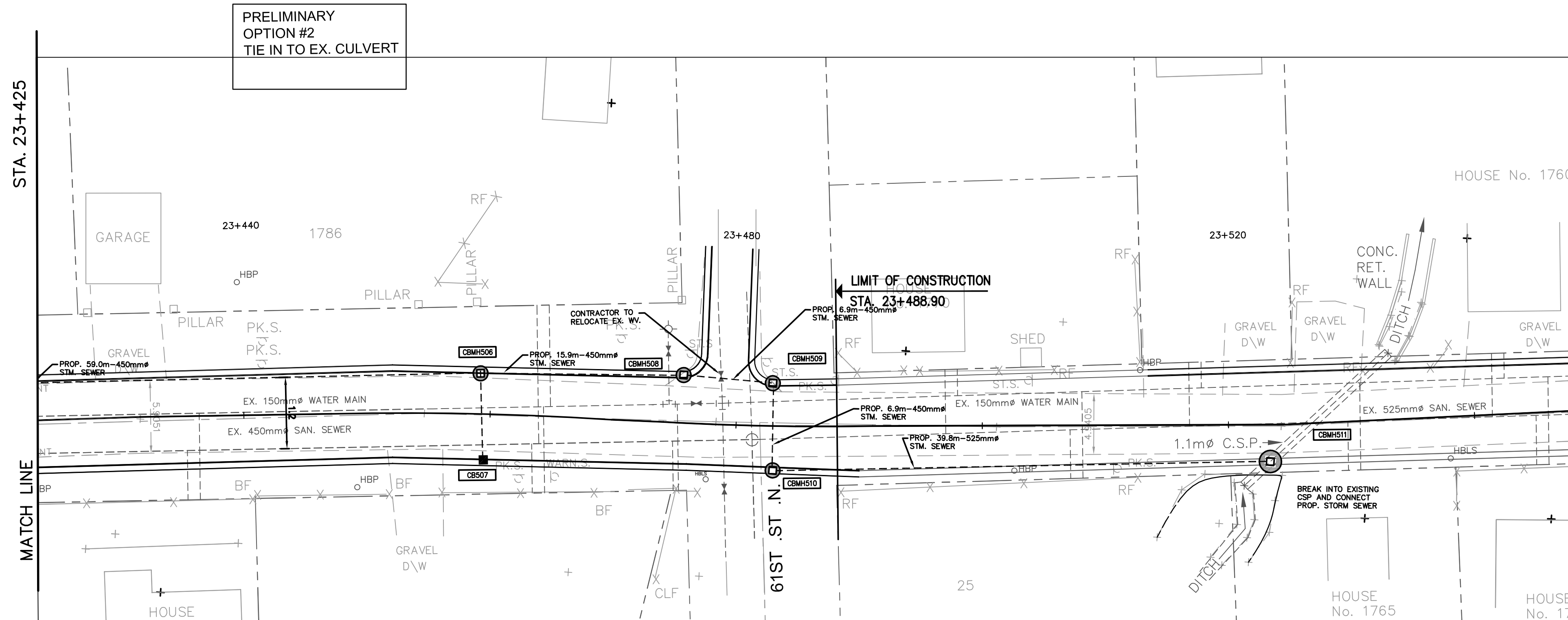
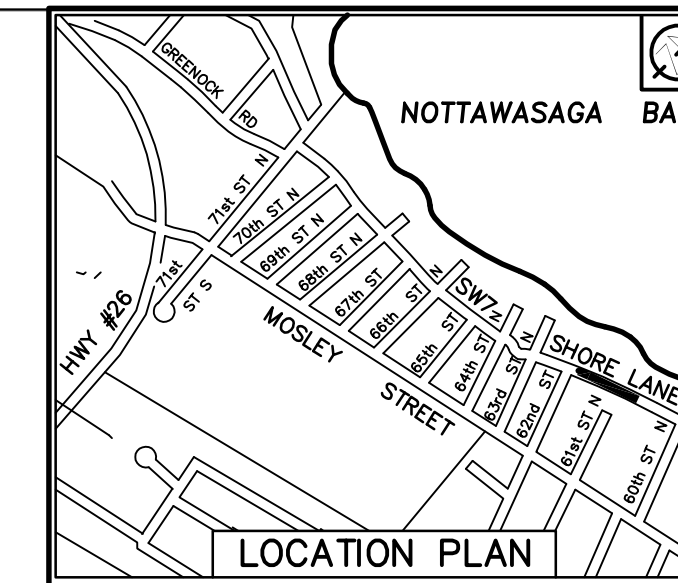
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TOWN OF WASAGA BEACH
SHORE LANE ROAD RECONSTRUCTION AND DRAINAGE IMPROVEMENTS BETWEEN 67TH & 64TH STREETS NORTH
PLAN AND PROFILE
SHORE LANE
STA. 23+323 TO 23+425

CONSULTING ENGINEERS PLANNERS
CONTRACT No. 111065-RC-04 OP2



PL01 1=1

NOTES LEGEND

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- BURIED BELL CABLE
- BURIED GAS MAIN
- EXISTING WATER MAIN AND VALVE
- WATER MAIN AND VALVE
- EX. SANITARY SEWER & M.H.
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TOWN OF WASAGA BEACH
SHORE LANE ROAD RECONSTRUCTION AND DRAINAGE IMPROVEMENTS BETWEEN 67TH & 64TH STREETS NORTH

PLAN AND PROFILE
SHORE LANE
STA. 23+425 TO 23+525



CONTRACT No. 111065-RC-05 OP2

Appendix B

Environmental Impact Study

Original E.I.S. March 2015



Scoped Environmental Impact Study

**Bay Sands Development Area
Stormwater Drainage**

**Town of Wasaga Beach
County of Simcoe**

Prepared for:
Ainley Group

Prepared by:
Azimuth Environmental
Consulting, Inc.

March 2015

AEC 14-047



Environmental Assessments & Approvals

March 31, 2015

AEC 14-047

Ainley Group
550 Welham Road
Barrie, ON
L4N 8Z7

Attention: Steve Fourier

Re: **Scoped Environmental Impact Study – Bay Sands Area, Town of Wasaga Beach, County of Simcoe**

Dear Mr. Fourier:

As requested, a scoped Environmental Impact Study was completed on the above noted property.

Our findings indicate that all proposed options may cause some impact to woodland regardless of the alternative chosen. The study area does not contain habitat for any Threatened or Endangered species. There is no direct fish habitat in the study area and development of drainage infrastructure will not cause serious harm to fish provided mitigation measures are applied to protect water quality and quantity of surface water directed downstream towards Georgian Bay.

If you require additional information, please do not hesitate to contact us.

Yours truly,
AZIMUTH ENVIRONMENTAL CONSULTING, INC.

Melissa Fuller (H) B.Sc.
Terrestrial Ecologist

Attach:



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Appendix C:	Agency Correspondence



1.0 INTRODUCTION

Azimuth Environmental Consulting Inc. (Azimuth) was retained by Ainley Group to complete a Scoped Environmental Impact Study (EIS) as part of the submission requirements associated with the proposed storm water management plan at Bay Sands Area, Town of Wasaga Beach, and County of Simcoe. Figure 1 shows the project location and the study area is shown in Figure 2. The options for centralized stormwater management facility/facilities are discussed in detail in the 'Drainage Study Technical Brief' (Ainley 2011) and the 'Consideration of Alternatives' summary produced by Ainley in July 2014. Both documents are included in Appendix A.

2.0 STUDY APPROACH

The following studies were deemed warranted for this project, given the presence of natural habitat and based on conversation with the Nottawasaga Valley Conservation Authority (NVCA; Appendix C):

- Two evening anuran amphibian surveys;
- One dawn breeding bird survey;
- Two seasonal vegetation surveys to document vegetation within the study area and to map the vegetation communities on-site; and
- Species at Risk assessment (i.e. search for Butternut and any other SAR and habitat documented within the area).

Figure 2 shows the stations used for the amphibian and birding surveys. Results of the amphibian, breeding bird and vegetation surveys are included in Tables 3-5.

3.0 BACKGROUND DATA

3.1 Planning Designations

3.1.1 County of Simcoe

According to Schedule 5.1 Land Use Designation the County's Official Plan (OP), the property is designated as a Settlement within the Rural and Agricultural land use designation (Appendix B).



3.1.2 Town of Wasaga Beach

According to Schedule A1: Land Use of the Township's Official Plan (OP), the property is designated as Residential and District Commercial (Appendix B).

3.1.3 Nottawasaga Valley Conservation Authority

Portions of the property are located within areas subject to Regulation 172/06 Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses (Appendix B). These areas are regulated as they are within 30 m of a watercourse or an unevaluated wetland. A permit will be required prior to any development and/or site alteration in regulated areas.

3.1.4 Ontario Parks

The forested lot west of the 67th street outlet is part of Wasaga Beach Provincial Park.

3.1.5 Provincial Policy Statement (2014)

The Planning Act requires that planning decisions shall be consistent with the PPS 2014.

Section 2.1 of the Provincial Policy Statement (PPS) specifies policy related to protection of natural heritage features and functions as follows:

Section 2.1.1 requires that natural features and areas shall be protected for the long term.

Section 2.1.2 requires that the diversity and connectivity of the natural features in an area and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

Section 2.1.3 indicates that natural heritage systems shall be identified in Ecoregions 6E & 7E, recognizing that natural heritage systems will vary in size and form in settlement area, rural areas, and prime agricultural areas.

Wetlands

According to the Provincial Policy Statement [PPS] (2014) development and site alteration shall not be permitted in significant wetlands (in coastal areas or in Ecoregions 5E, 6E and 7E). There are no provincially wetlands identified on or adjacent to the



property. Three MNR identified unevaluated wetlands exist within the study area (Appendix B, Figure 2).

Areas of Natural and Scientific Interest (ANSI)

According to the PPS, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, development and site alterations shall not be permitted within Significant Areas of Natural and Scientific Interest (ANSI). There are no ANSI's located on or adjacent to the property (Appendix B).

Significant Habitat of Endangered or Threatened Species.

Development and site alteration shall not be permitted in habitat of endangered or threatened species, except in accordance with provincial and federal requirements. The Endangered Species Act, 2007 further addresses provincial requirements for works related to Species at Risk.

Significant Woodlands and Wildlife Habitat

It is ultimately the responsibility of the Province to designate areas identified within Section 2.1.4 of the PPS as significant. The property is not part of the Township and County's Greenland System.

Unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, development and site alteration shall not be permitted within:

- Significant woodlands (south and east of the Canadian Shield); and,
- Significant wildlife habitat.

According to provincial guidelines, the forest on the subject property would not be considered to be a Candidate Significant Woodland based on its overall size, presence of forest interior habitat (i.e. forested habitat 100m from forest edge), and mapped wetlands (i.e. MNR unevaluated wetlands). With the surrounding development the study area appears to lack sufficient forest interior to warrant designation as significant woodlands.

According to the Significant Wildlife Habitat Technical Guide, parts of the study area, in conjunction with adjacent lands could be considered Candidate Significant Wildlife Habitat based on the presence of suitable habitat for area sensitive species, primarily forest interior birds. For this reason, breeding bird surveys were completed for the study area to document sensitive birds. The forested lands in the study area may also be



considered to be Significant Wildlife Habitat since it may provide suitable habitat for a species of conservation concern (Milksnake) and has been confirmed to provide habitat for Eastern Wood-pewee and Chorus Frog.

Watercourses

NVCA policy states that development cannot occur within 15m of a warm water watercourse and 30m of a cold water watercourse. There are no watercourses in the study area. Based on existing topography the area drains to the 61st Street and the 67th Street outlet towards Georgian Bay. Both these outlets are inaccessible to fish as such do not provide direct fish habitat. NVCA no longer reviews impacts to fish habitat. The Fisheries Act requires that projects be designed to in order to avoid serious harm to fish unless, authorized by the Minister of Fisheries and Oceans Canada.

3.1.6 Species at Risk

Ontario's Endangered Species Act, 2007 (ESA) provides regulatory protection to endangered and threatened species prohibiting harassment, harm and/or killing of individuals and destruction of their habitats. Habitat is broadly characterized within the ESA as the area prescribed by a regulation as the habitat of the species or an area on which the species depends, directly or indirectly, to carry on its life processes including reproduction, rearing of young, hibernation, migration or feeding.

The various schedules of the ESA identify SAR in Ontario. These include species listed as extirpated, endangered, threatened and special concern. As noted above, only species listed as endangered and threatened receive protection from harm and destruction to habitat on which they depend.

3.1.7 Topography

Based on the Simcoe County Soil Survey, the study area is underlain by Alliston Sandy Loam and Sargent Gravelly Sandy Loam. Based on existing topography, 7.7 ha (34%) drains to the east towards the 61st Street outlet, while 15.3 ha (66%) drains to the west towards the 67th Street outlet.

4.0 EXISTING CONDITIONS

The following description of existing conditions was compiled based on background data available for the Bay Sands Area and adjacent land included in the Study Area (Figure 1)



through the County of Simcoe's on-line GIS mapping (Appendix B) and through surveys completed in the spring and summer of 2014.

4.1 Land Use

4.1.1 Bay Sands Area

The proposed Bay Sands Development Area consists of approximately 23.0 ha of undeveloped land that is mostly forested. Based on existing topography, 7.7 ha (34%) drains to the east towards the 61st Street outlet, while 15.3 ha (66%) drains to the west towards the 67th Street outlet (Ainley & Associates, 2011). Access into the property is via Bay Sands Drive that traverses the property east to West.

4.1.2 Adjacent Lands

Lands within the study area mostly contain single-family dwellings within Wasaga Beach. Residential lots contain areas of lawn and tree cover. Other lands uses in the area include municipal roads and institutional buildings. The lands to the west of the property and Highway 26 are currently forested and are designated District Commercial in the Official Plan (Appendix B).

4.2 Natural Heritage Features/Functions

4.2.1 Vegetation

Vegetation community mapping was completed during a site visit conducted on August 13, 2014. The Ecological Land Classification for Southern Ontario [ELC; (Lee *et al.*, 1998)] was used as a general guide to the classification of the vegetation community types. Based on the site investigations, four vegetation communities were identified on site. These communities are generally described below and are depicted on Figure 2.

The majority of the study area is vegetated by Fresh-Moist White Cedar-Hardwood Mixed Forest Type (FOM7-2) composed largely of Eastern White Cedar and Trembling Aspen with Paper Birch, Balsam Fir, Balsam Poplar, White Spruce and White Pine (Figure 2). The shrub and groundcover layers include species such as Red-osier Dogwood, Buffalo Berry, Wild Strawberry, Canada Mayflower, Blue-bead Lily, Trillium, Wild Sarsaparilla and Poison Ivy.

Dry Fresh White Pine Hardwood Mixed Forest Type (FOM2-3) can be found within the north-eastern portion of the property and is largely composed of Eastern White Pine with Trembling Aspen. Shrub and groundcover layer includes species such as Bracken Fern,



Woodland Strawberry, Alternate-leaf Dogwood, Canada Mayflower, Bracken Fern and Maple-leaf Viburnum.

A small pocket of Cultural Woodland (CUW) exist mid-property and is composed of Eastern White Pine, Eastern White Cedar, Trembling Aspen, Paper Birch, Poison Ivy, Bracken Fern and Red Raspberry among others (Figure 2).

Three pockets of Black Ash Mineral Deciduous Swamp Type Vegetation (SWD2-1) were observed that roughly correlate with the MNR identified unevaluated wetland (Figure 2).

These communities are dominated by Black Ash and Silver Maple with Green Ash, Trembling Aspen and American Elm. Cattail, Red-osier Dogwood, Dwarf Raspberry, Horsetail sp., Speckled Alder and Sensitive Fern can be found within this community along with other wetland adept species.

No plant species of federal or provincial rarity were documented as part of the field investigations. There was no Butternut observed on site.

4.2.2 Wildlife

Mammals

Wildlife species utilizing the property were identified from direct observation and through interpretation of sign (i.e. tracks, scats, vocalizations, etc.) while conducting the field surveys. White-tailed Deer, Grey Squirrel and Red Squirrel were observed to be utilizing the property. These species are not of conservation concern.

Given the study area's location in proximity to Highway 26, municipal roads and adjacent residential areas, wildlife movement to and from the site is likely quite restricted. The site would not be functioning to facilitate wildlife movement throughout the general area given the urbanization to the north, east and south.

Reptiles and Amphibians

Two evening anuran amphibian surveys were completed during the 2014 field season. Results of these surveys are documented within Table 4. Five amphibian survey stations were established on site. Minimal/no amphibian calls were heard from most of the stations within the exception of Station 2 and Station 5 where 13 Chorus Frogs were observed (Table 4, Figure 2). A full chorus of Grey Tree Frog was observed, but not within the limits of the study area. None of the amphibians observed on site are of



provincial or federal conservation concern with the exception of the Chorus Frog, as discussed below.

Garter Snake was incidentally observed on site during Azimuth's field investigations. This species is not of provincial or federal conservation concern.

Western Chorus Frog is provincially ranked by MNR as an S3 species. The S3 ranking indicates that the species is Vulnerable in the nation or state/province due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, and vulnerability to extirpation. The S3 ranking of this species may qualify the wetland habitat in which it was found as candidate Significant Wildlife Habitat.

The species is designated as Threatened by the Committee on the Status of Endangered Wildlife of Canada (COSEWIC). Wildlife species that have been designated by COSEWIC may then qualify for legal protection and recovery under Species at Risk Act (SARA). It is up to government to legally protect wildlife species designated by COSEWIC. The federal government has responsibility for: federal lands, aquatic species, and migratory birds covered by the Migratory Birds Convention Act, 1994. Therefore, the SARA is not applicable to the subject property as it is not located on federal lands.

The Ontario Endangered Species Act (ESA) created an independent body, the Committee on the Status of Species at Risk in Ontario (COSSARO), which considers whether a plant or animal should be designated as at risk, and its status. COSSARO has indicated that 'Because apparently healthy populations still occur in many areas of southern Ontario and evidence for more than one genetically distinct unit is incomplete, Western Chorus Frog is treated as a single Designatable Unit in Ontario. It is classified as Not at Risk because healthy populations occur in many areas of southern Ontario'. The Western Chorus Frog is not protected under any provincial legislation in Ontario.

Birds

A single dawn breeding bird survey was conducted on June 2, 2014. A total of 28 bird species were documented during this survey. The results of the dawn breeding bird survey are presented in Table 5. In addition, Black-billed Cuckoo was documented to be utilizing the site outside of this breeding bird survey. With the exception of the Eastern Wood-pewee, none of the species documented on site are of provincial or federal conservation concern.



Pine Warbler, Black-throated Green Warbler, Black and White Warbler, Ovenbird, American Redstart, Winter Wren, and Blue-headed Vireo are area sensitive forest breeding birds that were documented on the property. The term area sensitive indicates that the species require a large tract of suitable habitat (i.e. forest) in order to sustain its populations. The forest on the subject property in, conjunction with adjacent forested lands could represent potential candidate for significant wildlife habitat for area sensitive species.

Eastern Wood-pewee is designated as Special Concern according to Ontario's Endangered Species Act. Currently, species that are designated as Special Concern are not afforded protection under the ESA.

Given that the Bay Sands Area is surrounded by residential development there are currently limited opportunities for wildlife movement.

4.2.3 Species at Risk

The following SAR are found in the Town of Wasaga Beach: Piping Plover, Eastern Hog-nosed Snake, Cerulean Warbler, Spotted Wintergreen, and Least Bittern. Two sensitive species exist within Simcoe County and will be included within our assessment. The Ontario Breeding Bird Atlas was also consulted to determine the potential for avian Species at Risk to be utilizing the property. OBBA (square 17NK72) identifies Common Nighthawk, Red-headed Woodpecker, Barn Swallow, Golden-winged Warbler, Eastern Meadowlark and Bobolink within the 100 km² data square (Appendix C). The Ministry of Natural Resources was contacted in order to obtain Species at Risk and background information. MNR responded to indicate that Snapping Turtle and Hill's Thistle should also be included in the SAR assessment (Appendix C). Other SAR to be considered based on correspondence with agencies during the SAR screening include Butternut, Lake Sturgeon, and Milksnake.

Barn Swallow

Barn Swallow inhabit farmlands or rural areas and open country near a body of water and will nest in cliffs, caves, rock niches, buildings or other man-made structures (OMNR 2000). There is no suitable habitat in the study area for this species. Barn Swallow was not observed during Azimuth's breeding bird survey.



Bobolink

Bobolink inhabits grasslands, hayfields, meadows and fallow fields (OMNR 2000). There is no suitable habitat in the study area for this species. Bobolink was not observed during Azimuth's breeding bird survey.

Butternut

There were no Butternuts observed on or within 30m of the study area.

Cerulean Warbler

Cerulean Warbler were not observed during Azimuth's spring birding survey. Cerulean Warblers spend their summers (breeding seasons) in mature, deciduous forests with large, tall trees and an open under storey. There is no suitable habitat in the study area for this species.

Common Nighthawk

Common Nighthawk habitat consists of open areas with little to no ground vegetation, such as logged or burned-over areas, forest clearings, rock barrens, peat bogs, lakeshores, and mine tailings. Although the species also nests in cultivated fields, orchards, urban parks, mine tailings and along gravel roads and railways, they tend to occupy natural sites. There is no suitable habitat in the study area for this species.

Eastern Hog-nosed Snake

Eastern Hog-nosed Snakes are known to occur within Wasaga Beach and the Wasaga Beach Provincial Park (WBPP) provides core habitat for this species (Featherstone et al 2005). The Eastern Hog-nosed Snake specializes in hunting and eating toads, and usually only occurs where toads can be found. Eastern Hog-nosed Snakes prefer sandy, well-drained habitats such as beaches and dry forests where they can lay their eggs and hibernate. There were no significant populations of American Toads documented on site during Azimuth's amphibian surveys (Table 4). The forest unit within the study area is a relative isolated unit that is bound by roads and residential development. Although potentially suitable habitat may exist within this forested area, it likely is not capable of supporting a viable population for the long term. Furthermore, site records and telemetry studies indicate that the snakes are utilizing areas within the vicinity of Wasaga Beach Provincial Park and this forested unit has not been identified as Significant Habitat for Eastern Hog-nosed Snake according to Featherstone *et al.* 2005.

Eastern Meadowlark

Eastern Meadowlark were not observed during Azimuth's birding survey. Eastern Meadowlarks breed primarily in moderately tall grasslands, such as pastures and



hayfields, but are also found in alfalfa fields, weedy borders of croplands, roadsides, orchards, airports, shrubby overgrown fields, or other open areas. Small trees, shrubs or fence posts are used as elevated song perches. There is no suitable habitat in the study area for this species.

Golden-winged Warbler

Golden-winged Warblers were not observed during Azimuth's birding survey. Golden-winged Warblers prefer to nest in areas with young shrubs surrounded by mature forest – locations that have recently been disturbed, such as field edges, hydro or utility right-of-ways, or logged areas. There is no suitable habitat in the study area for this species.

Lake Sturgeon

Lake Sturgeon inhabit Georgian Bay and the nearby Nottawasaga River. These fish live in near shore areas, in warm water where they feed on small insects and crustaceans, as well as algae and other plant materials that are found on the bottom of the lakes and rivers. The study area drains toward Georgian Bay and therefore any proposed works in the study area have the potential to indirectly impact Georgian Bay fisheries, including Lake Sturgeon. It is expected that any potential impacts on Lake Sturgeon can be mitigated by proper sizing and design of the drainage infrastructure. There is no suitable habitat in the study area for this species.

Least Bittern

Least Bittern was not observed on the site during Azimuth's birding survey. In Ontario, the Least Bittern is found in a variety of wetland habitats, but strongly prefers cattail marshes with a mix of open pools and channels. This bird builds its nest above the marsh water in stands of dense vegetation, hidden among the cattails. The nests are almost always built near open water, which is needed for foraging. This species eats mostly frogs, small fish, and aquatic insects. There is no suitable habitat for this species on site.

Milksnake

Eastern Milksnake commonly utilizes a wide variety of habitats. In the COSEWIC Assessment and Status report dated 2002, Milksnake is described as a species which uses everything from rock outcrops through natural meadows, and agricultural hayfields. Milksnake is also commonly identified within a broad diversity of forest types. The COSEWIC Report concludes the habitat section with the statement "It is apparent that the Eastern Milksnake can live in almost any habitat that provides shelter and a source of food" (COSEWIC, 2002). The property itself may be utilized for foraging for this species. However, development on this site will not result in a loss of habitat features which are necessary or would provide for the long term maintenance of viable



populations of Milksnake. Sufficient habitat will remain beyond the footprint of the proposed works and within the general area to maintain the species.

Piping Plover

In Ontario, Piping Plover nesting habitat occurs in complex and dynamic beach-dune ecosystems that are maintained by coastal, climate-related, processes such as storm events, water and wave action, ice-scouring and wind (Kirk, 2013). There is no suitable habitat in the study area for this species.

Red-headed Woodpecker

Red-headed Woodpecker was not observed during Azimuth's birding survey. The Red-headed Woodpecker lives in open woodland and woodland edges, and is often found in parks, golf courses and cemeteries. These areas typically have many dead trees, which the bird uses for nesting and perching.

Spotted Wintergreen

Spotted Wintergreen was not observed in the study area. In Ontario, Spotted Wintergreen generally occurs in dry oak-pine woodland habitats with sandy soils. Typically, dominant tree species include White Pine, Red Oak, Black Oak, and American Beech. The species does best in semi-open habitats.

Snapping Turtle

Snapping Turtles spend most of their lives in water. They prefer shallow waters so they can hide under the soft mud and leaf litter, with only their noses exposed to the surface to breathe (MNR 2013). Typical habitat associated with this species is not present within the study area.

Hill's Thistle

Hill's Thistle has been documented within Wasaga Beach and can be found in prairies, sand barrens, oak and jack pine savannas, open woodlands, at the backs of dunes and in some types of alvars (MNR, date unknown). Potentially suitable habitat exists for this species within some of the woodland 'gaps' although it was not documented during Azimuth's 2014 vegetation surveys.

Sensitive Species

The habitat for the two sensitive species has been considered and there is no potentially suitable habitat present on site for either of these species nor were they documented during Azimuth's 2014 field investigations.



4.3 Aquatic Features/Functions

Based on review of topographic maps and GIS layers there is no direct fish habitat in the study area. This was confirmed during the field surveys. The study area drains toward Georgian Bay through existing municipal drainage structures. Appropriate mitigation measures should be designed and implemented during construction to prevent sediment in runoff from impacting fish in Georgian Bay.

5.0 DESCRIPTION OF PROPOSED DEVELOPMENT

5.1 Drainage Infrastructure Alternatives

The northern portion of the study area beyond the Bay Sands Development Area (see Figure 3) is designated residential and no development application for the lands has been submitted at this time. A low density residential development is proposed for the Bay Sands Development area, consisting of 100 lots, with an average lot size of approximately 30 m x 45 m. Since the lots within this development area are owned individually, the development will not occur all at one time, but rather over time as each individual owner decides to build. Therefore, individual lot controls are not recommended since they cannot be readily coordinated or constructed. The use of central storm water management facility/facilities is recommended based on the type of development anticipated to occur. The options for centralized storm water management facility/facilities are discussed in detail in the Consideration of Alternatives by Ainley Group (Ainley 2014). Updates to plans and designs are included in Appendix A. The following three alternatives are currently proposed:

5.1.1 Alternative 1 – Do Nothing

Drainage infrastructure in the study area would remain as it currently exists.

5.1.2 Alternative 2 - 62nd Street Urbanization

The existing capacity along 62nd Street is limited as a result of the rural cross section and small diameter driveway culverts. To convey concentrated drainage from the Bay Sands Development area, urbanization with large diameter storm sewer would be required. Maximizing the diameter of the proposed storm sewer and providing for overland flow may provide sufficient capacity to convey the 100-year flows.

To convey overland drainage down 62nd Street and across Mosley Street, 62nd Street would have to be lowered to match existing boulevard and driveway grades. Furthermore, a section of Mosley Street would have to be lowered. Preliminary



observation identifies that 62nd Street could be lowered as well as Mosley Street at the intersection of 62nd Street.

From the intersection of 62nd Street and Mosley Street, there are three alternatives to convey drainage:

a. Discharge overland and piped drainage to the existing watercourse at Mosley Street east of 62nd Street

Under existing conditions, the natural watercourse east of 62nd Street between Mosley Street and Shore Lane is able to convey less than the 2-year flows. In order to have sufficient capacity to convey the existing 100-year flows, the water course in this section would require significant upgrades resulting in a minimum top width of 6.2m. Compared to the existing approximate 2.0m width, the upgrades would require extensive construction disturbance, negotiations and property acquisitions from adjacent land owners and could have environmental impacts. In order to accommodate the existing 100-year flows, the watercourse section downstream of Shore Lane to the Nottawasaga Bay would require significant upgrades. These upgrades would result in a minimum top width of 9.2m. The existing width is approximately 4.0m therefore, the upgrades would require extensive construction disturbance, negotiations and property acquisitions from adjacent land owners and could have environmental impacts.

b. New drainage outlet at 61st Street

Continue the urbanization of 62nd Street through to Shore Lane. Overland flow would be intercepted into drainage structures and conveyed through a large diameter storm sewer along Shore Lane to a new outlet on 61st Street north of Shore Lane. In addition to the reconstruction of 62nd Street from Mosley Street to Shore Lane, the work would require the installation of a large diameter storm sewer on Shore Lane and 61st Street north of Shore Lane with the capacity to convey the 100-year flows.

c. Connection to exiting watercourse north of Shore Lane

Continue the urbanization of 62nd Street through to Shore Lane. Overland flow would be intercepted into drainage structures and conveyed through a large diameter storm sewer along Shore Lane and connected to the existing road crossing culvert east of 61st Street. This would require the reconstruction of 62nd Street from Mosley Street to Shore Lane, including the installation of a large diameter storm sewer on Shore Lane to east of 61st Street with the capacity to convey the 100-year flows. Furthermore, the watercourse section downstream of Shore Lane to the Nottawasaga Bay would require significant upgrades. These upgrades would result in a minimum top width of 9.2m. The existing width is approximately 4.0m therefore, the upgrades would require extensive construction



disturbance, negotiations and property acquisitions from adjacent land owners and could have environmental impacts.

5.1.3 Alternative 3 - Drainage easement through private land

A drainage easement through private land north of the Bay Sands Development would convey controlled flow from the Development to Mosley Street, in the vicinity of 67th Street. The required width of the easement includes a grass lined drainage swale with the capability of conveying the greater of the 100-year or Regional flows and a maintenance access route. To convey the western section of the development, the required width of the easement would be 10.4 m and to convey the entire site, the required width would be 12.4 m. Negotiations and property acquisitions would be required with the property owner of the private land. Whether the easement conveys the western section or the entire site could be dependent on the negotiations.

The flow would be intercepted into a large diameter storm sewer on 67th Street and urbanization of 67th Street would be considered to accommodate overland flow. This work would require extensive construction disturbance including road reconstruction, driveway and boulevard restoration to the limits of disturbance.

At Shore Lane, connection would be made to the existing outlet at 67th Street. The existing concrete box culvert outlet has sufficient capacity to convey the existing 100-year flows. Quantity control would be required to control post-development flows to pre-development flows.

5.2 Stormwater Drainage Control Alternatives

Stormwater management controls (SWM facility) for the Bay Sands Development may provide enhanced water quality and reduce the peak discharge flow rates. A SWM facility will control post-development flow to pre-development levels and will reduce the quantity of overland flow to be accommodated downstream of the development.

For discussion purposes, there are three alternatives for the Bay Sands Development stormwater management control:

5.2.1 Alternative 1 - Two SWM facilities on-site

To control runoff from the east portion of the development the total estimated facility surface area required would be 1,555 m². This area would require a total of three lots to accommodate the facility including maintenance access. Runoff from the west portion of the development could be controlled in a pond with a total surface area of 3,069 m². A



total of four (4) lots would be required to accommodate the facility including maintenance access.

This alternative would require land acquisitions from property owners in the Bay Sands Development. A total of seven (7) lots would be required to accommodate the facilities. The respective property owner's intention for developing their lot is information that can be beneficial to determining the optimum location for the facilities.

5.2.2 Alternative 2 - One on-site SWM facility

Significant grading would be required to direct runoff to one SWM facility. The total estimated surface area would be 4,624 m² and a total of five (5) lots would be required to accommodate the facility including maintenance access.

This alternative would require land acquisitions from property owners in the Bay Sands Development. The respective property owner's intention for developing their lot is information that can be beneficial to determining the optimum location for the facility.

5.2.3 Alternative 3 - Off-site SWM facility

An off-site SWM facility could be located in the land directly north of the Bay Sands Development adjacent Mosley Street. The engineering team have identified that the alternative will require an easement of 10-12m in width depending on the volume of flow to be conveyed to Mosley Street. This alternative would require property acquisition from the owner of the private land for the SWM Pond and the drainage easement.

6.0 IMPACT ASSESSMENT

6.1 Planning Policy

6.1.1 Town of Wasaga Beach

All the lands in the study area are designated as 'residential' on the Town's Official Plan Schedule 'A'. Construction and operation of a drainage infrastructure in these lands is consistent with the Town's Official Plan (Town of Wasaga Beach, Official Plan 2003).

6.1.2 County of Simcoe

The lands in the study area are designated as 'rural & residential' within the settlement of Wasaga Beach (Simcoe County Official Plan, 2007). Construction and operation of a drainage infrastructure in these lands is consistent with the County's Official Plan.



6.1.3 Nottawasaga Valley Conservation Authority

Parts of the Bay Sands area are within NVCA regulation limits. A permit is required in accordance to Regulation 172/06 prior to any site alteration and/or development in order to work within the regulated lands.

6.1.4 Ontario Parks

The existing outlets discharge towards a forested lot west of the 67th street outlet that is part of Wasaga Beach Provincial Park. No activities are proposed at this location as a result of the proposed drainage options.

6.2 Natural Heritage/Aquatic Features and Functions

The results of our field studies and review of background information indicate the potential for the following key natural heritage features and functions to be located on or adjacent to the study area:

- Wetland habitat;
- Candidate Significant Woodlands; and
- Candidate Significant Wildlife Habitat – potential habitat for area sensitive bird species, Milksnake, confirmed Eastern Wood-pewee and Chorus Frog breeding habitat.

We address the potential impact of the proposed development on these key natural heritage features and functions specifically.

6.2.1 Wetland Habitat

As indicated above, wetland habitat has been identified on site (Figure 2). The construction of the proposed drainage infrastructure options may result in the loss of wetland habitat due to the construction of SWM ponds and an easement. Depending on the alternative chosen, the greatest potential impact appears to be to the southernmost wetland unit which could be lost as a result of the potential placement of an on-site storm water pond. Based on Azimuth's 2014 amphibian surveys, this wetland unit is not providing a significant source for breeding amphibians nor is it functioning as habitat to any species of conservation concern.



6.2.2 Candidate Significant Woodland

Construction of the proposed drainage infrastructure options may result in the loss of forested habitat in the study area due to the construction of SWM Ponds and an easement. The woodlot lacks sufficient size and ecological functions to warrant being defined as Significant Woodland. There are no watercourses in the study area and the area lacks a linkage function being surrounded by residential development to the north, east and south. The feature is not in proximity to significant natural features or watercourses. The impacts caused by alterations to the drainage in the study area will be negligible compared to development of residential lots in the study area already approved and currently underway.

6.2.3 Candidate Significant Wildlife Habitat

The study area has been identified as candidate Significant Wildlife habitat due to the presence of habitat for area sensitive breeding birds, potential Milksnake (SC) habitat, confirmed Eastern Wood-pewee and Chorus Frog habitat. The impacts caused by alterations to the drainage in the study area will be negligible compared to development of residential lots in the study area already approved and currently underway.

Potential habitat for area sensitive species will persist within and adjacent to the study area which will continue to provide habitat for area-sensitive species until the lands are developed in accordance with the OP.

Since the Milksnake is a habitat generalist, potentially suitable habitat for this species will be maintained post-development and local populations should be maintained.

The Eastern Wood-Pewee lives in the mid-canopy layer of forest clearings and edges of deciduous and mixed forests. It is most abundant in intermediate-age mature forest stands with little understory vegetation. This species is not area sensitive. Suitable habitat for the Eastern Wood-pewee will remain post-development.

Chorus Frog habitat was identified at survey station #2. This wetland is largely located outside of the approved Bay Sands residential lots and is located away from any of the SWM pond options. Only minor encroachment into this feature in the form of an easement may be required as a result of the proposed drainage area.

The study area is not located within an area potentially functioning as a wildlife movement corridor because the entire property is surrounded by residential lots. Hence



the proposed drainage infrastructure options would have no direct impacts to habitat linkage areas/wildlife movement.

6.2.4 Aquatic Features/Functions

The drainage features in the study area such as swales and ditches are all either constructed or undefined and flow intermittently. These drainage features are not accessible for fish from Georgian Bay due to their elevation and because they are separated from the lake water level by the beach. These drainage features do not provide direct fish habitat. Because drainage is directed towards Georgian Bay, there is a potential for indirect impact to fish habitat, due to potential decrease in surface water quality during major storm events. Impact as a result of water quality will be mitigated by proper design sizing of SWM ponds and discharge structures.

7.0 SUMMARY OF IMPACTS

Impacts of the drainage structure alternatives and stormwater drainage control alternatives are summarized in the tables on the next page.

Table 1 Drainage Structure Alternatives Summary of Impacts

	Alternative 1 Do Nothing	Alternative 2 (62nd Street)	Alternative 3 (Easement toward 67st Outlet)
Wetland Habitat	No Impact	No impact	Minor loss of wetland habitat
Candidate Significant Woodland	No Impact	No Impact	Minor Impact: Loss of Candidate Significant Woodland due to construction of the easement
Candidate Significant Wildlife Habitat	No Impact	No Impact	Negligible impact. Natural heritage features will continue to function as candidate/confirmed SWH.
Aquatic Habitat	No Impact	No Impact; Note: Mitigation required to control effluent quality and quantity towards Georgian Bay	No Impact; Note: Mitigation required to control effluent quality and quantity towards Georgian Bay

Table 2 Storm Water Drainage Control Alternatives Summary of Impacts



	Alternative 1 Two SWM Ponds	Alternative 2 One SWM Pond	Alternative 3 Off-Site SWM Pond
Wetland Habitat	Loss of on-site SWD community.	Potential loss of on-site SWD community	Potential loss of on-site SWD community.
Candidate Significant Woodland	Minor Impact: Loss of woodland inside the Bay Sands Development Area	Minor Impact: Loss of woodland inside the Bay Sands Development Area	Minor Impact: Loss of woodland outside the Bay Sands Development Area
Candidate Significant Wildlife Habitat	Negligible impact. Natural heritage features will continue to function as candidate/confirmed SWH.	Negligible impact. Natural heritage features will continue to function as candidate/confirmed SWH.	Negligible impact. Natural heritage features will continue to function as candidate/confirmed SWH.
Aquatic Habitat	No Impact; Mitigation required to control quality and quantity of effluent	No Impact; Mitigation required to control quality and quantity of effluent	No Impact; Mitigation required to control quality and quantity of effluent

8.0 MITIGATION

Construction activities involving the removal of vegetation should be restricted from occurring between the beginning of April to approximately mid-July in accordance with the Migratory Birds Convention Act, and the Migratory Birds Regulations, to avoid impacting migratory birds, nests, and eggs during the breeding season.

Work on drainage features should take place during the summer months when low water levels are expected and disturbance of the drainage feature is less likely to impact towards downstream waterbodies (i.e. Georgian Bay).

All on-site construction workers should be informed of the potential SAR to be present within the work area. This information would be best conveyed during a pre-construction meeting on-site by someone knowledgeable of the SAR issues. Individuals working on site should ensure that SAR are not harmed during construction or killed by heavy machinery, vehicles or other equipment. Workers should be instructed to stop work immediately, allow the species to move away from the work area and contact the local MNR office (to report any SAR encountered the local MNR office for this project is the Midhurst District Office (705-725-7500).

The MNR generally recommends that future work proposed outside of the proposed development envelopes, or work taking place more than a year from the submission of



this report should be subjected to review. The purpose of this review should be to ensure that no changes to existing policies outlined in this report or changes to existing habitat on the property have occurred which would contradict the conclusions outlined within this report. This recommendation is made on the basis that potential SAR habitat may vary among years in response to changes of site conditions and species listed within the ESA are subject to change as additional information becomes available.

9.0 CONCLUSIONS

Drainage structure alternatives 1 and 3 both have no impact on natural heritage functions. Alternative 2 would involve a small loss of forested area as a result of the construction of the easement. The easement is considered a minor disruption because it is relatively narrow (13.6 m maximum width) and vegetated. The easement would not impact the function of this woodlot.

All three storm water drainage control alternatives require clearing a small area of the woodlot to construct SWM ponds. The proposed site for the SWM ponds is relatively small and along the edge of the woodlot. Regardless of which option is chosen the function of the woodlot will be maintained. Alternative 1 and 2 ponds are proposed on lots in the Bay Sands Development Area. Alternative three involves construction of a SWM Pond along the edge of the woodlot to the North of the Bay Sands Development Area.

Development of the storm water infrastructure is unlikely to cause serious harm to fish and fish habitat regardless of the alternative chosen. Potential for impacts by runoff from the site to Georgian Bay is minimal because the lake is separated from the discharge locations by the beach. Mitigation measures should be implemented to prevent sedimentation of drainage features and impacts to water quality from the site.

Development of the stormwater infrastructure is unlikely to impact a protected species regardless of the alternative chosen. No species at risk or habitat for species at risk identified in the study area based on the desktop and field studies.



10.0 REFERENCES

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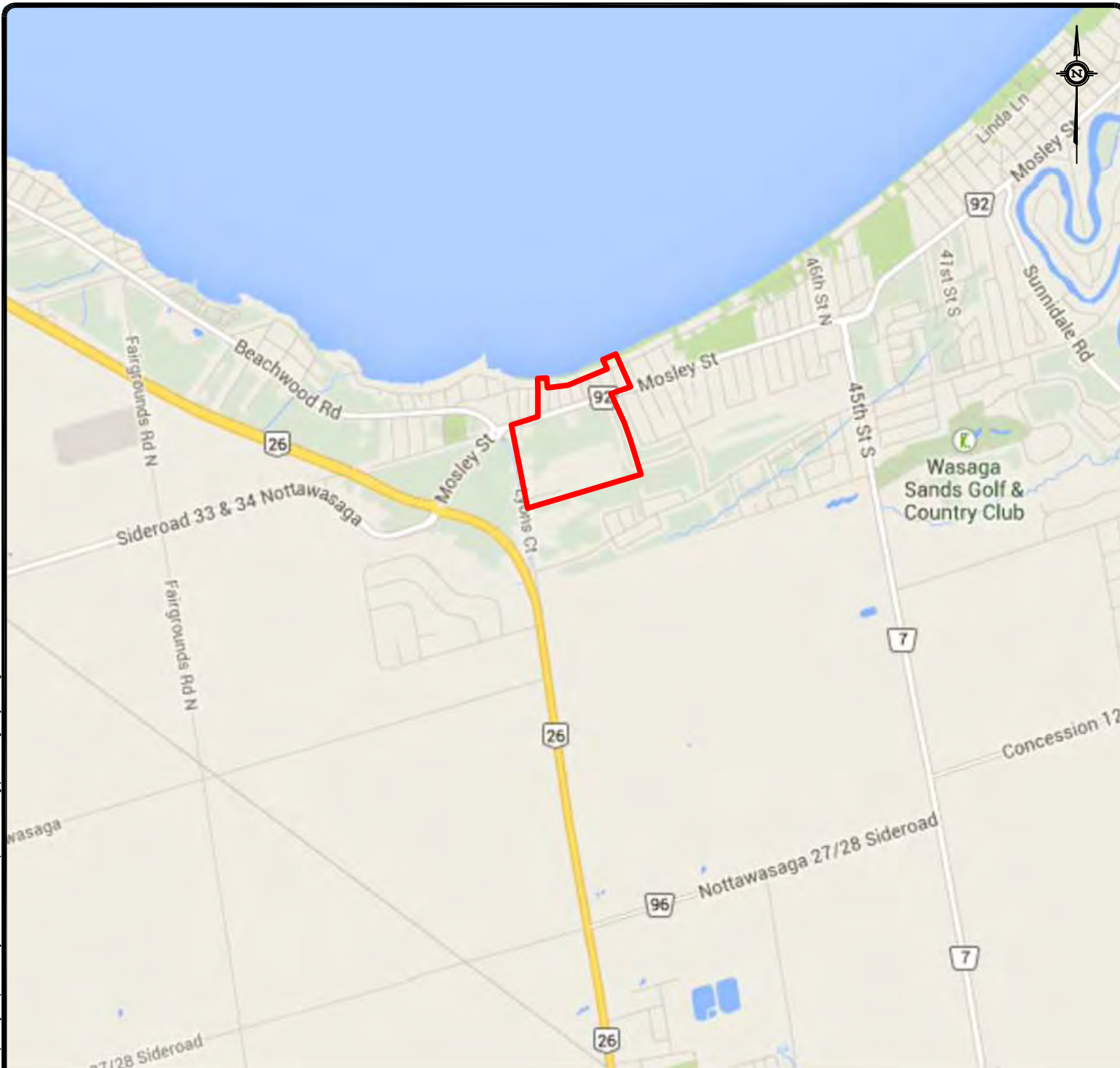
MNR. 2014. Eastern Wood-pewee <http://www.ontario.ca/environment-and-energy/eastern-wood-pewee>

MNR. 2010. Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005 (Second Edition). Ontario Ministry of Natural Resources. Queen's Printer for Ontario. Toronto, ON. 248pp.

Ontario Ministry of Natural Resources. 2000. Significant Wildlife Habitat Technical Guide.

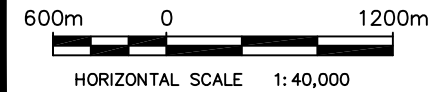
Official Plan of the Township of Wasaga Beach. Adopted September 9, 2003 (Approved June 22, 2004)

Plotted by: MCCARTNEY on March 13, 2014, at 11:39am
File: M:\14 Projects\14-047 Bay Sands Area - EA\04.0 - Drafting\14-047.dwg Layout: Figure 1 PlotScale: 0.5



LEGEND:

— *Approx. Study Area*



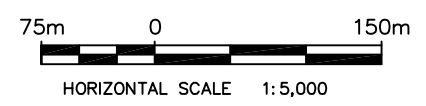
Study Area Location

Bay Sands Area - SWMP EA
Wasaga Beach, ON

DATE ISSUED: February 2014	Figure No.
CREATED BY: JLM	1
PROJECT NO.: 14-047	
REFERENCE: Google Maps	



- LEGEND:**
- Approx. Study Area
 - Approx. Bay Sands Development Area
 - Watercourse
 - NVCA Regulated Area
 - Unevaluated Wetland
 - Wasaga Beach Provincial Park
 - SWMP Options
 - SWMP Easement
 - ⊕ Amphibian Stations (white)
 - ⊕ Birding Stations
 - Vegetation Communities
 - CUW Cultural Woodland
 - FOM7-2 Fresh-Moist White Cedar-Hardwood Mixed Forest Type
 - FOMM2-3 Dry-Fresh White Pine Hardwood Mixed Forest Type
 - SWD2-1 Black Ash Mineral Deciduous Swamp Type



AZIMUTH ENVIRONMENTAL CONSULTING, INC.

Environmental Features

**Bay Sands Area - SWMP EA
Wasaga Beach, ON**

DATE ISSUED:	February 2014	Figure No.
CREATED BY:	JLM	2
PROJECT NO.:	14-047	
REFERENCE:	First Base Solutions	

Plotted by: MCCARTNEY on March 27, 2015 at 9:32am
 File: M:\14 Projects\14-047 Bay Sands Area - EA\04.0 - Drafting\14-047.dwg Layout: ES2 Plotcode: 0.5
 DAYSTAMP: M:\14 Projects\14-047 Bay Sands Area - EA\04.0 - Drafting\14-047.dwg

Table 3 - Vegetation Species Observed

14-047 Bay Sands

FAMILY	SCIENTIFIC NAME	COMMON NAME	Vegetation Community				S RANK	G RANK	SARO STATUS
			CUW	FOM7-2	FOMM2-3	SWD2-1			
Aceraceae	<i>Acer rubrum</i>	Red Maple			X	X	S5	G5	
Aceraceae	<i>Acer saccharinum</i>	Silver Maple				X	S5	G5	
Aceraceae	<i>Acer spicatum</i>	Mountain Maple		X	X		S5	G5	
Anacardiaceae	<i>Toxicodendron radicans</i>	Climbing Poison Ivy	X	X	X		S5	G5	
Apiaceae	<i>Daucus carota</i>	Wild Carrot	X				SNA	GNR	
Araliaceae	<i>Aralia nudicaulis</i>	Wild Sarsaparilla		X	X		S5	G5	
Asteraceae	<i>Bidens sp.</i>	Beggarticks sp.			X				
Asteraceae	<i>Erigeron hyssopifolius</i>	Daisy Fleabane	X				S5	G5	
Asteraceae	<i>Eupatorium perfoliatum</i>	Common Boneset				X	S5	G5	
Asteraceae	<i>Eutrochium maculatum var. maculatum</i>	Spotted Joe Pye Weed	X				S5	G5T5	
Asteraceae	<i>Nabalus altissimus</i>	Tall Rattlesnake-root		X			S5	G5?	
Asteraceae	<i>Solidago canadensis var. canadensis</i>	Canada Goldenrod	X				S5	G5T5	
Asteraceae	<i>Taraxacum officinale</i>	Common Dandelion				X	SNA	G5	
Asteraceae	<i>Tussilago farfara</i>	Colt's-foot	X				SNA	GNR	
Betulaceae	<i>Alnus incana</i>	Speckled Alder	X			X	S5	G5	
Betulaceae	<i>Betula alleghaniensis</i>	Yellow Birch			X		S5	G5	
Betulaceae	<i>Betula papyrifera</i>	Paper Birch	X				S5	G5	
Boraginaceae	<i>Myosotis sylvatica</i>	Woodland Forget-me-not	X	X		X	SNA	G5	
Brassicaceae	<i>Alliaria petiolata</i>	Garlic Mustard				X	SNA	GNR	
Caprifoliaceae	<i>Viburnum acerifolium</i>	Maple-leaf Viburnum			X		S5	G5	
Clusiaceae	<i>Hypericum perforatum</i>	Common St. John's-wort	X				SNA	GNR	
Cornaceae	<i>Cornus alternifolia</i>	Alternate-leaved Dogwood		X	X		S5	G5	
Cornaceae	<i>Cornus racemosa</i>	Gray Dogwood		X		X	S5	G5?	
Cornaceae	<i>Cornus rugosa</i>	Roundl-leaved Dogwood			X		S5	G5	
Cornaceae	<i>Cornus stolonifera</i>	Red-osier Dogwood	X	X		X	S5	G5	
Cupressaceae	<i>Juniperus communis</i>	Ground Juniper		X			S5	G5	
Cupressaceae	<i>Thuja occidentalis</i>	Eastern White Cedar	X	X			S5	G5	
Cyperaceae	<i>Carex intumescens</i>	Bladder Sedge				X	S5	G5	
Cyperaceae	<i>Carex pauciflora</i>	Few-flowered Sedge			X		S5	G5	
Cyperaceae	<i>Carex prasina</i>	Drooping Sedge		X		X	S4	G4	
Cyperaceae	<i>Scirpus atrovirens</i>	Dark-green Bulrush				X	S5	G5?	
Dennstaedtiaceae	<i>Pteridium aquilinum</i>	Bracken Fern	X	x	X	X	S5	G5	
Dryopteridaceae	<i>Athyrium filix-femina</i>	Northeastern Lady Fern			X	X	S5	G5T5	
Dryopteridaceae	<i>Dryopteris cristata</i>	Crested Wood Fern				X	S5	G5	
Dryopteridaceae	<i>Dryopteris intermedia</i>	Evergreen Wood Fern			X		S5	G5	
Dryopteridaceae	<i>Dryopteris marginalis</i>	Marginal Wood Fern				X	S5	G5	
Dryopteridaceae	<i>Onoclea sensibilis</i>	Sensitive Fern				X	S5	G5	
Elaeagnaceae	<i>Shepherdia canadensis</i>	Canada Buffalo-berry		X			S5	G5	
Equisetaceae	<i>Equisetum arvense</i>	Field Horsetail	X				S5	G5	
Equisetaceae	<i>Equisetum palustre</i>	Marsh Horsetail				X	S5	G5	
Equisetaceae	<i>Equisetum scirpoides</i>	Dwarf Scouring-rush			X		S5	G5	

Table 3 - Vegetation Species Observed

14-047 Bay Sands

FAMILY	SCIENTIFIC NAME	COMMON NAME	Vegetation Community				S RANK	G RANK	SARO STATUS
			CUW	FOM7-2	FOMM2-3	SWD2-1			
Fabaceae	<i>Lotus corniculatus</i>	Garden Bird's-foot Trefoil	X				SNA	GNR	
Fagaceae	<i>Quercus rubra</i>	Northern Red Oak			X		S5	G5	
Geraniaceae	<i>Geranium robertianum</i>	Herb-Robert		X		X	S5	G5	
Grossulariaceae	<i>Ribes triste</i>	Swamp Red Currant				X	S5	G5	
Lamiaceae	<i>Clinopodium vulgare</i>	Field Basil	X				S5	G5	
Lamiaceae	<i>Lycopus uniflorus</i>	Northern Water-horehound				X	S5	G5	
Liliaceae	<i>Clintonia borealis</i>	Blue Bead-lily		X			S5	G5	
Liliaceae	<i>Maianthemum canadense</i>	Wild Lily-of-the-valley		X	X	X	S5	G5	
Liliaceae	<i>Streptopus lanceolatus</i>	Eastern Rose Twisted-stalk		X			S5?	G5	
Liliaceae	<i>Trillium grandiflorum</i>	White Trillium		X			S5	G5	
Oleaceae	<i>Fraxinus americana</i>	White Ash	X				S4	G5	
Oleaceae	<i>Fraxinus nigra</i>	Black Ash				X	S4	G5	
Oleaceae	<i>Fraxinus pennsylvanica</i>	Green Ash				X	S4	G5	
Onagraceae	<i>Circaea alpina</i>	Small Enchanter's Nightshade				X	S5	G5	
Ophioglossaceae	<i>Botrypus virginianus</i>	Rattlesnake Fern		X			S5	G5	
Orchidaceae	<i>Epipactis helleborine</i>	Eastern Helleborine		X			SNA	GNR	
Pinaceae	<i>Abies balsamea</i>	Balsam Fir		X	X		S5	G5	
Pinaceae	<i>Picea glauca</i>	White Spruce		X			S5	G5	
Pinaceae	<i>Pinus banksiana</i>	Jack Pine		X			S5	G5	
Pinaceae	<i>Pinus strobus</i>	Eastern White Pine	X	X	X		S5	G5	
Pinaceae	<i>Tsuga canadensis</i>	Eastern Hemlock		X	X		S5	G5	
Polygalaceae	<i>Polygaloides paucifolia</i>	Gay-wing Milkwort		X	X		S5	G5	
Primulaceae	<i>Trientalis borealis</i>	Northern Starflower		X			S5	G5	
Pteridaceae	<i>Adiantum pedatum</i>	Northern Maidenhair Fern		X			S5	G5	
Ranunculaceae	<i>Anemone canadensis</i>	Canada Anemone			X	X	S5	G5	
Ranunculaceae	<i>Aquilegia canadensis</i>	Wild Columbine		X			S5	G5	
Ranunculaceae	<i>Caltha palustris</i>	Yellow Marsh Marigold				X	S5	G5	
Ranunculaceae	<i>Ranunculus abortivus</i>	Kidney-leaved Buttercup		X			S5	G5	
Rhamnaceae	<i>Frangula alnus</i>	Glossy Buckthorn				X	SNA	GNR	
Rhamnaceae	<i>Rhamnus cathartica</i>	Common Buckthorn			X		SNA	GNR	
Rosaceae	<i>Fragaria virginiana</i>	Wild Strawberry	X	X	X		S5	G5	
Rosaceae	<i>Rubus idaeus ssp. idaeus</i>	Common Red Raspberry	X				SNA	G5T5	
Rosaceae	<i>Rubus pubescens</i>	Dewberry			X	X	S5	G5	
Salicaceae	<i>Populus balsamifera</i>	Balsam Poplar		X			S5	G5	
Salicaceae	<i>Populus tremuloides</i>	Trembling Aspen	X		X	X	S5	G5	
Salicaceae	<i>Salix eriocephala</i>	Heart-leaved Willow				X	S5	G5	
Scrophulariaceae	<i>Pedicularis canadensis</i>	Canada Lousewort		X			S5	G5	
Scrophulariaceae	<i>Verbascum thapsus</i>	Common Mullein		X			SNA	GNR	
Taxaceae	<i>Taxus canadensis</i>	Canadian Yew			X		S4	G5	
Typhaceae	<i>Typha latifolia</i>	Broad-leaved Cattail				X	S5	G5	
Ulmaceae	<i>Ulmus americana</i>	American Elm				X	S5	G5?	

Table 3 - Vegetation Species Observed

14-047 Bay Sands

FAMILY	SCIENTIFIC NAME	COMMON NAME	Vegetation Community				S RANK	G RANK	SARO STATUS
			CUW	FOM7-2	FOMM2-3	SWD2-1			
Violaceae	<i>Viola cucullata</i>	Marsh Blue Violet				X	S5	G4G5	
Violaceae	<i>Viola selkirkii</i>	Great-spurred Violet				X	S5	G5?	
Vitaceae	<i>Parthenocissus quinquefolia</i>	Virginia Creeper				X	S4?	G5	
Vitaceae	<i>Vitis riparia</i>	Riverbank Grape		X			S5	G5	

Table 4: Breeding Amphibian Observations

Frog Call Survey Results

Latin Name	Comon Name	Survey 1 ²					Incidental ⁴	G-rank
		Station 1	Station 2	Station 3	Station 4	Station 5		
<i>Pseudacris crucifer</i>	Spring Peeper	1 (3)	1 (1)	No Activity	No Activity			G5
<i>Pseudacris triseriata</i>	Chorus Frog	1 (2)	2 (13)			1(1) ⁵		G5
<i>Bufo americanus</i>	American Toad	1(1) ⁵	1(1) ⁵					G5

Latin Name	Comon Name	Survey 2 ²					Incidental ⁴	G-rank
		Station 1	Station 2	Station 3	Station 4	Station 5		
<i>Pseudacris crucifer</i>	Spring Peeper	No Activity	No Activity	No Activity	No Activity	1(1)		G5
<i>Hyla versicolor</i>	Grey Tree Frog					3 ⁵		G5

Call Code Levels

0 = none heard

1 = males could be individually counted

2 = calls overlap but numbers could be estimated

3 = overlapping calls, not possible to estimate numbers involved in chorus.

(#) = number of singing males counted

¹see Figure 2 for mapping of survey locations

² Date: May 10, 2014; Survey Time: 21:06-21:50; Air Temperature: 7⁰C; Wind: B0/na; Cloud Cover: 0%; Precipitation: nil

³ Date: May 26, 2014 ;Survey Time: 22:17-23:10; Air Temperature 17⁰C; Wind B0/na; Cloud Cover 100%; Precipitation nil

Table 5. Bird Species List,

14-047 Bay Sands EIS

Family	Scientific Name	Common Name ¹	Breeding Bird Survey Data					Conservation Rank ²			
			Sample Stations					G-rank	S-rank	COSEWIC Status	SARO Status
			1	2	3	4	Incidental				
Anatidae	<i>Anas platyrhynchos</i>	Mallard					X	G5	S5		
Anatidae	<i>Branta canadensis</i>	Canada Goose					X	G5	S5		
Bombycillidae	<i>Bombycilla cedrorum</i>	Cedar Waxwing	S				X	G5	S5B		
Cardinalidae	<i>Cardinalis cardinalis</i>	Northern Cardinal					X	G5	S5		
Cardinalidae	<i>Passerina cyanea</i>	Indigo Bunting				S		G5	S4B		
Columbidae	<i>Zenaida macroura</i>	Mourning Dove	S					G5	S5		
Corvidae	<i>Corvus brachyrhynchos</i>	American Crow		S			X	G5	S5B		
Emberizidae	<i>Melospiza melodia</i>	Song Sparrow				S		G5	S5B		
Emberizidae	<i>Zonotrichia albicollis</i>	White-throated Sparrow	S				X	G5	S5B		
Laridae	<i>Larus delawarensis</i>	Ring-billed Gull			FO			G5	S5B,S4N		
Paridae	<i>Poecile atricapillus</i>	Black-capped Chickadee					X	G5	S5		
Parulidae	<i>Dendroica petechia</i>	Yellow Warbler					X	G5	S5B		
Parulidae	<i>Dendroica pinus</i>	Pine Warbler				S	X	G5	S5B		
Parulidae	<i>Dendroica virens</i>	Black-throated Green Warbler		S			X	G5	S5B		
Parulidae	<i>Geothlypis trichas</i>	Common Yellowthroat					X	G5	S5B		
Parulidae	<i>Mniotilta varia</i>	Black-and-white Warbler					X	G5	S5B		
Parulidae	<i>Seiurus aurocapilla</i>	Ovenbird		S				G5	S4B		
Parulidae	<i>Seiurus noveboracensis</i>	Northern Waterthrush					X	G5	S5B		
Parulidae	<i>Setophaga ruticilla</i>	American Redstart					X	G5	S5B		
Parulidae	<i>Vermivora peregrina</i>	Tennessee Warbler	S					G5	S5B		
Parulidae	<i>Vermivora ruficapilla</i>	Nashville Warbler					X	G5	S5B		
Picidae	<i>Colaptes auratus</i>	Northern Flicker					X	G5	S4B		
Troglodytidae	<i>Troglodytes troglodytes</i>	Winter Wren					X	G5	S5B		
Turdidae	<i>Turdus migratorius</i>	American Robin	S			S		G5	S5B		
Tyrannidae	<i>Contopus virens</i>	Eastern Wood-pewee			S	S	X	G5	S4B		
Tyrannidae	<i>Sayornis phoebe</i>	Eastern Phoebe					X	G5	S5B		
Vireonidae	<i>Vireo olivaceus</i>	Red-eyed Vireo		S				G5	S5B		
Vireonidae	<i>Vireo solitarius</i>	Blue-headed Vireo			S			G5	S5B		

¹ Nomenclature based on Ontario Ministry of Natural Resources (OMNR), Natural Heritage Information Centre (NHIC) database - <http://nhic.mnr.gov.on.ca/MNR/nhic/species.cfm>

² Conservation Rankings: From Ontario Ministry of Natural Resources, Natural Heritage Information Centre (http://nhic.mnr.gov.on.ca/nhic_.cfm)

³ Breeding Bird Evidence Codes: OBS - Species observed; H; S - Singing male (Possible Breeding); more than 1 week apart), FO - Flyover (no evidence of use of property).

Breeding Bird Survey Sample Conditions: Date: June 2, 2014, Observer: M. Fuller; Temperature 16°C; Cloud cover <0%, Wind: B0, Precipitation: Nil, Search Time 5:36 to 6:24.)



APPENDICES

Appendix A: Design Alternatives Plans and Descriptions

Appendix B: Background Information

Appendix C: Agency Correspondence



APPENDIX A

Design Alternatives Plans and Descriptions

TOWN OF WASAGA BEACH

BAY SANDS DEVELOPMENT AREA DRAINAGE SCHEDULE 'C' CLASS ENVIRONMENTAL ASSESSMENT

Consideration of Alternatives

DRAINAGE ALTERNATIVES

ALTERNATIVE 1 – Do Nothing

ALTERNATIVE 2 - 62ND STREET URBANIZATION

The existing capacity along 62nd Street is limited as a result of the rural cross section and small diameter driveway culverts. To convey concentrated drainage from the Bay Sands Development area, urbanization with large diameter storm sewer would be required. Maximizing the diameter of the proposed storm sewer and providing for overland flow may provide sufficient capacity to convey the 100-year flows.

To convey overland drainage down 62nd Street and across Mosley Street, 62nd Street would have to be lowered to match existing boulevard and driveway grades. Furthermore, a section of Mosley Street would have to be lowered. Preliminary observation identifies that 62nd Street could be lowered by xxx and Mosley Street at the intersection of 62nd Street, a section approximately xxx in length, could be lowered by approximately xxx.

From the intersection of 62nd Street and Mosley Street, there are three alternatives to convey drainage:

a) DISCHARGE OVERLAND AND PIPED DRAINAGE TO THE EXISTING WATERCOURSE AT MOSLEY STREET EAST OF 62ND STREET

Under existing conditions, the natural watercourse east of 62nd Street between Mosley Street and Shore Lane is able to convey less than the 2-year flows. In order to have sufficient capacity to convey the existing 100-year flows, the water course in this section would require significant upgrades resulting in a minimum top width of 6.2m. Compared to the existing approximate 2.0m width, the upgrades would require extensive construction disturbance, negotiations and property acquisitions from adjacent land owners and could have environmental impacts.

In order to accommodate the existing 100-year flows, the watercourse section downstream of Shore Lane to the Nottawasaga Bay would require significant upgrades. These upgrades would result in a minimum top width of 9.2m. The existing width is approximately 4.0m therefore, the upgrades would require extensive construction disturbance, negotiations and property acquisitions from adjacent land owners and could have environmental impacts.

b) NEW DRAINAGE OUTLET AT 61ST STREET

Continue the urbanization of 62nd Street through to Shore Lane. Overland flow would be intercepted into drainage structures and conveyed through a large diameter storm sewer along Shore Lane to a new outlet on 61st Street north of Shore Lane. This option would require approval from the Ministry of Natural Resources and could have environmental impacts. In addition to the reconstruction of 62nd Street from Mosley Street to Shore Lane, the work would require the installation of a large diameter storm sewer on Shore Lane and 61st Street north of Shore Lane with the capacity to convey the 100-year flows.

TOWN OF WASAGA BEACH

BAY SANDS DEVELOPMENT AREA DRAINAGE SCHEDULE 'C' CLASS ENVIRONMENTAL ASSESSMENT

Consideration of Alternatives

c) CONNECTION TO EXITING WATERCOURSE NORTH OF SHORE LANE

Continue the urbanization of 62nd Street through to Shore Lane. Overland flow would be intercepted into drainage structures and conveyed through a large diameter storm sewer along Shore Lane and connected to the existing road crossing culvert east of 61st Street. This would require the reconstruction of 62nd Street from Mosley Street to Shore Lane, including the installation of a large diameter storm sewer on Shore Lane to east of 61st Street with the capacity to convey the 100-year flows.

Furthermore, the watercourse section downstream of Shore Lane to the Nottawasaga Bay would require significant upgrades. These upgrades would result in a minimum top width of 9.2m. The existing width is approximately 4.0m therefore, the upgrades would require extensive construction disturbance, negotiations and property acquisitions from adjacent land owners and could have environmental impacts.

ALTERNATIVE 3 - DRAINAGE EASEMENT THROUGH PRIVATE LAND

A drainage easement through private land north of the Bay Sands Development would convey controlled flow from the Development to Mosley Street, in the vicinity of 67th Street. The required width of the easement includes a grass lined drainage swale with the capability of conveying the greater of the 100-year or Regional flows and a maintenance access route. To convey the western section of the development, the required width of the easement would be 10.4m and to convey the entire site, the required width would be 12.4m. Negotiations and property acquisitions would be required with the property owner of the private land. Whether the easement conveys the western section or the entire site could be dependent on the negotiations.

The flow would be intercepted into a large diameter storm sewer on 67th Street and urbanization of 67th Street would be considered to accommodate overland flow. This work would require extensive construction disturbance including road reconstruction, driveway and boulevard restoration to the limits of disturbance.

At Shore Lane, connection would be made to the existing outlet at 67th Street. The existing concrete box culvert outlet has sufficient capacity to convey the existing 100-year flows. Quantity control would be required to control post-development flows to pre-development flows.

TOWN OF WASAGA BEACH

BAY SANDS DEVELOPMENT AREA DRAINAGE SCHEDULE 'C' CLASS ENVIRONMENTAL ASSESSMENT

Consideration of Alternatives

STORMWATER DRAINAGE CONTROL

Stormwater management control (SWM facility) for the Bay Sands Development may provide enhanced water quality and reduce the peak discharge flow rates. A SWM facility will control post-development flow to pre-development levels and will reduce the quantity of overland flow to be accommodated downstream of the development.

For discussion purposes, there are three alternatives for the Bay Sands Development stormwater management control:

OPTION 1 - TWO SWM FACILITIES ON-SITE TO MAINTAIN EAST/WEST DRAINAGE DIVIDE

To control runoff from the east portion of the development the total estimated facility surface area required would be 1,555m². This area would require a total of 3 lots to accommodate the facility including maintenance access. Runoff from the west portion of the development could be controlled in a pond with a total surface area of 3,069m². A total of 4 lots would be required to accommodate the facility including maintenance access.

Option 1 would require land acquisitions from property owners in the Bay Sands Development. A total of 7 lots would be required to accommodate the facilities. The respective property owner's intention for developing their lot is information that can be beneficial to determining the optimum location for the facilities.

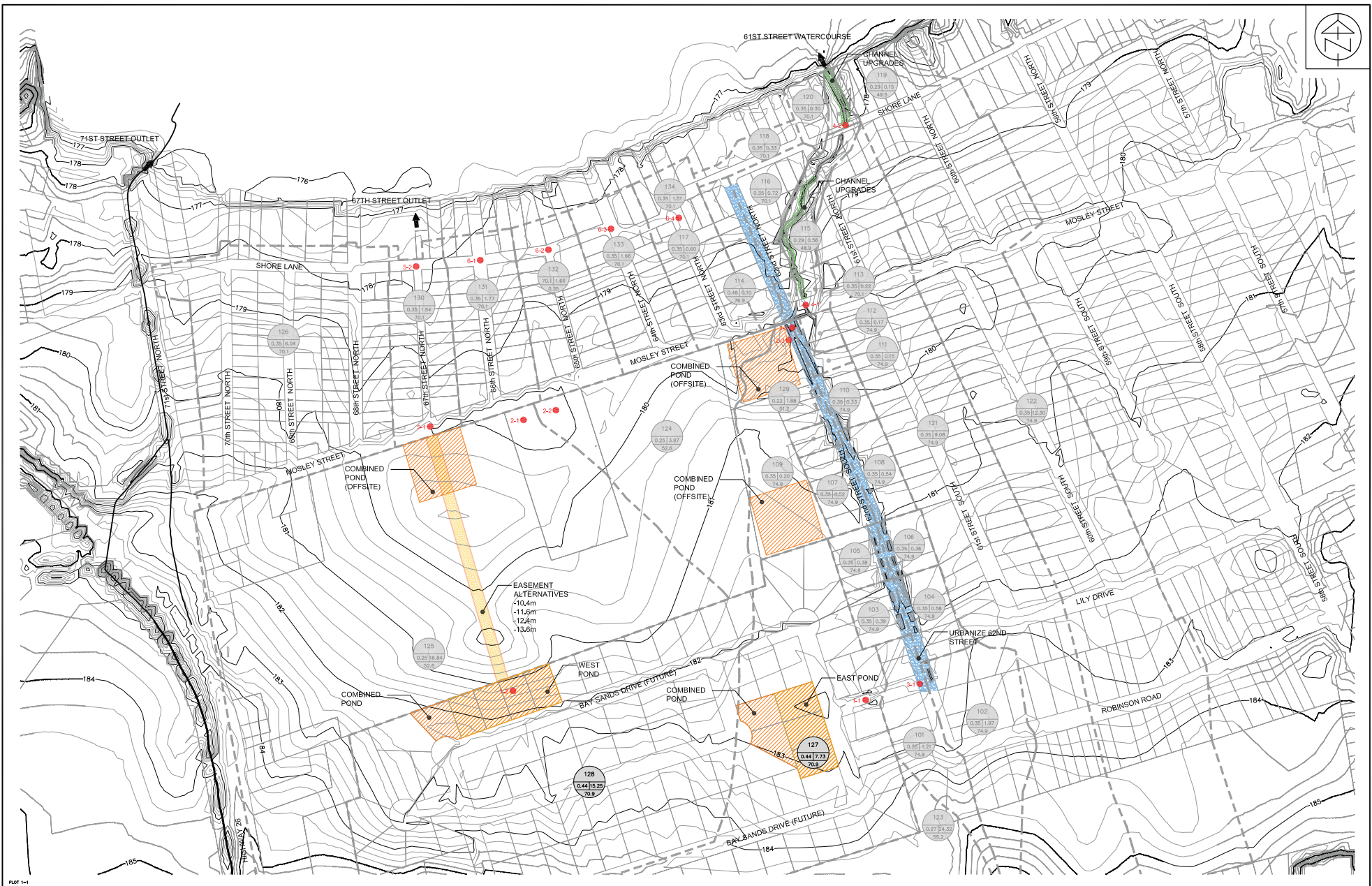
OPTION 2 - ONE ON-SITE SWM FACILITY

Significant grading would be required to direct runoff to one SWM facility. The total estimated surface area would be 4,624m² and a total of 5 lots would be required to accommodate the facility including maintenance access.

Option 2 would require land acquisitions from property owners in the Bay Sands Development. A total of 5 lots would be required to accommodate the facilities. The respective property owner's intention for developing their lot is information that can be beneficial to determining the optimum location for the facility.

OPTION 3 - OFF SITE SWM FACILITY

An off-site SWM facility could be located in the land directly north of the Bay Sands Development adjacent Mosley Street. This option would require property acquisition from the owner of the private land.



LEGEND

- 61st Street Improvements
- Potential Pond Locations
- Potential Channel Upgrades
- Potential Easements
- Flow Node

125 DRAINAGE AREA ID#
 RUNOFF COEFFICIENT 0.25 | 16.84
 AREA (ha.) 52.6
 CN VALUE

CONTRACT DRAWINGS:
 Contractor shall verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before construction commences. Drawings are not to be used. Anley & Associates Limited claims copyright to this drawing and it may not be used for any purpose other than that stipulated in the contract between the owner/Client and the Engineer without the express written consent of Anley & Associates Limited.

NO.	REVISIONS	DATE	INITIAL

Not Valid Unless Signed And Dated

SCALE: H= 1:2000
 DESIGN: R.D.S./K.W.C.
 DRAWN: K.W.C./J.D.C.
 CHECKED: R.D.S.
 DATE: SEPT. 2011

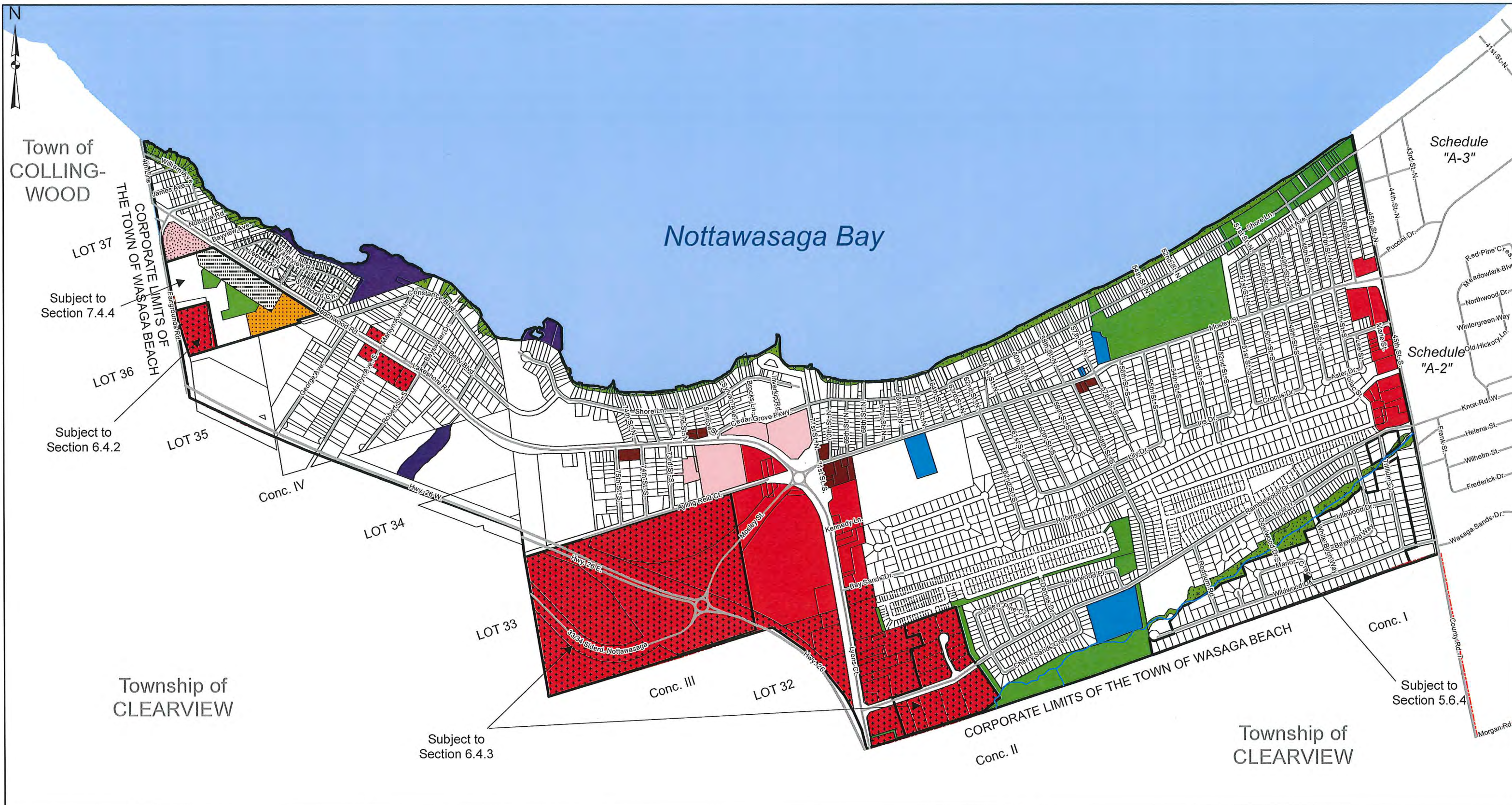
TOWN OF WASAGA BEACH
 BAYSANDS DEVELOPMENT AREA
 STORMWATER DRAINAGE
 DRAINAGE INFRASTRUCTURE OPTIONS

CONTRACT No. DWG. No. 211059-DA2



APPENDIX B

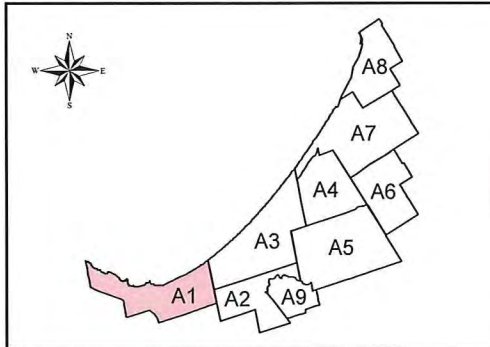
Background Information



Adopted by Council: Sept 9, 2003
 Approved by the County of Simcoe: June 22, 2004
 Consolidated: September 6, 2013

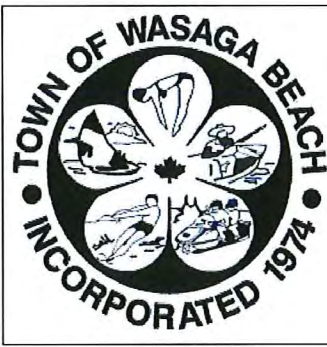
NOTE: The lot lines depicted on this map are for reference only and may not reflect accurately property boundaries in all instances.

0 100 200 400 600 800 1,000
 Metres



Legend




Residential	Tourism Accommodation
High Density Residential	Tourism Commercial
Country Club Community	Institutional
Campground Commercial	Open Space
Recreational Commercial	Natural Hazards
Service Commercial	Natural Heritage System Category 1
District Commercial	Rural
Local Commercial	Waste Disposal




Schedule 'A-1'
Land Use Plan
 Official Plan of the Town of Wasaga Beach

County of Simcoe



-  Highway
-  Major Road
-  Ramp
-  Local Road
-  Unassumed and Seasonal Road

 Aerial Photos flown in the spring of 2012

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1:9,028

0 0.05 0.1 0.2 km



March 10, 2014

natural heritage



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- | | | |
|----------------------------------|------------------------------|----------------------|
| --- Municipal Border | --- Water Line, Intermittent | ■ First Nations Land |
| --- Contour - 2 Meter | --- Water Line, Permanent | ■ Municipal Park |
| --- Trail | --- Building Footprint | Landuse |
| --- RailLine | --- Provincial Park | ■ Amusement Park |
| --- Highway | --- Water Area, Permanent | ■ Commercial |
| --- Major Road | --- Wetland Area, Permanent | ■ Educational |
| --- Ramp | --- Wooded Area | ■ Golf Course |
| --- Local Roads | --- Cartographic Urban Area | ■ Government |
| --- Unassumed and Seasonal Roads | --- Cemetery - Polygon | ■ Industrial |
| | | ■ Medical |

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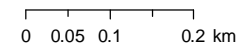
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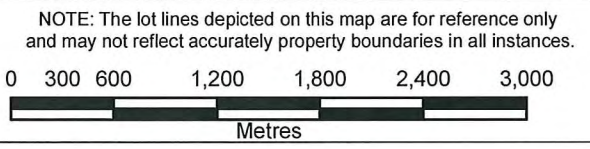
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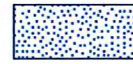



March 12, 2014



Adopted by Council: September 9, 2003
 Approved by the County of Simcoe: June 22, 2004
 Consolidated: September 6, 2013



-  ANSI (Area of Natural and Scientific Interest)
-  Provincially Significant Wetland Complex
-  Natural Heritage System Category 1 and 2 Lands



Schedule 'D'
Natural Heritage System
 Official Plan of the Town of Wasaga Beach



APPENDIX C

Agency Correspondence

Taco Den Haas

From: Dave Featherstone [dfeatherstone@nvca.on.ca]
Sent: May-06-14 8:44 AM
To: Taco Den Haas; Chris Hibberd
Cc: Tom Nollert
Subject: RE: Terms of Reference Bay Sands Wasaga Beach EIS
Attachments: WasagaSands_wetland_frog.jpg

Hi Taco. As you are aware, Patti Young is no longer with NVCA and I assume Chris Hibberd will be the lead planner on this file in the interim.

This is an interesting area from a planning perspective with a mix of “checkerboard” lots and larger lots with variable development designations. We have recently addressed wetlands/natural areas in “checkerboard” areas with significant flexibility in recognition of “development rights” but I imagine a more typical EIS approach may be required for the larger lot areas. I may need to discuss the planning context in more detail with Chris/Town staff.

I used to live on 62nd Street and know this area fairly well. There is a lot of water moving through this area during the spring and unevaluated wetlands. Amphibian breeding occurs in this area and I recommend that early spring and mid spring surveys be undertaken as part of the EIS (due to weather conditions, early spring conditions are still present). Area-sensitive bird species are also present and a breeding bird survey is recommended. Milksnake was observed on 62nd Street within the past 5-6 years. There is some potential for rare plant species in the area. We requested that Ram’s-head Orchid be a focus of SAR/rare species work on the DAS property just west of “old” 26 – it is present in Ross’s Woods (FOM communities) west of 51st Street and has a brief flowering time i.e. late May. There are some interesting coastal marsh/dune species along the checkerboard roads i.e. Ohio goldenrod, small fringed gentian, little bluestem and New Jersey tea. There does not appear to be suitable habitat for the SAR species noted in your email below (possible exception of butternut though it is very rare, if present, in this general physiography – trough/ridge Nipissing - in my experience).

The EIS should also review the property(s) within the broader landscape context.

My apologies for the delay in responding to your request. Please contact me if you have any questions.

Best regards,

David Featherstone, B.Sc.
Manager, Watershed Monitoring Program
Nottawasaga Valley Conservation Authority
8195 Concession Line 8
Utopia, Ontario
LOM 1T0
(705) 424-1479 Ext. 242
dfeatherstone@nvca.on.ca

From: Taco Den Haas [mailto:TDenHaas@Azimuthenvironmental.Com]
Sent: Thursday, March 27, 2014 2:02 PM
To: Patti Young
Cc: Dave Featherstone; Tom Nollert
Subject: Terms of Reference Bay Sands Wasaga Beach EIS

Hello Patti,

Azimuth was retained by Ainley to conduct an Environmental Impact Study for the Bay Sands Area in the Town of Wasaga Beach. The Town intends to complete storm drainage and outlet improvements to the area. The study area is shown on Figures 1 and 2 (attached).

The study area is within the settlement of Wasaga Beach and is designated 'rural and agricultural' by the County of Simcoe Official Plan. The Town of Wasaga Beach official plan identifies this area as residential. Parts of the study area is regulated by NVCA. There are no PSW/ANSI's within or adjacent to study area but the study area contains unevaluated wetlands.

Parts of the study area are treed. Other land use includes residential lots institutional land, and municipal roads. The study area drains towards Georgian Bay through two existing outlets at 61st and 67th streets.

The Ontario Breeding Bird Atlas was consulted to determine the potential for avian Species at Risk to be utilizing the property. Information derived from the Ontario Breeding Bird Atlas indicates that Common Nighthawk, Red-headed Woodpecker, Barn Swallow, Golden-winged Warbler, Eastern Meadowlark and Bobolink within the general area (OBBA square 17NK72).

General background information from Midhurst MNR indicates that SAR within the Town of Wasaga Beach include Piping Plover, Eastern Hog-nosed Snake, Cerulean Warbler, Spotted Wintergreen, Least Bittern. Within the County of Simcoe American Ginseng and Spotted Turtle are known to occur. Other SAR to be considered during SAR assessment include Butternut, Lake Sturgeon.

Based on this information, we propose the following scope of work for the Scoped EIS:

- Consult with the Nottawasaga Valley Conservation Authority (NVCA), Simcoe Region, Town of Wasaga Beach and the Ministry of Natural Resources (MNR), as required, to address any concerns they may have, to confirm their requirements for the scope of the EIS and to obtain any available background information;
- Classify vegetation communities using the methods of the Ecological Land Classification for Southern Ontario Protocol 2nd Edition (Lee et al. 1998). Communities will first be delineated by desktop with use of recent air photos and will further be refined through field survey;
- Concurrently with ELC field surveys, conduct one vascular fauna surveys during the summer (July 2014) to document existing vegetation and screen for the presence of significant species;
- Document any fish habitat;
- Record all incidental wildlife observations during the site visit;
- Conduct a Species at Risk Screening for the property under the Endangered Species Act 2007 that will include consultation with Midhurst District MNR, a SAR habitat assessment and potential impacts associated with the proposed land use (July 2014);
- Map vegetation communities and other environmental features (watercourses, wetlands, areas of ground water discharge, etc.) on high quality ortho-air photos;
- Assess the potential direct and indirect impacts of the proposed development on the sensitive or significant environmental features as described above;
- Determine and recommend setbacks to the sensitive environmental features identified on site including the watercourse and woodland (if required) in accordance with the applicable provincial, municipal and NVCA policy;
- Develop an appropriate avoidance/mitigation/restoration strategy to address the potential environmental impacts;
- Summarize applicable natural heritage policy and ensure that the proposed development is in conformity with the relevant policies of the Region, Town, NVCA and Province; and
- Prepare EIS report for agency review.

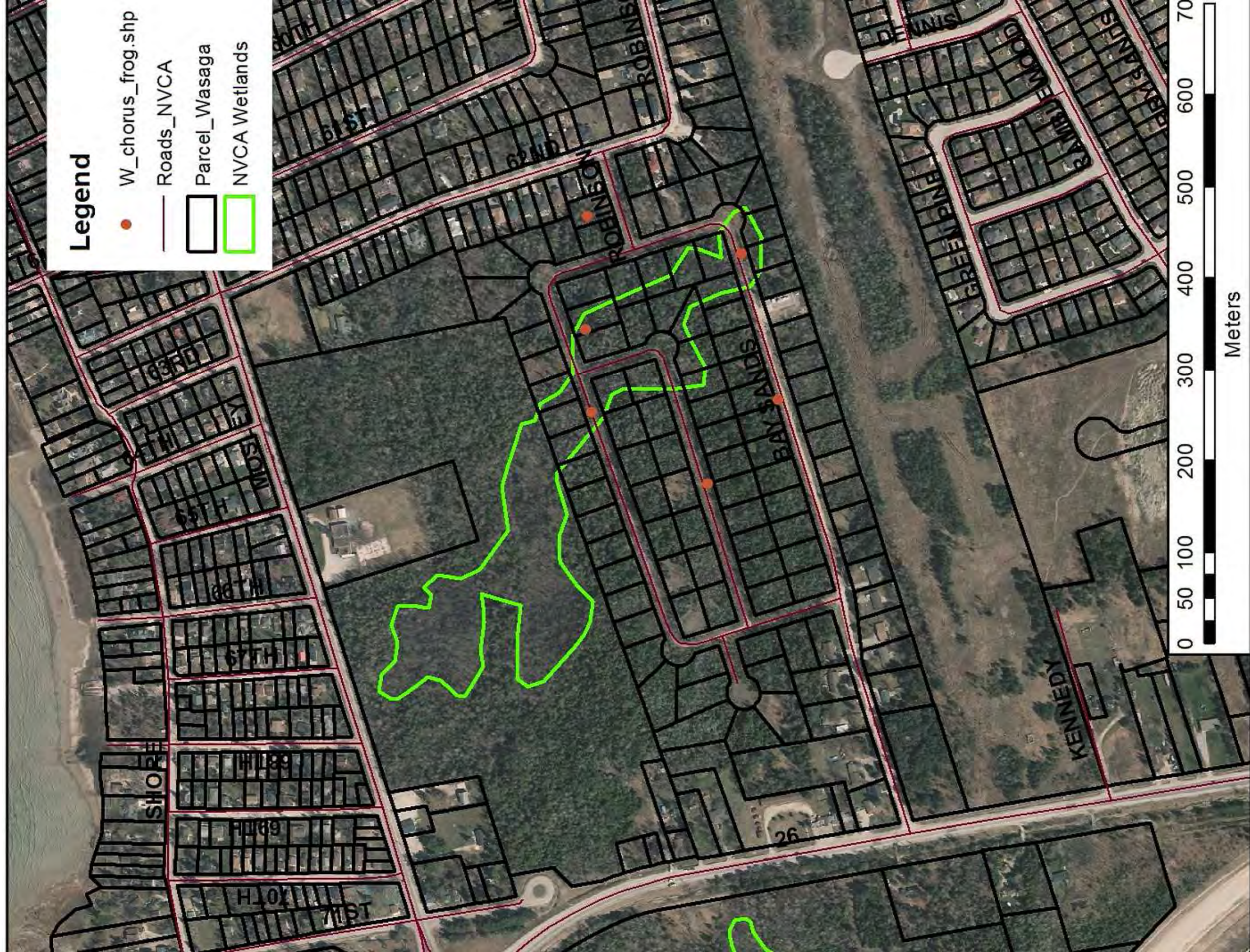
Please review and confirm the suitability of the proposed works. I would also like to take this opportunity to request any relevant background information that NVCA may have for the subject property. Do not hesitate to contact me if you have any questions or to discuss further.

Regards,
Taco den Haas
Aquatic Ecologist

Azimuth Environmental Consulting, Inc.
85 Bayfield Street, Suite 400
Barrie, ON L4M 3A7
office (705) 721-8451 x 220
cell (705) 331-6677
fax (705) 721-8926

Providing services in hydrogeology, terrestrial and aquatic ecology & environmental engineering

Wasaga Sands Town of Wasaga Beach



Taco Den Haas

From: Dave Featherstone [dfeatherstone@nvca.on.ca]
Sent: May-06-14 8:44 AM
To: Taco Den Haas; Chris Hibberd
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- Prepare EIS report for agency review.



Square Summary (17NK72)

#species (1st atlas)				#species (2nd atlas)				#hours		#pc done	
poss	prob	conf	total	poss	prob	conf	total	1st	2nd	road	offrd
31	30	29	90	73	34	34	141	43	74	22	91

Region summary (#13: Simcoe County)

#squares	#sq with data		#species		#pc done	target #pc
	1st	2nd	1st	2nd		
68	63	65	181	190	2075	850

Target number of point counts in this square: 22 road side, 3 off road (1 in deciduous forest, 1 in coniferous forest, 1 in mixed forest). Please try to ensure that each off-road station is located such that the entire 100m radius circle is within the prescribed habitat.

SPECIES	Code		%	
	1st	2nd	1st	2nd
Canada Goose		FY	58	95
Trumpeter Swan †			0	43
Wood Duck		P	76	78
Gadwall ‡			6	4
American Wigeon		H	6	12
American Black Duck		H	44	47
Mallard	FY	NE	93	95
Blue-winged Teal	FY	H	79	53
Northern Shoveler			11	10
Northern Pintail		H	14	7
Green-winged Teal		H	0	18
Redhead †			3	1
Ring-necked Duck		H	4	21
Lesser Scaup ‡			1	1
Hooded Merganser		H	25	30
Common Merganser		H	36	46
Red-breast Merganser		H	9	20
Gray Partridge ‡			0	1
Ring-necked Pheasant			15	10
Ruffed Grouse	FY	H	92	81
Wild Turkey		NU	0	81
Common Loon	P	S	28	52
Pied-billed Grebe			22	32
Double-crest Cormorant §		H	11	27
American Bittern		H	50	44
Least Bittern †			12	23
Great Blue Heron §		H	77	63
Great Egret †			0	1
Green Heron §	H	H	84	70

SPECIES	Code		%	
	1st	2nd	1st	2nd
Black-crown N.-Heron † §			12	9
Yellow-crn N.-Heron †			0	0
Turkey Vulture		T	77	84
Osprey		H	42	53
Northern Harrier	H		76	66
Sharp-shinned Hawk	H	H	50	60
Cooper's Hawk		H	17	47
Northern Goshawk		H	15	27
Red-should Hawk †	H	H	17	44
Broad-winged Hawk		NB	58	66
Red-tailed Hawk	H	H	92	81
American Kestrel	CF	H	85	76
Merlin ‡			1	21
Yellow Rail †			3	3
King Rail †			3	3
Virginia Rail		H	36	47
Sora		H	31	43
Common Moorhen			17	12
American Coot			15	12
Coot/Moorhen			0	0
Sandhill Crane ‡			0	21
Killdeer	NU	DD	96	96
Rock Dove	P	D	87	84
Spotted Sandpiper	D	A	95	78
Upland Sandpiper		S	60	38
Common Snipe	H	H	79	61
American Woodcock	H	T	79	72
Ring-billed Gull §		H	6	33
Herring Gull §	NY	H	49	38

SPECIES	Code		%	
	1st	2nd	1st	2nd
Caspian Tern †			1	3
Black Tern † §			30	21
Common Tern §		H	34	23
Forster's Tern † §			0	1
Mourning Dove	NU	T	95	95
Yellow-billed Cuckoo		H	6	18
Black/Yell-billed Cuckoo			0	18
Black-billed Cuckoo	H	NY	58	75
Eastern Screech-Owl		H	12	49
Great Horned Owl	P	S	74	55
Barred Owl			20	49
Long-eared Owl ‡			3	4
Short-eared Owl †			1	4
North Saw-whet Owl			9	12
Common Nighthawk	NU	T	63	40
Whip-poor-will	H	H	60	38
Chimney Swift		H	63	32
Ruby-thr Hummingbird	T	H	88	95
Belted Kingfisher	CF	T	95	92
Red-headed Woodpecker †	D	NY	65	29
Yellow-bellied Sapsucker	S	H	80	95
Downy Woodpecker	D	S	95	96
Hairy Woodpecker	S	NY	95	93
Northern Flicker	D	FY	98	95
Pileated Woodpecker	T	S	80	93
Olive-sided Flycatcher		H	22	20
Eastern Wood-Pewee	T	NB	96	96
Alder Flycatcher		S	47	76
Willow Flycatcher		NE	42	55

[next page >>](#)

Ontario Breeding Bird Atlas - Summary Sheet for Square 17NK72 (page 2 of 3)

SPECIES	Code		%	
	1st	2nd	1st	2nd
Least Flycatcher	H	D	88	89
Eastern Phoebe	AE	NE	95	96
Gr Crested Flycatcher	D	T	98	96
Eastern Kingbird	NY	T	98	95
Loggerhead Shrike †			15	3
Yellow-throated Vireo ‡		S	30	26
Blue-headed Vireo		FY	9	38
Warbling Vireo	S	T	92	93
Philadelphia Vireo ‡			1	4
Red-eyed Vireo	T	FY	93	96
Blue Jay	CF	FY	96	96
American Crow	N	FY	98	96
Common Raven		P	7	55
Horned Lark	S	S	68	47
Purple Martin	AE	AE	61	27
Tree Swallow	NE	H	98	96
North Rgh-wing Swallow	AE	V	68	56
Bank Swallow §	NE	NU	88	58
Cliff Swallow §	AE	H	82	63
Barn Swallow	NY	NB	96	95
Black-capped Chickadee	NY	AE	96	96
Tufted Titmouse †			1	0
Red-breast Nuthatch	D	T	52	90
White-breast Nuthatch	D	T	87	93
Brown Creeper	H	H	55	60
Carolina Wren ‡			1	6
House Wren		AE	87	95
Winter Wren	H	S	68	95
Sedge Wren			19	20

SPECIES	Code		%	
	1st	2nd	1st	2nd
Marsh Wren			42	33
Golden-crown Kinglet		H	7	21
Ruby-crown Kinglet			6	7
Blue-gr Gnatcatcher ‡		H	14	24
Eastern Bluebird		NY	57	73
Veery	T	S	95	96
Swainson's Thrush		H	14	20
Hermit Thrush	S	T	39	69
Wood Thrush	T	T	90	92
American Robin	NY	NE	98	96
Gray Catbird	S	A	98	96
Northern Mockingbird			6	18
Brown Thrasher	T	NE	96	92
European Starling	AE	CF	98	96
Cedar Waxwing	H	FY	98	96
Blue-winged Warbler		H	4	24
Golden-winged Warbler		H	30	43
Blue/Gold-wing Warbler ‡			0	15
Brewster's Warbler †			0	3
Nashville Warbler	T	S	74	84
Northern Parula		H	12	21
Yellow Warbler	T	NY	98	92
Chestn-sided Warbler	S	S	68	95
Magnolia Warbler		S	20	58
Black-thr Blue Warbler		H	22	63
Yellow-rumped Warbler		T	41	78
Black-thr Green Warbler	S	T	34	90
Blackburnian Warbler		S	28	58
Pine Warbler	S	T	26	80

SPECIES	Code		%	
	1st	2nd	1st	2nd
Kirtland's Warbler †			1	0
Prairie Warbler †			6	9
Bay-breasted Warbler ‡			1	3
Cerulean Warbler †			12	16
Black-white Warbler	CF	T	84	93
American Redstart	H	S	85	90
Ovenbird	T	FY	98	96
North Waterthrush	T	S	61	86
Mourning Warbler	T	S	63	81
Common Yellowthroat	A	S	92	95
Canada Warbler	T	H	46	56
Eastern Towhee		DD	53	73
Chipping Sparrow	NY	NE	96	96
Clay-colored Sparrow		H	14	36
Field Sparrow	P	T	84	87
Vesper Sparrow	H	T	84	70
Savannah Sparrow	H	A	88	81
Grasshopper Sparrow	T	T	38	41
Song Sparrow	T	NE	98	96
Swamp Sparrow	S	H	84	86
White-throat Sparrow	S	T	95	87
Dark-eyed Junco	H	H	25	21
Scarlet Tanager		P	79	86
Northern Cardinal	D	T	66	84
Rose-breast Grosbeak	DD	S	95	93
Indigo Bunting	S	S	90	93
Bobolink	S	T	87	83
Red-wing Blackbird	NE	A	96	96
Eastern Meadowlark	T	T	88	83

[<< previous page](#)[next page >>](#)

Ontario Breeding Bird Atlas - Summary Sheet for Square 17NK72 (page 3 of 3)

SPECIES	Code		%	
	1st	2nd	1st	2nd
Western Meadowlark ‡			6	1
Yellow-h Blackbird †			1	0
Rusty Blackbird ‡			1	1
Brewer's Blackbird ‡			3	7
Common Grackle	NY	CF	96	96
Brown-head Cowbird	NE	NE	98	95
Orchard Oriole ‡			0	1
Baltimore Oriole	CF	NY	96	96
Purple Finch		S	66	73
House Finch		S	3	72
Red Crossbill ‡			7	1
White-winged Crossbill ‡			1	3
Pine Siskin		H	17	18
American Goldfinch	H	D	98	96
Evening Grosbeak		H	15	15
House Sparrow	NY	H	88	75

This list includes all species found during the Ontario Breeding Bird Atlas (1st atlas: 1981-1985, 2nd atlas: 2001-2005) in the region #13 (Simcoe County). Underlined species are those that you should try to add to this square. They have not yet been reported during the 2nd atlas, but were found during the 1st atlas in this square or have been reported in more than 50% of the squares in this region during the 2nd atlas so far. In the species table, "BE 2nd" and "BE 1st" are the codes for the highest breeding evidence for that species in square 17NK72 during the 2nd and 1st atlas respectively. The % columns give the percentage of squares in that region where that species was reported during the 2nd and 1st atlas (this gives an idea of the expected chance of finding that species in region #13). Rare/Colonial Species Report Forms should be completed for species marked: § (Colonial), ‡ (regionally rare), or † (provincially rare). Current as of 10/03/2014. An up-to-date version of this sheet is available from <http://www.birdsontario.org/atlas/summaryform.jsp?squareID=17NK72>

[<< previous page](#)

E.I.S. Addendum No. 1 March 2017



Environmental Assessments & Approvals

March 24, 2017

AEC 14-047

Ainley Group
550 Welham Road
Barrie, ON
L4N 8Z7

Attention: Steve Fournier

Re: **Addendum to the Scoped Environmental Impact Study – Bay Sands Area,
Town of Wasaga Beach, County of Simcoe**

Dear Mr. Fournier,

Azimuth Environmental Consulting, Inc. (Azimuth) has been retained by Ainley Group (Ainley) to prepare an addendum to the Bay Sands Development Area Stormwater Drainage Environmental Impact Study (EIS) prepared by Azimuth in March 2015, which assessed the natural heritage impact of stormwater management options and drainage control in the Bay Sands Area of Wasaga Beach. It is our understanding that since the release of the EIS, Ainley and the Town of Wasaga Beach (Town) have been working to identify a preferred alignment, and at this time have identified two potential orientations extending from the Bay Sands Development to 67th Street (see the attached figure). Both alignments are designed to be 20m in width.

Both of the proposed alignments have been designed to avoid, where possible, existing wetland habitat, though the eastern alignment bisects the southern wetland unit. The limit of the wetland habitat has been confirmed by Azimuth and the Nottawasaga Valley Conservation Authority (NVCA; Dave Featherstone) during a delineation exercise on November 16, 2016. A Butternut (*Juglans cinerea*; Endangered) was also identified during this exercise. The location of the specimen is indicated on the attached figure.

The proposed alignments will be constructed within existing woodland habitat. Construction of either alignment will result in loss of woodland habitat, and cause temporary fragmentation of the woodland feature. Thus, construction of the proposed



alignments may impact natural heritage features associated with woodland habitat including habitat for Endangered species [Butternut (observed); and three bat species that utilize wildlife cavity trees during summer to raise young [Northern Long-eared Myotis (*Myotis septentrionalis*), Little Brown Myotis (*Myotis lucifugus*), and Tri-colored Bat (*Perimyotis subflavus*); possible use of site] and candidate Significant Wildlife Habitat including:

- Bat Maternity Colonies,
- Deer Yarding Area (Stratum II),
- Area Sensitive Breeding Bird Habitat, and
- Special Concern and Rare Wildlife Species [Eastern Wood-pewee (*Contopus virens*) and Western Chorus Frog (*Pseudacris triseriata*)].

Candidate Significant Wildlife Habitat has been identified using the Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E as prepared by the Ministry of Natural Resources and Forestry (MNRF), January 2015.

Potential impacts to habitat for Endangered species and candidate Significant Wildlife Habitat can be avoided if certain recommendations and appropriate mitigation measures are implemented. Suggested mitigation measures include: re-naturalization of the alignment, species specific studies to characterize Species at Risk impact, and scheduling construction to avoid critical life history events of species utilizing the habitat. Detailed recommendations have been presented within the recommendations section, below. As the works are temporary, and provided that the resulting infrastructure will be re-naturalized, no permanent impact to potential habitat is expected as a result of the works.

Construction of the eastern alignment will directly impact wetland habitat during construction. Provided that the disturbance is temporary, and the lands are permitted to return to a wetland community, we do not anticipate significant long term impact to the wetland habitat. Temporary impact can be avoided if the construction occurs outside of critical life history periods for species utilizing the habitat.

The alignments, as proposed, may also alter local hydrology, and thus wetland function of the identified habitat. The appropriate engineering/hydrogeological studies should be undertaken to ensure that construction of the preferred alignment does not affect the hydroperiod of the wetlands and thus local wetland habitat function.



Recommendations

The following mitigation measures will ensure that construction of the proposed alignment will not impact natural heritage features and functions:

- Removal of woody vegetation should occur outside of the breeding bird window. For this location removals should not occur between April 15th and August 15th of any given year.
- Site grading works should not occur during the amphibian breeding period. For this location site grading should not occur between winter thaw and June of any given year.
- The MNRF has raised SAR bat habitat issues on essentially all projects involving tree clearing. Therefore, potentially suitable bat maternity roosting cavity trees should be mapped within the disturbance limit of the preferred/selected alignment to establish if the works would potentially impact maternity roost habitat. If any such trees are found, options for retention of the cavity tree(s) should be explored. If impacts to cavity trees can't be avoided, consultation with the MNRF for direction is recommended..
- A Butternut Health Assessment of the tree identified in November 2016 should occur if the western alignment is selected. Depending on the results of the assessment, additional MNRF approvals may be required.
- A spring vegetation survey should occur within the footprint of the preferred alignment, six to twelve months prior to construction, to ensure that sensitive and/or rare plant populations are not present.
- An updated Species at Risk screening should occur six to twelve months prior to construction to ensure that works will not result in contravention of the *Endangered Species Act, 2007*.
- Construction of the preferred alignment must occur such that there is no impact to the local hydrology and hydroperiod of the wetland. This will ensure that that wetland function and wetland dependant flora and fauna persist post construction.
- Snow fencing or equivalent should be installed at the limit of the work area to prevent the accidental intrusion of machinery operations into adjacent undisturbed natural areas;
- Tree protection measures should be implemented adjacent to the retained woodland prior to site alteration. All proposed tree removals should be overseen by a certified arborist to ensure that removals do not impact retained trees.
- Native topsoil should be stored on site and reused during site grading, in an effort to preserve the local, native seed bank and promote quick re-establishment of vegetation.



- Vegetation reestablishment is to occur as soon as possible following construction and grading activities. The alignment should be re-naturalized with native herbaceous and woody plants, to the maximum extent possible, in order to reduce the canopy opening created by construction and minimize habitat fragmentation.

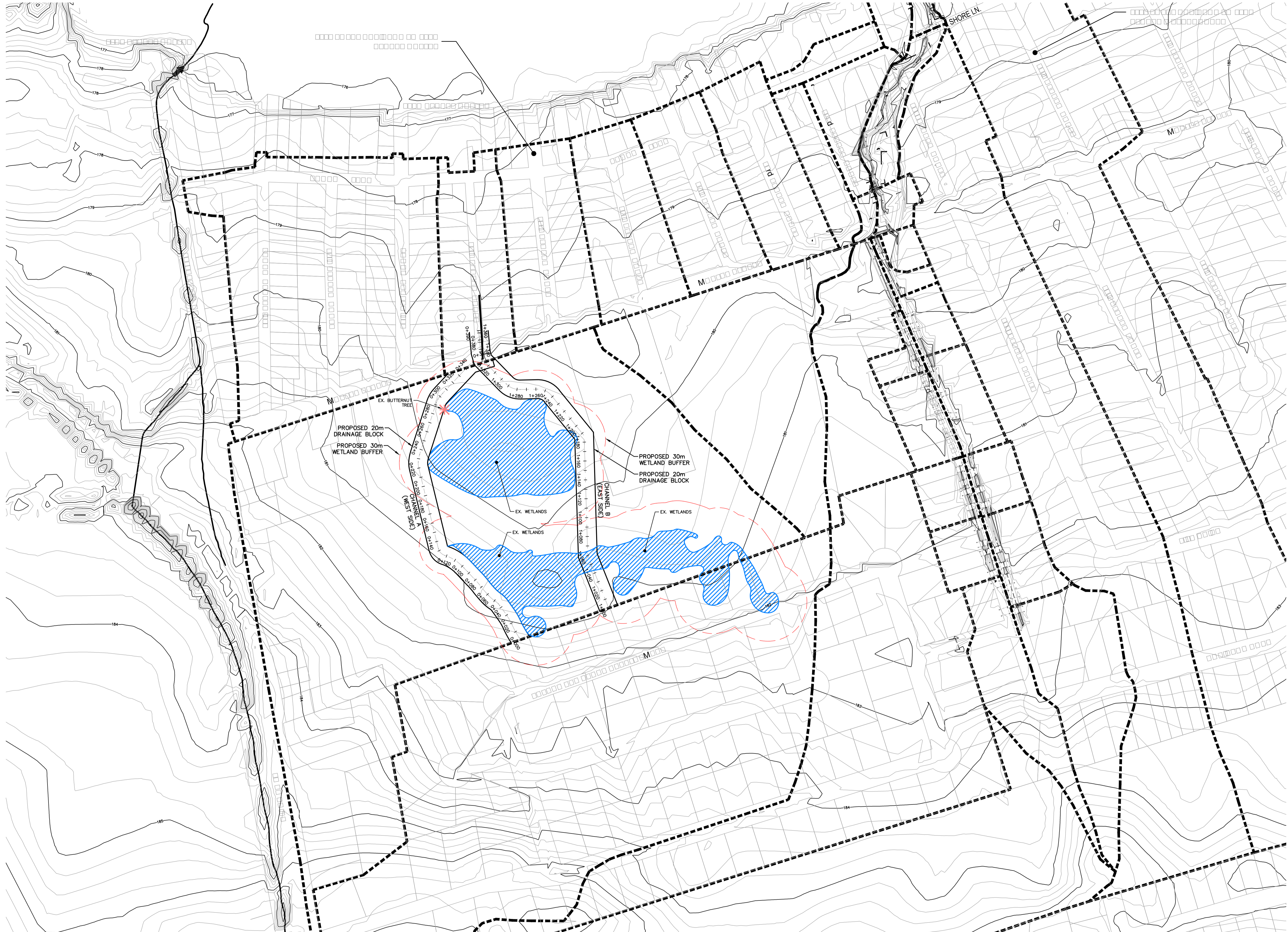
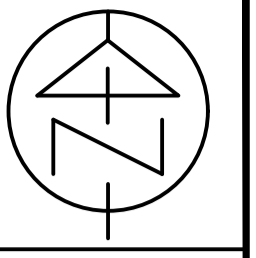
It is our understanding that modification of the Georgian Bay shoreline may be required to construct the outlet of the drainage feature, and that interested parties have expressed concern regarding the impact to local Piping Plover populations (*Charadrius melodus*; Endangered). The Plover has not been known to occur within the vicinity of 67th Street, however, there is potential for the species to utilize this portion of the beach. Thus, to avoid potential impact to the species, Azimuth recommends that the proposed works occur outside of the breeding bird window as described above. As the works are temporary, and provided that the resulting infrastructure will be re-naturalized, no permanent impact to potential habitat is expected as a result of the works.

Should you have any further questions or concerns regarding this correspondence, please do not hesitate to contact our office to discuss.

Yours truly,

AZIMUTH ENVIRONMENTAL CONSULTING, INC.


Melissa Fuller, H.B.Sc.
Terrestrial Ecologist



PLOT 1=1

NOTES

CONTRACT DRAWINGS:
Contractor must verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before commencing work. Drawings are not to be scaled. Ashley & Associates Limited claims copyright to this drawing and it may not be used for any purpose other than that stipulated in the contract between the owner/client and the Engineer without the express written consent of Ashley & Associates Limited.

NO.	REVISIONS	DATE	INITIAL
1.	AS PER AZIMUTH COMMENTS	MAR/17	S.L.F.

Not Valid Unless Signed And Dated

SCALE: H= 1:2000
V=

DESIGN: S.L.F.

DRAWN: R.A.W.

CHECKED: R.D.S.

DATE: DEC. 2016

TOWN OF WASAGA BEACH
BAY SANDS DEVELOPMENT AREA
STORMWATER DRAINAGE
 WASAGA BEACH, ONTARIO

PROPOSED CHANNEL ARRANGEMENTS
BAY SANDS CHANNEL
THROUGH McDERMID LANDS



CONTRACT No. DWG. No. 113202-CH1

E.I.S. Addendum No. 2 March 2018



**Environmental Impact Study
Addendum #2**

**Town of Wasaga Beach
Simcoe County**

Prepared for:
Ainley Group

Prepared by:
Azimuth Environmental
Consulting, Inc.

March 2018

AEC 14-047



Environmental Assessments & Approvals

April 13, 2018

AEC 14-047

Ainley Group
550 Welham Road
Barrie, Ontario
L4N 8Z7

Attention: Steve Fournier, P. Eng., Senior Engineer

Re: Addendum #2 to the Environmental Impact Study – Bay Sands Area Storm Drainage and Outlet Project Located in Wasaga Beach, Ontario

Dear Mr. Fournier:

Azimuth Environmental Consulting was retained by the Ainley Group undertake an Environmental Impact Study intended to inform the natural heritage component of the Bay Sands Storm Drainage and Outlet Class Environmental Assessment for the Town of Wasaga Beach. The area of assessment for this second addendum encompasses a parcel of Crown Land at the existing terminus of 62nd Street, to evaluate the impacts of infrastructure development of a new stormwater pipe and outfall, required by the Town of Wasaga Beach. This location was not considered likely for development until after Azimuth's original Environmental Impact Study and first addendum, and therefore a second addendum was required to address the potential impacts at this location.

The results of our impact assessment indicate the proposed development can be achieved without the expectation of impacts to the natural heritage features and functions identified within the study area. Mitigation measures are provided which will help to further protect the natural heritage features and functions present within the study area, and provide opportunities to benefit the ecology of the area.

Furthermore, there is no expectation that the development will result in contraventions to the *Endangered Species Act, 2007*, *Federal Fisheries Act, 1985*, and *Species at Risk Act, 2002* based on our current understanding of the project, and no authorizations under these acts should be required. The information presented herein should be considered in conjunction with documents and background information submitted to date.



If you require additional information, please do not hesitate to contact me.

Yours truly,

AZIMUTH ENVIRONMENTAL CONSULTING, INC.

David d'Entremont, H. B.Sc.
Terrestrial Ecologist

Brad Baker, H. B.Sc.
Terrestrial Ecologist



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1.0 INTRODUCTION

Azimuth Environmental Consulting Inc. (Azimuth) was retained by the Ainley Group (Ainley) to assist with the natural heritage components of the Bay Sands Development Area Storm Drainage and Outlet Improvements Class Environmental Assessment (EA). The original "Bay Sands Development Area Stormwater Drainage Environmental Impact Study" (EIS) for the natural heritage component of the EA was prepared by Azimuth in March 2015. Following the selection of two proposed alignments of the stormwater management outlet by Ainley (as the Town's engineering consultant) and the Town of Wasaga Beach (the Town), an addendum to the EIS was prepared by Azimuth in March 2017 (Addendum #1) to assess the potential natural heritage impacts to two outlet locations.

After the first Public Information Centre was completed additional analysis revealed that it was not feasible to combine the Bay Sands Development Area with the 61st Street catchment area because the existing outlet at 67th Street does not have sufficient capacity. As such, two outlets are required to address the drainage deficiencies affecting the project study area. As a result, the study area was divided into two drainage areas as follows:

- Area 1: 67th Street Drainage Area and the Bay Sands Development Drainage Area
- Area 2: 61st Street Drainage Area.

The proposed alignment located at the north terminus of 62nd Street (Figure 1) currently represents the selected alternative for Area 2. This EIS Addendum #2 presents a description of the environmental features and functions within the study area (as defined in Section 3.1 below), and an impact assessment of the proposed work plan upon those natural environmental resources.

Preliminary high-level design concepts of the proposed development are presented in Appendix A (Area 2 – Design Option 2C), with design details described in correspondence with Ainley and the Town. Azimuth has consulted with the Ministry of Natural Resources and Forestry (MNR) and the Nottawasaga Valley Conservation Authority (NVCA) over the course of the original EIS, and Addendum #1, regarding consideration of environmental sensitivities throughout this project, with consultation for this Addendum #2 involving the NVCA (Appendix B). The information presented herein should be considered in conjunction with documents and background information submitted to date.



2.0 BACKGROUND

In early 2014, Azimuth was retained by Ainley to prepare an EIS for the proposed development of local and area drainage in the Bay Sands Development Area. Pertinent natural heritage and site plan documentation produced since early 2014 provide supporting information to this Addendum #2, and include the following:

- An EIS was submitted by Azimuth on March 31, 2015 inform natural heritage requirements of the Class EA process for the Bay Sands Development Area Storm Drainage and Outlet Improvements Class EA based on information collected during the 2014 field season (2015 Azimuth EIS);
- An EIS Addendum (Addendum #1) was submitted by Azimuth on March 24, 2017 for two design options for the stormwater management outlet identified by Ainley and the Town; and,
- A Public Information Centre No. 2 presentation developed by the Town on June 22, 2017, depicting Design Option 2C (selected alternative; Appendix A).

During the review of the 2015 Azimuth EIS it was noted that, while the conclusions remain relatively unchanged, changes to legislation and some assessment protocols since the submission of that report have altered the necessary reporting requirements. As recommended in Section 8 of the 2015 Azimuth EIS these documents should be reviewed prior to moving forward with detailed design stage for the Bay Sands Development Area Storm Drainage and Outlet Improvements Class EA. This review would account for changes to legislation including the Ontario's *Endangered Species Act* (ESA) and Federal *Fisheries Act*, in addition to changes in habitat use which may have occurred since their submission and may result in the requirement of the submission of updated reports.

Some points to consider in that review include:

- Section 1 of the 2015 Azimuth EIS should identify that the report was intended to inform natural heritage requirements of the Class EA process for the Bay Sands Development Area Storm Drainage and Outlet Improvements Class EA.
- There is a discrepancy in the 2015 Azimuth EIS where property, study area and subject property are used interchangeably which results in confusion within that report. The report was focused on the study area as outlined in Figure 1 included within the 2015 Azimuth EIS.
- The 2015 Azimuth EIS indicated that there was no fish habitat present in the drainage channels present in the study area. During site visits in subsequent years fish were identified in the channel crossing the closed road allowance of 61st Street south of Shore Lane. The requirements should be reviewed further by a fisheries specialist during the detailed design phase with the potential need for Fisheries and Oceans Canada review to be confirmed at that time.



3.0 STUDY APPROACH

3.1 Study Area

For the purposes of this Addendum #2, Azimuth conducted an assessment of environmental features associated with the Ontario Parks Property (the property), which is owned by Infrastructure Ontario (IO) and managed by Ontario Parks (division of MNRF). The property therefore constitutes Crown Land, located at the north of the terminus of 62nd street in Wasaga Beach (Figure 2). The study area for Addendum #2 includes the property and all adjacent lands (those within 120m of the property boundary). This includes a riparian wetland feature north of the property boundary (Figure 2). The focus of the assessment was to provide further information regarding the potential for Natural Heritage Features and Functions (NHFFs) to exist in the study area and particularly within the projected footprint of the site disturbance.

3.2 Existing Data Sources

A review of existing documents provided information on site characteristics, habitat, wildlife, vegetation communities, and general aspects of the study area addressed within this Addendum #2. This included review of the following:

- Aerial images (Google, NVCA online mapping);
- Atlas of the Breeding Birds of Ontario (OBBA) [website];
- MNRF's NHIC Make-A-Map: Natural Heritage Areas application [website];
- Ontario Nature – Ontario Reptile and Amphibian Atlas [website];
- MNRF's Species at Risk Ontario list;
- Government of Canada's Species at Risk Public Registry; and,
- Dobbyn, J. (1994) – Atlas of the Mammals of Ontario.

In addition, further information on potential concerns was provided by NVCA (Appendix B). A request for information letter was sent to the MNRF during the original EIS (Azimuth, 2015), requesting any background information Midhurst District may have on file including fisheries, occurrences of Species at Risk (SAR) in the Bay Sands area, as well as any identified natural areas or other sensitive features (Appendix B).

3.3 Vegetation Community Mapping and Surveys

Prior to undertaking field surveys in 2017 an initial classification of habitats was undertaken using recent air photo imagery for the study area outlined in Figure 1. Vegetation community types and boundaries were then classified and formally mapped by a qualified Terrestrial Ecologist using the protocols of the Ecological Land Classification (ELC) for Southern Ontario (Lee *et al.*, 1998. Ecological land classification for southern Ontario: first approximation and its applications. SCSS Field Guide FG-02).



A field survey to confirm vegetation community types and plant species compositions was undertaken on September 26, 2017. The single site assessment was focused during ELC work to ensure that appropriate effort was made to detect any provincially designated species, notably SAR as identified in the schedules of O. Reg. 230/08. Additional ELC information based on surveys by Wild Canada and site knowledge of NVCA staff was taken into consideration at the recommendation of NVCA (Appendix B).

3.4 Wildlife Surveys

For the purposes of Addendum #2, a wildlife habitat assessment was undertaken to determine if habitat for any species of concern was present within the study area. Where it was determined that potential habitat was present, additional species-specific surveys were undertaken, including surveys for SAR (discussed separately in Section 3.5 below). This information was used with available background data to determine if any sensitive areas with probable wildlife use were to be expected, including correspondence with NVCA received during the original EIS (Azimuth, 2015). Significant wildlife habitat was considered where applicable as outlined within the Significant Wildlife Habitat Technical Guideline (MNRF, 2000).

Incidental wildlife observations were recorded as a matter of course while conducting site visits. Wildlife species utilizing the study area were identified from direct observation and through interpretation of signs (*i.e.* tracks, scat, vocalizations) in order to provide additional information related to the study area.

3.5 Species at Risk

A SAR information request for the 2015 EIS was submitted to the Midhurst District MNRF on April 4, 2014, and a response was received on May 7, 2014 (Appendix B). Results of this request were considered suitable for use due to proximity of the study area to the area considered during the 2015 EIS. This information, in combination with other data sources (*e.g.*: OBBA data, NVCA communications (Appendix B)) provided a list of SAR having potential to occur in the general area. To further refine this information, Azimuth ecologists conducted a SAR assessment to evaluate the potential for the study area to function as SAR habitat based on site-specific characteristics.

Where it was determined that SAR had potential habitat in the study area, habitat mapping was created to determine if the proposed works could be carried out with a reasonable certainty such that no impacts to the species or their habitat would be incurred as a result of proposed works. Where there was uncertainty of the ability to avoid habitat,



additional surveys were carried out to determine if the potential habitat was being used by the species in question.

The habitat assessment revealed the potential for maternity roost habitat for SAR bats to occur in the study area. As a result, a detailed Bat Snag Density Survey was undertaken on November 21, 2017 to quantify potential SAR bat habitat. Our habitat survey was based on the “Technical Note for Species at Risk Bats” published by the Regional Operations Division of the MNR in 2015. Habitat requirements for all species listed above were considered, with relevant species to the site addressed in the Impact Assessment below (Section 7.0).

4.0 EXISTING PROJECT SITE CONDITIONS

4.1 General Site Description

The study area is located at the south end of Georgian Bay, situated on the lakeshore and surrounded by residential communities of Wasaga Beach (Figure 1). The sandy beach shoreline of Wasaga Beach Provincial Park extends along the waterfront, from northwest of the study area, through the northern portion of the study area and continuing northeast past the study area (Figure 2). Residential properties with single family dwellings are located immediately to the east and west of the property, as well as south of the property on the opposite side of Shore Lane (Figure 2). Large (>10ha) tracts of forest and swamp are present on the immediate landscape (*i.e.* within 500m of the study area), including a forest block just north of Bay Sands Drive (<200m from the study area) and another forest block which is part of Wasaga Beach Provincial Park (500m east of the study area).

The property consists of disturbed natural habitat with a footpath that allows pedestrian access to the beach front from 62nd Street, as shown on Figure 2. Vegetation cover on the property progresses from treed habitat at the south end to more open habitat in the middle and north end, opening into beach shoreline at the edge of the lake with marsh vegetation (Figure 2). Site photos are included in Appendix C.

4.2 Vegetation Communities

The study area is comprised of three polygons, representing plant communities in three distinct community classes. Vegetation communities and descriptions are outlined below and correspond with polygons labelled in Figure 2. Table 1 contains a full list of plant species observed during vegetation surveys.

The south end of the property near Shore Lane is composed of a somewhat variable and disturbed Treed Sand Dune vegetation community (SBTD1) (Appendix C, Photographs 1-3, 10), dominated by Eastern White Cedar (*Thuja occidentalis*) with



White Pine (*Pinus strobus*), Green Ash (*Fraxinus pennsylvanica*) and White Birch (*Betula papyrifera*) as common associates. The understory and ground layer are variable and include a mixture of native and non-native invasive species, including species such as Red Raspberry (*Rubus idaeus*), Alternate-leaved Dogwood (*Cornus alternifolia*), Poison Ivy (*Toxicodendron radicans*), Periwinkle (*Vinca minor*), Tartarian Honeysuckle (*Lonicera tatarica*) and Garlic Mustard (*Alliaria petiolata*). This SBTD1 community was originally identified by Azimuth, in discussions with NVCA, as a Dry-fresh White Cedar-Poplar Mixed Forest community (FOMM4-2). However, a revision to Treed Sand Dune community was recommended through NVCA correspondence (Appendix B).

To the north of the SBTD1 community, the forest opens up to the disturbed remnants of a Little Bluestem-Switchgrass-Beachgrass Open Graminoid Sand Dune vegetation community (SBOD1-1) (Appendix C, Photographs 4-7, 11-12). This community is dominated by open-grown herbaceous species, both native and non-native, including an abundance of Little Bluestem (*Schizachyrium scoparium*) as well as species such as Poverty Oat Grass (*Danthonia spicata*), Queen Anne's Lace (*Daucus carota*), Panicked Aster (*Symphotrichum lanceolatum* ssp. *lanceolatum*), and Bearberry (*Arctostaphylos uva-ursi*). The vegetation includes a variety of scattered and regenerating trees and shrubs, especially Trembling Aspen (*Populus tremuloides*). Invasive plant species such as Scots Pine (*Pinus sylvestris*), Tartarian Honeysuckle (*Lonicera tatarica*) and Smooth Brome (*Bromus inermis*) are scattered throughout. The sandy soils, undulating topography, and lakeshore-adjacent location are representative of a SBOD1-1 community, although this site exhibits more soil stability compared to some dune communities, and a well-worn path with highly-compacted soil is evident through the middle. Adjacent residential land use and encroachment to the east and west disconnects this vegetation community from any similar habitats scattered along the lakeshore. This SBOD1-1 community was originally identified by Azimuth, in discussions with NVCA, as a Shrub Sand Barren Ecosite (SBS1). However, a revision to an Open Sand Dune community type was recommended through NVCA correspondence (Appendix B).

North of the SBOD1-1 community beyond the north boundary of the property, the ground slopes down to a sandy shoreline beach area, which quickly progresses into a band of disturbed Graminoid Coastal Meadow Marsh (MAMM4-1) (Appendix C, Photographs 8-9) along the riparian zone at the edge of Lake Huron (Figure 2). This MAMM4-1 community is composed mainly of graminoid species, including rushes, sedges such as Soft-stemmed Bulrush (*Schoenoplectus tabernaemontani*), and grasses such as Reed Canary Grass (*Phalaris arundinacea* var. *arundinacea*) and Common Reed (*Phragmites australis* ssp. *australis*). A cleared, sandy beach path with evidence of ongoing human use borders this community to the south, and separates it from nearby vegetation communities of similar character. This SBOD1-1 community was originally identified



by Azimuth, in discussions with NVCA, as a Rush Graminoid Mineral Meadow Marsh (MAMM1-13). However, a revision to Graminoid Coastal Meadow Marsh was recommended through NVCA correspondence (Appendix B).

These latter two communities, SBOD1-1 and MAMM4-1, are considered provincially rare (S2), although they persist in a compromised state due to anthropogenic influences. The SBTD1 community does not fit any described vegetation type and is therefore unranked using ELC classification. No rare or SAR plant species such as Butternut (*Juglans cinerea*) were documented or observed in the study area. The general vegetation survey included consideration for rare and SAR plant species highlighted as concerns for the area, such as Spotted Wintergreen (*Chimaphila maculata*), Hill's Thistle (*Cirsium hillii*) and Ram's-head Lady's-slipper (*Cypripedium arietinum*), however no evidence for these species was observed.

4.2.1 Wetland Habitat

The study area contains a coastal marsh wetland abutting Lake Huron just north of the northern border of the property (Figure 2), as described in Section 4.2. No wetlands which have been identified as Provincially or Locally Significant wetlands are present within the study area.

4.3 Wildlife

The habitat present within the study area (as described in detail in Section 4.2 above) consists of a very small, disturbed, fragmented area of woodland, open dune, beach and coastal marsh centrally located within a developed residential area of Wasaga Beach. Wildlife typically expected of this kind of fragmented, urbanized habitat would include urban-tolerant species such as Northern Raccoon (*Procyon lotor*), Striped Skunk (*Mephitis mephitis*), Black-capped Chickadee (*Poecile atricapillus*), and other species common to residential areas.

There is no expectation that the study area would provide habitat for protected wildlife species, apart from those listed in Section 4.5. None of the species that were documented to occur onsite are designated rare or SAR.

4.4 Fisheries and Aquatic Resources.

The property does not contain watercourses or drainage features that are considered fish habitat (direct or indirect). Adjacent lands include the shoreline of the Nottawasaga Bay (Lake Huron, Georgian Bay), where fish habitat is designated to the High Water Mark (HWM) elevation for Georgian Bay. The shoreline dune zone that occurs to the northwest of the property (Figure 2) contains a walking path, with vegetation on both sides, and vegetated shoreline that tapers to the waterline of Georgian Bay (Appendix C,



Photographs 8-9). The distance between the north limit of the Ontario Parks lands to the waterline is approximately 21.0m, as shown on Figure 2. As described in Section 4.2 above, this zone is off property, that functions as *adjacent* to fish habitat, not fish habitat.

4.5 Species at Risk

Habitat requirements associated with the following species are outlined below in Section 5.4 and will require consideration when evaluating site alterations and future work in the area:

- Mammals: Little Brown Myotis (*Myotis lucifugus*) and Northern Myotis (*Myotis septentrionalis*);
- Birds: Piping Plover (*Charadrius melodus*); and,
- Fish: Lake Sturgeon (*Acipenser fulvescens*; Great Lakes – Upper St. Lawrence River population).

No evidence of Threatened or Endangered species was identified in the study area at the time of the site assessments. Information on SAR obtained from MNRF during the 2015 EIS as well as during NVCA correspondence (Appendix B) was used to help inform the list above, with species inclusion dependent on the presence of relevant habitat within the study area.

5.0 NATURAL HERITAGE FEATURES/FUNCTIONS

The following sections present an examination of our findings as they relate to Significant NHFFs in the study area.

5.1 Significant Wildlife Habitat

For the purpose of this assessment, the following represent candidate Significant Natural Heritage Features which could be considered Significant Wildlife Habitat in the study area.

5.1.1 Rare Vegetation Communities

As outlined within the criteria for Significant Wildlife Habitat in Ecoregion 6E Schedules, Rare vegetation communities often contain rare species, particularly plants and small invertebrates, which depend on such habitats for their survival and cannot readily move to or find alternative habitats. Two rare vegetation communities identified during the ELC process are categorized as Provincially Rare, and as such have the potential to be considered Significant Wildlife Habitat:

- Little Bluestem – Switchgrass – Beachgrass Open Graminoid Sand Dune Type (SBOD1-1; S2); and,



- Graminoid Coastal Meadow Marsh Type (MAMM4-1; S2).

While both of these communities contain representative flora and landform features, both are also strongly influenced by anthropogenic disturbances and invasive species, which have reduced the quality of habitat present. In particular, the SBOD1-1 vegetation community has likely been degraded over time due to human contact. Substantial anthropogenic disturbance is evident within the study area, with corollary impacts of vegetation suppression, soil compaction and ongoing disturbance to wildlife. The fragmentation due to adjacent land use has reduced habitat size and eliminated habitat connectivity to other dune areas. Ecological changes in vegetation appear to be occurring on-site as well, with the establishment of young and mid-age Trembling Aspen (*Populus tremuloides*) and presence of invasive species slowly changing the vegetative character. In a similar way, the MAMM4-1 vegetation community has also suffered from anthropogenic effects, including fragmentation, path establishment, and the presence of invasive species changing its vegetative character and ecological integrity.

5.1.2 Habitat for Species of Conservation Concern (Not including Endangered or Threatened Species)

Habitat for Species of Conservation Concern are considered Significant Wildlife Habitat on the basis that the wildlife species are listed as Special Concern or rare, that are declining. Significant Wildlife Habitat is intended to protect large areas of habitat which are important for the long term survival and success of species which are either quite rare in the Province or have experienced significant population decline.

Generally, areas which could be considered habitat of species listed as provincially rare and/or Special Concern exist in the area within and adjacent to the property and as such provide additional potential for having the study area considered as Significant Wildlife Habitat:

- Potential breeding and foraging habitat for Special Concern species (Monarch (*Danaus plexippus*))

Monarchs typically breed in open or partially open vegetation communities with Milkweeds (*Asclepias* spp.) present, and generally forage in open vegetation communities with wildflowers present. No *Asclepias* species were noted during vegetation surveys, and although wildflowers in the SBOD1-1 community and open edges of the property would be potentially suitable for foraging, the SBOD1-1 community is unlikely to provide breeding or foraging habitat for this species. No Monarch butterflies were observed in the study area during the assessment.



5.2 Coastal Wetland

One marsh community which has not been identified as provincially or locally significant is located directly on the shoreline of Lake Huron within Ecoregion 6E, and is considered a coastal wetland. This ELC community is:

- Graminoid Coastal Meadow Marsh Type (MAMM4-1; S2)

Due to the small size, impaired connectivity with other wetland habitat, presence of invasive species, and extent of anthropogenic disturbances, the quality of this small coastal wetland is limited. While this community contains representative flora and landform features of a coastal wetland, it is more representative of a limited-quality remnant coastal wetland compared to a robust coastal wetland feature.

5.3 Fish and Fish Habitat

The property does not contain drainage features that constitute fish habitat under the Federal *Fisheries Act*, however adjacent lands to the coastal marsh include the Nottawasaga Bay, and fish habitat that requires protection. The coastal land from the northwest limit of the property to the waterline is approximately 21m (measured from air photo mapping), and habitat in the adjacent open lake environment provides habitat for a variety of fish species.

5.4 Significant Habitat for Threatened or Endangered Species (ESA)

Potential habitat for species listed as Threatened or Endangered (ESA, 2007) was identified within the study area (Section 3.1). Based on our preliminary SAR screening, in combination with species-specific habitat surveys (Section 3.5), habitat potential has been identified as follows:

- Potential roost habitat for Endangered bat species (Little Brown Myotis, Northern Myotis);
- Potential nesting habitat for Endangered bird species (Piping Plover); and,
- Potential habitat for Threatened fish species (Lake Sturgeon, Great Lakes – Upper St. Lawrence River population).

5.4.1 Little Brown Myotis and Northern Myotis

Generally, important roost habitat for Little Brown Myotis and Northern Myotis would be expected to occur in clusters of mature trees in various stages of early decay, exhibiting features such as holes, hollows and cracks. These Endangered bat species tend to use larger clusters of appropriate habitat within a forest setting. Treed habitat associated with the SBTD1 vegetation community (Figure 2) (Appendix C, Photographs 1-3, 10)) contains trees of suitable age and species to be identified as potential maternity roost habitat. The presence of only a single snag tree within the



SBTD1 community suggests that the community is unlikely to provide maternity roost habitat.

5.4.2 Piping Plover

Although Piping Plover nesting areas are well known within the greater Wasaga Beach region, no nesting pairs have been noted by MNRF in this area of beach. The loose sandy beach area between SBOD1-1 and MAMM4-1 vegetation communities (Figure 2) is narrow and contains signs of repetitive human movement along the existing pathway suggesting that the location would not be ideal for nesting habitat. Additionally, the overall landscape disturbance and modification nearby has lowered the habitat quality and reduced the likelihood of use. No evidence of Piping Plover was observed on the property.

5.4.3 Lake Sturgeon (Great Lakes – Upper St. Lawrence River population)

The property does not contain water, and does not function as fish habitat, however the adjacent lake environment includes habitat for Lake Sturgeon within the Great Lakes/St. Lawrence River population. Spawning has been documented in the Nottawasaga River in Georgian Bay (local knowledge), which is located approximately 10km east of the project site (to the mouth of the Nottawasaga River). The shoreline of Georgian Bay fronting the property may constitute casual, non-specific habitat as species migrate to the mouth of the Nottawasaga River in search of spawning grounds, and commonly found shoreline habitat for a variety of fish species in the Nottawasaga Bay.

5.5 Candidate Significant Natural Heritage Features Summary

The results of our field surveys and review of background information indicate the potential for the following NHFFs to be located in the study area:

- Significant Wildlife Habitat:
 - Rare Vegetation Communities;
- Coastal Wetland:
 - Presence of wetland habitat located on one of the Great Lakes within Ecoregion 6E;
- Fish Habitat:
 - Lake environment on adjacent lands in the Nottawasaga Bay, Georgian Bay; and,
- Significant Habitat for Threatened and Endangered Species:
 - Potential roost habitat for Endangered bat species (Little Brown Myotis, Northern Myotis); and,
 - Potential nesting habitat for Endangered bird species (Piping Plover).



Our impact assessment will consider potential impacts only to these features and functions.

6.0 PROPOSED DEVELOPMENT

The preferred design for municipal servicing infrastructure associated with Area 2, as identified during the Schedule C EA, and public consultation process, includes Design Option 2C for Area 2, for the 62nd Street Outlet, as shown in Appendix A.

Design Option 2C proposes the urbanization of 62nd Street, construction of servicing infrastructure extension from 62nd Street to a new outlet on the property in alignment with the 62nd street centerline (Appendix A). Ainley has indicated that a storm sewer approximately 30m in length will also be constructed from the Shore Lane/62nd Street intersection east to 61st Street and south within the unopened 61st Street road allowance to the existing channel at that location. A sloped ditch inlet will be constructed on the north bank of that channel. A 900 mm diameter storm sewer is proposed along the 62nd Street corridor to Shore Lane. A segment of storm sewer will also be constructed from the 62nd Street and Shore Lane intersection east to 61st Street as a linkage to intercept the existing drainage channel located in the unopened 61st Street road allowance south of Shore Lane and bring some of its flow back to the new 62nd street outlets.

It is our understanding that the general strategy to reduce the flows to the existing channel outlet east of 61st Street and to eliminate flooding during the one hundred year storm in that area is to take approximately 2 m³/s of flow via the new storm sewer on 62nd Street and 1 m³/s of flow as overland flow across the Ontario Parks property (*i.e.* new 62nd Street outlet) resulting in approximately 1 m³/s continuing to flow through the old outlet (existing channel outlet east of 61st Street) which is within its capacity. The storm sewer linkage intercepting the existing drainage channel located in the unopened 61st Street road allowance south of Shore Lane, would then convey the majority of those flows westwards to 62nd Street and the new outlet.

The segment that extends north across the property to the beach will consist of a 1200 mm diameter storm sewer. The construction footprint for the 62nd Street outlet and associated infrastructure is anticipated to be a maximum of 20.0 m in width, but will be not greater than 10.0 m for most of its length. It will generally follow the extension of 62nd Street northwards as shown on Figure 2 (and PIC slide Appendix A), but the exact location will be determined in detailed design. Until the design is completed, Ainley has indicated that the construction proposed on the property is anticipated to involve the installation of storm sewer infrastructure underground in an approximately 20.0 m wide easement with the outlet constructed at the north end of the site.



Ainley's preliminary review of outflow options indicates that a new storm sewer could discharge an estimated $3.0\text{m}^3/\text{s}$, with an additional $0.65\text{m}^3/\text{s}$ of overland flow along the extension of 62nd Street to the beach under the elevated storm event (Ainley, 2011). Flow would discharge from a new outflow structure at the northwest limit of the property, and flow would be conveyed overland ultimately entering the Nottawasaga Bay. Details regarding the strategy for controlling the flow at the existing pathway, and sediment and erosion control requirements will be determined in the detail design stage of the project.

7.0 IMPACT ASSESSMENT

7.1 Significant Wildlife Habitat

Rare Vegetation Communities

The Little Bluestem – Switchgrass – Beachgrass Open Graminoid Sand Dune vegetation community (SBOD1-1) and the Graminoid Coastal Meadow Marsh vegetation community (MAMM4-1) (Figure 2) are provincially rare. This is largely due to the fact that they are both essentially restricted to portions of the shorelines of the Great Lakes, and because human manipulation and degradation of great lakes shorelines has been substantial over the past few hundred years, leading to removal and degradation of these habitats. These habitats often include unique plant species and unusual habitat types. Each is discussed below.

7.1.1 Little Bluestem – Switchgrass – Beachgrass Open Graminoid Sand Dune (SBOD1-1)

Given the extent of alterations and disturbance, the SBOD1-1 vegetation community is unlikely to be considered high-quality or old-growth, reducing its value and candidacy for Significant Wildlife Habitat. Even so, site works will only involve temporary impacts, meaning impacts to site habitat will be limited and of a temporary nature. Furthermore, if mitigation measures outlined in Section 8.0 below are adhered to, regeneration of site vegetation and perpetuation of this habitat type are likely. Additionally, excavation and subsequent mitigation measures may potentially achieve beneficial outcomes, including consideration of the following:

- excavation of the disturbance zone will involve de-compaction of disturbed path and near-path soils, which could promote re-establishment of SBOD1-1 flora;
- excavation in this zone will remove non-native shrub and tree species which persist near the path;



- safekeeping and replacement of the top 30cm of soils in the disturbance area will retain local seed bank, and may potentially unearth historical seed stock that may increase floristic quality; and,
- installation of a boardwalk may limit future impacts to SBOD1-1 soils and flora.

Such measures are consistent with the protection and appropriate management of an impaired vegetation community. Given the temporary nature of the impacts of project works to this habitat type, and the potential for improvement, project works to be undertaken in the study area are not expected to negatively impact the habitat in the long-term. Further, the project may provide some benefits including substrate de-compaction, removal of non-native species, bringing native seed stock to the soil surface and reduction of future footpath impacts.

7.1.2 Graminoid Coastal Meadow Marsh (MAMM4-1)

Works involved in the construction of a municipal stormwater servicing outlet to this marsh are unlikely to involve direct impacts to this community, as long as construction impacts are mitigated using best management practices. Impacts of the stormwater outflow should be reviewed at the final detailed design, and may require additional mitigation depending on detailed design specifics.

7.2 Coastal Wetland

See Section 7.1.2 regarding impact assessment for Graminoid Coastal Meadow Marsh.

7.3 Fish and Fish Habitat

The construction of a new outlet on the MNRFL lands will not occur in any area of fish habitat. The property does not contain drainage features, and is physically separated from the open water lake environment by approximately 21m. The project does include the proposal to discharge stormwater therefore the management of stormwater from the Bay Sands Development Area must comply with the policies and standards of the various agencies including the Town, NVCA, Ministry of the Environment and Climate Change (MOECC) and MNRFL. As per standard SWM requirements, the SWM management criteria that must be met for the discharge includes ensuring that water quality and quantity controls are met through SWM design, to achieve 'Enhanced Protection' given Georgian Bay as the ultimate receiver. In accordance with standard SWM policy, water quantity control must ensure that post-development flow control achieves 'Post-to-Pre' control up to and including the Regional Storm event. The target flows and SWM design for the quality and quantity controls are being prepared by Ainley for the property, and will require detailed review and approval from NVCA and MOECC prior to construction stages.



The detail design for the drainage easement will be designed in consultation with the regulatory agencies and Town of Wasaga Beach. At that time, the pipe sizing and outlet details (including flow pathway(s)) will be presented, and it is recommended that the plans be reevaluated to reaffirm potential areas of impact (*i.e.* areas of grading and disturbance), risk and mitigation requirements to avoid impacts to fish and fish habitat. Pre to Post development conditions will require confirming through project review stages, as well as the anticipated volume of discharge at the coastal zone of the MNRFLands. The volume of discharge and strategy for ensuring adequate erosion control from the outlet and proposed flow pathway will be required to demonstrate that the detail design meets the design criteria of the agencies.

As long as no work is proposed below the HWM of the Nottawasaga Bay, including construction area during build stages, and water quality and quantity criteria is met to satisfy the regulatory agencies (principally MNRFLands and MOECC), then there is no expectation that the project will result in adverse impacts to fish or fish habitat in the Nottawasaga Bay.

7.4 Significant Habitat for Threatened or Endangered Species (ESA)

7.4.1 Little Brown Myotis and Northern Myotis

No maternity roost habitat for Endangered bat species is expected to occur within the property. The property is not a stand-alone feature, representing a very small component of the overall landscape, which contains a matrix of residential and natural habitats. The presence of nearby tracts of higher-quality forest and treed residential properties strongly suggest a high regional availability of both potential maternity roost and foraging habitat. As such, as long as the proposed mitigation measures in Section 8.4 are adhered to, the loss of this tree under the proposed development is not expected to result in a contravention of Section 10 of the ESA concerning Endangered bat species.

Regardless, the proposed development requires tree removal. Male bats and non-reproductive females roost individually or in small groups as they move across the landscape. This function is inconsistent since bats will not necessarily return to the same roost on consecutive nights. Thus, mitigation is proposed in Section 8.4.1 that is intended to avoid accidental contraventions of Section 9 of the ESA should day roosting occur on the subject property. Assuming that conformance is demonstrated for these mitigation measures, the proposed clearing activities are expected to have no negative effect upon Endangered bat species or the ability for these species to carry out their life processes, and will thus be compliant with the regulations of the ESA.



7.4.2 Piping Plover

Piping Plover is not known to occur within the vicinity of 62nd Street and no habitat currently exists in the study area. As such, there is no expectation that proposed site works would result in a contravention of Sections 9 or 10 of the ESA for Piping Plover.

It is important to note that it is possible for the species to utilize nearby portions of the beach in the future, where potential habitat may occur. Given that marginal potential open beach habitat exists along the shoreline within the study area as well as east and west of the study area, it is recommended that mitigation measures outlined in Section 8.0 below are adhered to, particularly those regarding worker training. Adherence to these measure will decrease the likelihood of accidental contraventions of the ESA should the species move into this area in the future.

8.0 MITIGATION

The following proposed mitigation measures are intended to address potential impacts to the NHFFs identified within the study area. As noted in Section 2.0, given the amount of time that has passed since submission, a review of the previously submitted reports including the 2015 Azimuth EIS and Addendum #1 would be prudent during the detailed design stage of this project.

8.1 Significant Wildlife Habitat

Possible impacts associated with the point source discharge of stormwater to the Graminoid Coastal Wetland (MAMM4-1 vegetation community) such as potential erosion or impacts to water quality conditions, should be mitigated through design during the detail design stage of the EA process. It is recommended that mitigation options are incorporated for flow volume controls, and that MOECC Level 1 water quality criteria are met. These mitigation requirements are important to ensure that no impacts are expected for this vegetation community. This will require re-evaluation in detail design to confirm mitigation requirements to avoid impacts to the marsh community.

It is also recommended that sediment and erosion control practices outlined in Section 8.3 are implemented to insure that disturbances due to construction do not negatively impact the Coastal Wetland community.

8.2 Coastal Wetland

See Section 8.1 regarding recommendations for Graminoid Coastal Meadow Marsh.



8.3 Fish and Fish Habitat

All work is to occur above the HWM of the Nottawasaga Bay, on lands owned by Ontario Parks. Mitigation requirements include standard BMP's for working around water, with attention to common construction related impacts associated with site clearing and containment of exposed soils. Work areas should be minimized to the extent possible, and will require isolating prior to site disturbance. Silt controls will need to be installed, and monitored to ensure that exposed soils are not susceptible to erosion following precipitation events considering the proximity to the lake and beach environment.

Sediment and erosion controls will be required at the outfall to capture fines prior to discharge to the Nottawasaga Bay, and the flow pathway of discharged water to the lake should be identified prior to construction to ensure that sufficient mitigation measures are incorporated into the design. The Erosion and Sediment Control Guideline for Urban Construction (Greater Golden Horseshoe Area Conservation Authorities, 2006) may be helpful as a reference guide for developing an effective sediment and erosion control plan for construction.

8.4 Species at Risk

It should be noted that the absence of a protected species within the study area does not indicate that they will never occur in the area. Given the dynamic character of the natural environment, there is a constant variation in habitat use. Care should be taken in the interpretation of presence of species of concern including those listed under the ESA and *Species at Risk Act*, 2002 (SARA). Changes to policy, or the natural environment, could result in shifts, removal, or addition of new areas to the list of areas currently considered being NHFFs. This report is intended as a point in time assessment of the potential to impact SAR; not to provide long-term 'clearance' for SAR. While there is no expectation that the assessment should change significantly, it is the responsibility of the proponent to ensure that they are not in contravention of the ESA at the time that site works are undertaken. A review of the assessment provided in this report by a qualified person should be sufficient to provide appropriate advice at the time of the onset of future site works.

8.4.1 Endangered Bat Species

In order to avoid any potential impacts to Endangered bat species, it is recommended that any clearing involving the potential habitat tree should be undertaken between October 16th and April 30th. Any works undertaken between May 1st and October 15th may require additional bat surveys to ensure that no Endangered bat species are utilizing potential maternity roost habitat on-site.



Care should also be taken when clearing vegetation that all works respect the more restrictive window for Migratory Breeding Birds, outlined in Section 8.5 below. Where possible, limiting the amount of tree and vegetation clearing would be considered ideal both for Endangered bats and migratory breeding birds.

8.4.2 Piping Plover

In order to avoid any potential impacts to the Piping Plover, Azimuth recommends that the proposed works occur outside of the breeding bird window as described in Section 8.5 below. Additionally, provision of adequate worker training as described in Section 8.4.3 will help to ensure that if the species is encountered in the future during the course of site works, appropriate actions will be taken to ensure no contraventions of the ESA.

8.4.3 Worker Training

When site works are initiated within the study area, care should be taken to ensure that employees receive training on SAR to ensure no contraventions of the ESA. While no habitat for Threatened or Endangered species has been identified within the study area, it is still possible for high-mobility wildlife listed in Section 4.5 above to move into the area, including species such as the Piping Plover. The ESA prohibits harm or harassment of Endangered and Threatened species at all times, and it is the responsibility of the proponent to ensure that they are not in contravention of the ESA.

8.5 Migratory Breeding Birds

Activities involving the removal of vegetation should be restricted from occurring during the breeding season of migratory birds. Migratory birds, nests, and eggs are protected by the *Migratory Breeding Birds Convention Act, 1994* (MBCA) and the *Fish and Wildlife Conservation Act, 1997* (FWCA). Environment Canada outlines dates when activities in any region have potential to impact nests at the Environment Canada Website (https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds/general-nesting-periods.html#_03). In Zone B, vegetation clearing should be avoided between April 1st and August 30th of any given year. This window is based on recommendations published on the Environment Canada Website and should be used in place of the original timing window outlined in the 2015 Azimuth EIS.

If work requires that vegetation clearing is required between these dates, screening by an ecologist with knowledge of bird species present in the area could be undertaken to ensure that the vegetation has been confirmed to be free of nests prior to clearing. This is important to ensure that the proposed works will not result in a contravention of the MBCA, FWCA, ESA and SARA.



When clearing vegetation, it is recommended that any clearing involving potential Endangered bat habitat trees should be undertaken between October 16th and April 30th, as recommended by Section 8.4.1 above to ensure compliance with the ESA regarding Endangered bat species.

8.6 Site Restoration

Site restoration following construction of the proposed development is recommended, and should include special consideration for the ecological value of a remnant of a provincially rare SBOD1-1 community as well as that of a remnant SBTD1 community. It is recommended that once the site works are completed, the following practices be implemented:

- Return existing sandy topsoil to same location after the underground infrastructure is buried, with particular emphasis on returning the upper 30cm of soil to the same upper 30cm of the soil column, rather than mixing this deep in the soil column;
- As much as feasible, do not pack upper 30cm of the soil column down (soil de-compaction is desirable);
- Fully remove invasive shrubs and invasive trees during excavation;
- Seed the disturbance area with an annual non-invasive nurse crop combined with an appropriate native seed mix; and,
- Formalize the “path” through the property with a boardwalk, ideally placed on the western extent of the area of disturbance.

Given the sensitivity of the dune communities this work should be done in consultation with ecologist with some knowledge of the Wasaga Beach area and the vegetation associated with those communities.

These practices will help to accomplish the following goals:

- retain the natural character, seed bank, and herbaceous vegetation of the dune soils, while potentially unearthing some historical buried seed bank components as well;
- de-compact the soils under the path, allowing vegetation in the area to better colonize the area post-construction, and potentially allowing for more natural dune substrate processes;
- remove invasive shrubs and trees which persist near the path;
- temporarily colonize the open soils to prevent non-native invasive plants from establishing, while augmenting the natural seed bank of slow-growing native species to facilitate the re-establishment of natural plant cover;



- direct human foot traffic onto a stabilized boardwalk, reducing future impacts to vegetation and soils and allowing the ability for this path to be shifted west, towards the edge (rather than the middle) of the habitat, and,
- provide the local community with an improved entry point towards the beach, conceding that movement through the publicly-accessible provincial park property will likely persist.

Tree cover, where lost, should be allowed to re-establish naturally from adjacent seed sources. Given that the SBTD1 community is relatively young and composed of common tree species, given that the ground flora of the SBTD1 community does not include rare plants, and considering that the SBOD1-1 community is the remnant of provincially rare vegetation type, this restoration strategy would optimize the natural heritage values for the site. It would allow the opened site to follow the natural succession from Open Dune to Treed Dune to occur at natural rates, while temporarily expanding and perpetuating the rarer open dune community.

9.0 CONCLUSION

The Town and Ainley are proposing to install a stormwater management outlet through Crown Lands north of the terminus of 62nd Street, as part of the stormwater management and drainage control features to be constructed in the Bay Sands Area of Wasaga Beach. This outlet location has been identified as the preferred placement option after considering public consultation and environmental review of alternatives. Ultimately, considering site conditions and the proposed preferred design, there is no expectation of impacts to the NHFFs associated with the study area, based on our current understanding of the project.

Assuming appropriate mitigation measures (*i.e.*, timing and review of development) are taken, the proposed installation of the stormwater management outlet on the property can be achieved without the expectation of contraventions Provincial or Federal Legislation.

If any species identified with potential to occur in the area is observed at the time of construction, then the proponent should ensure that appropriate actions are taken to protect the species and related habitat. It is recommended that the MNR be contacted to determine the appropriate actions to protect the species in accordance with the ESA. We request that the information outlined herein be considered in conjunction with reports and background information submitted to date.



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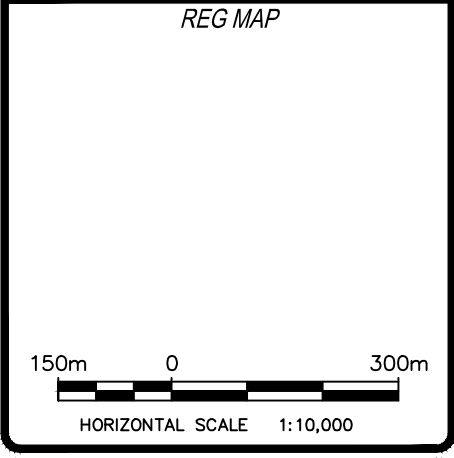
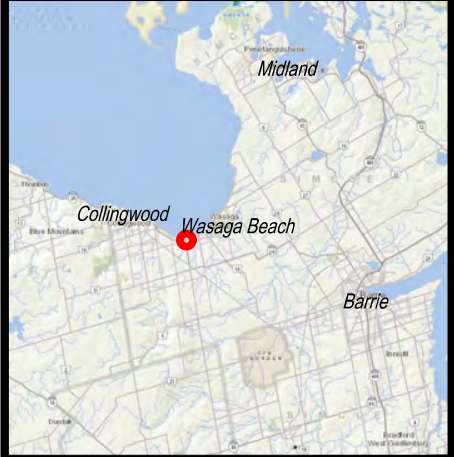
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LEGEND:

- Approx. Study Area of Original EIS (2015)
- Approx. Study Area of EIS Addendum #2 (2018)
- Ontario Parks Property (Crown Land)



 AZIMUTH ENVIRONMENTAL CONSULTING, INC.

Study Area Location

Crown Lands Assessment
Wasaga Beach, ON

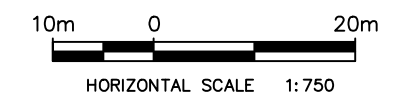
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LEGEND:

- Ontario Parks Property (Crown Land)
- - - Proposed extension of municipal servicing infrastructure across Ontario Parks Property to outlet
- - - Disturbance Zone
- Proposed Outlet on Ontario Parks Property
- Bat Snag Locations
- - - Vegetation Communities

MAMM4-1 Graminoid Coastal Meadow Marsh Type
 SBOD1-1 Little Bluestem-Switchgrass-Beachgrass Open Graminoid Sand Dune Type
 SBTD1 Treed Sand Dune Ecosite



Environmental Features

Crown Lands Assessment
Wasaga Beach, ON

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REFERENCE:	First Base Solutions	

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Table 1: Vascular Plant Species List, Crown Lands at Terminus of 62nd Street, Wasaga Beach, 2017

FAMILY	SCIENTIFIC NAME	COMMON NAME	Vegetation Community ¹			Conservation Rankings ²		
			MAMM4-1	SBOD1-1	SBTD1	SRANK	GRANK	SARO
ACERACEAE	<i>Acer negundo</i>	Manitoba Maple			X	S5	G5	
ACERACEAE	<i>Acer saccharum</i>	Sugar Maple			X	S5	G5	
ANACARDIACEAE	<i>Rhus typhina</i>	Staghorn Sumac			X	S5	G5	
ANACARDIACEAE	<i>Toxicodendron rydbergii</i>	Rydberg's Poison Ivy			X	S5	G5	
APIACEAE	<i>Daucus carota</i>	Wild Carrot		X		SE5	GNR	
APOCYNACEAE	<i>Vinca minor</i>	Periwinkle			X	SE5	GNR	
ARALIACEAE	<i>Aralia nudicaulis</i>	Wild Sarsaparilla			X	S5	G5	
ASTERACEAE	<i>Ambrosia artemisiifolia</i>	Annual Ragweed			X	S5	G5	
ASTERACEAE	<i>Arctium minus</i>	Common Burdock			X	SE5	GNR	
ASTERACEAE	<i>Euthamia graminifolia</i>	Grass-leaved Goldenrod	X			S5	G5	
ASTERACEAE	<i>Lactuca canadensis</i>	Canada Lettuce			X	S5	G5	
ASTERACEAE	<i>Symphyotrichum ericoides</i> var. <i>ericoides</i>	White Heath Aster		X		S5	G5T5	
ASTERACEAE	<i>Symphyotrichum lanceolatum</i> ssp. <i>lanceolatum</i>	Panicled Aster	X	X	X	S5	G5T5	
ASTERACEAE	<i>Symphyotrichum novae-angliae</i>	New England Aster	X			S5	G5	
ASTERACEAE	<i>Symphyotrichum puniceum</i>	Swamp Aster		X		S5	G5	
BALSAMINACEAE	<i>Impatiens capensis</i>	Spotted Jewelweed	X			S5	G5	
BETULACEAE	<i>Alnus incana</i>	Speckled Alder			X	S5	G5	
BETULACEAE	<i>Betula papyrifera</i>	Paper Birch		X	X	S5	G5	
BRASSICACEAE	<i>Alliaria petiolata</i>	Garlic Mustard			X	SE5	GNR	
CAPRIFOLIACEAE	<i>Lonicera tatarica</i>	Tartarian Honeysuckle		X	X	SE5	GNR	
CORNACEAE	<i>Cornus rugosa</i>	Round-leaved Dogwood			X	S5	G5	
CUPRESSACEAE	<i>Juniperus communis</i>	Ground Juniper		X		S5	G5	
CUPRESSACEAE	<i>Thuja occidentalis</i>	Eastern White Cedar	X		X	S5	G5	
CYPERACEAE	<i>Schoenoplectus tabernaemontani</i>	Soft-stemmed Bulrush	X			S5	G5	
DRYOPTERIDACEAE	<i>Dryopteris</i> sp.	Wood Fern species			X	-	-	-
ELAEAGNACEAE	<i>Shepherdia canadensis</i>	Canada Buffalo-berry			X	S5	G5	
EQUISETACEAE	<i>Equisetum palustre</i>	Marsh Horsetail	X			S5	G5	
ERICACEAE	<i>Arctostaphylos uva-ursi</i>	Common Bearberry		X		S5	G5	
ERICACEAE	<i>Gaultheria hispidula</i>	Creeping Snowberry			X	S5	G5	
FABACEAE	<i>Trifolium aureum</i>	Yellow Clover			X	SE5	GNR	
FAGACEAE	<i>Quercus rubra</i>	Northern Red Oak		X		S5	G5	
JUNCACEAE	<i>Juncus</i> sp.	Rush species	X			-	-	-
LILIACEAE	<i>Maianthemum racemosum</i>	False Solomon's-seal			X	S5	G5	
OLEACEAE	<i>Fraxinus americana</i>	White Ash		X	X	S4	G5	

Table 1: Vascular Plant Species List, Crown Lands at Terminus of 62nd Street, Wasaga Beach, 2017

FAMILY	SCIENTIFIC NAME	COMMON NAME	Vegetation Community ¹			Conservation Rankings ²		
			MAMM4-1	SBOD1-1	SBTD1	SRANK	GRANK	SARO
ORCHIDACEAE	<i>Epipactis helleborine</i>	Eastern Helleborine		X		SE5	GNR	
PINACEAE	<i>Abies balsamea</i>	Balsam Fir			X	S5	G5	
PINACEAE	<i>Picea glauca</i>	White Spruce		X		S5	G5	
PINACEAE	<i>Pinus strobus</i>	Eastern White Pine		X	X	S5	G5	
PINACEAE	<i>Pinus sylvestris</i>	Scotch Pine		X	X	SE5	GNR	
PLANTAGINACEAE	<i>Plantago lanceolata</i>	English Plantain		X		SE5	G5	
PLANTAGINACEAE	<i>Plantago major</i>	Common Plantain			X	S5	G5	
POACEAE	<i>Bromus inermis</i>	Awnless Brome		X		SE5	G5TNR	
POACEAE	<i>Danthonia spicata</i>	Poverty Oatgrass		X		S5	G5	
POACEAE	<i>Phalaris arundinacea</i>	Reed Canary Grass	X			S5	G5	
POACEAE	<i>Phragmites australis</i> ssp. <i>australis</i>	European Reed	X			SE5	G5T5	
POACEAE	<i>Poa compressa</i>	Canada Bluegrass	X	X		SE5	GNR	
POACEAE	<i>Schizachyrium scoparium</i> ssp. <i>scoparium</i>	Little Bluestem		X		S4	G5T5	
POLYGONACEAE	<i>Rumex crispus</i>	Curly Dock		X		SE5	GNR	
ROSACEAE	<i>Fragaria virginiana</i>	Wild Strawberry		X		S5	G5	
ROSACEAE	<i>Rosa multiflora</i>	Multiflora Rose			X	SE4	GNR	
ROSACEAE	<i>Rubus idaeus</i> ssp. <i>idaeus</i>	Common Red Raspberry			X	SE1	G5T5	
SALICACEAE	<i>Populus tremuloides</i>	Trembling Aspen		X	X	S5	G5	
SALICACEAE	<i>Salix nigra</i>	Black Willow	X			S4?	G5	
SALICACEAE	<i>Salix petiolaris</i>	Meadow Willow	X			S5	G5	
SCROPHULARIACEAE	<i>Verbascum thapsus</i>	Common Mullein			X	SE5	GNR	
VITACEAE	<i>Vitis riparia</i>	Riverbank Grape		X		S5	G5	

¹ ELC Codes based on Ecological Land Classification for Southern Ontario manual (Lee et al. 1998, updates: Lee 2009)

² Conservation Rankings: From Ontario Ministry of Natural Resources, Natural Heritage Information Centre (http://nhic.mnr.gov.on.ca/nhic_.cfm)

G-Rank = Global scale (from 1-5); G1 - Critically Imperiled, G2 - Imperiled, G3 - Vulnerable, G4 - Apparently Secure, G5 – Secure/Common; NR – Not Ranked, T – Intraspecific Taxon/Trinomial (*e.g.* subspecies)
S-rank = Sub-national/provincial scale (from 1-5); S1 - Extremely Rare, S2 - Very Rare, S3 - Rare to Uncommon, S4 - Common, S5 - Very Common; NA – Not Applicable because not a suitable conservation target
SARO Blank Cell = Species Not at Risk Provincially



APPENDICES

**Appendix A: Public Information Centre 3, Bay Sands Development Area, Storm
Drainage and Outlet Improvements, Town of Wasaga Beach**

Appendix B: Agency Correspondence

Appendix C: Crown Lands Site Photos – 2017 Field Work

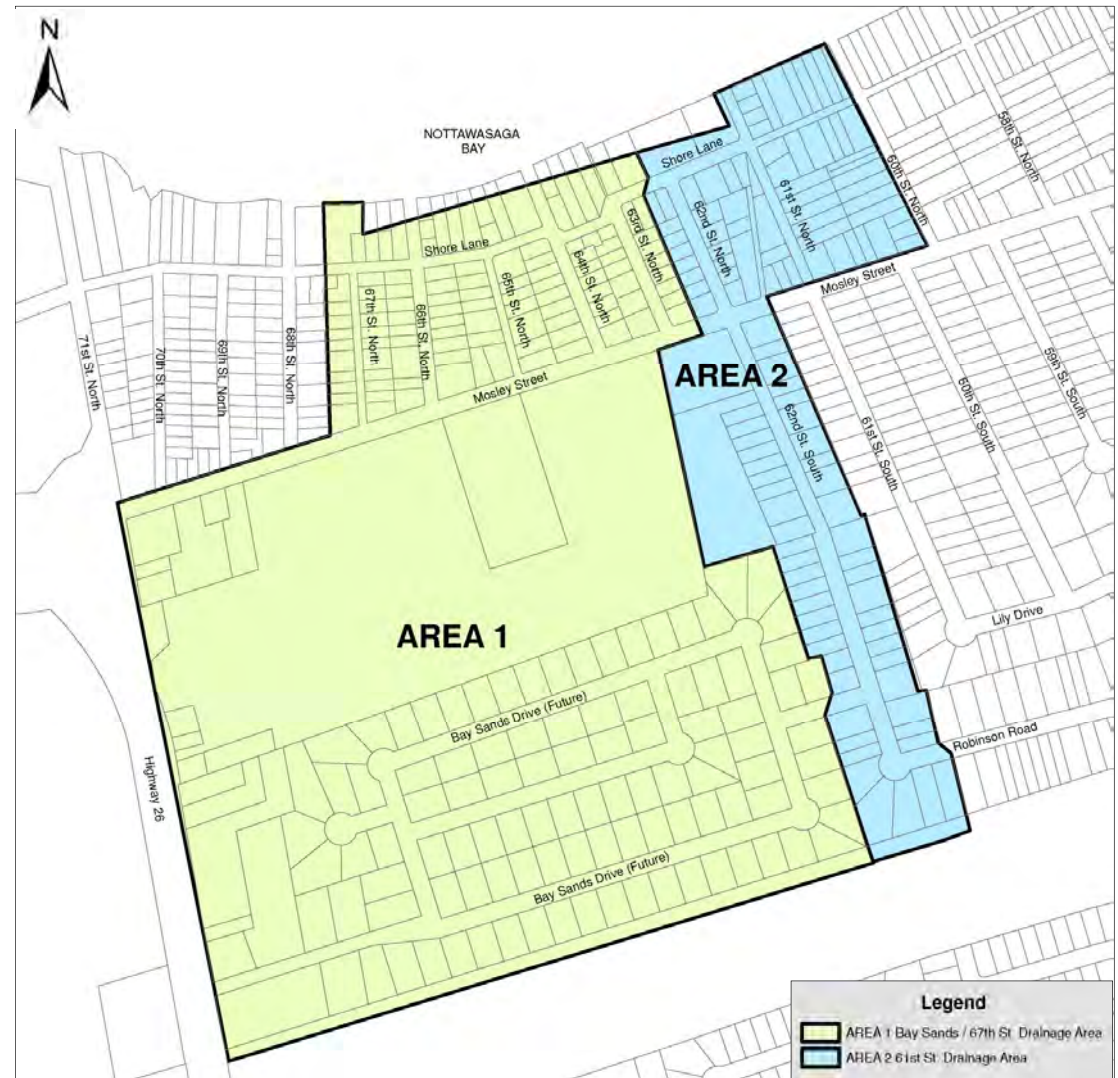


APPENDIX A

**Public Information Centre 3, Bay Sands Development Area
Storm Drainage and Outlet Improvements, Town of Wasaga Beach**

DRAINAGE AREAS AS IDENTIFIED AT PIC NO. 2

- Initial attempts to combine the Bay Sands Development Area with the 61st Street catchment area was not feasible as the existing outlet has insufficient capacity, so two outlets will be required.
- As such, the study area has been divided into two drainage areas as follows:
 - **AREA 1** 67th Street drainage area and the Bay Sands Development drainage area.
 - **AREA 2** 61st Street Drainage Area.
- The proposed design maximizes the amount of stormwater conveyed to the existing 67th Street outlet to mitigate the insufficient capacity at the 61st Street outlet.



PIC NO. 2 UPDATE

- As part of Phase 3 of the Class EA process, the municipality held Public Information Centre (PIC) No. 2 on Thursday, June 22, 2017. At that meeting the municipality identified the alternative designs under consideration for both Area 1 and Area 2. An update is provided below for both Area 1 and Area 2.

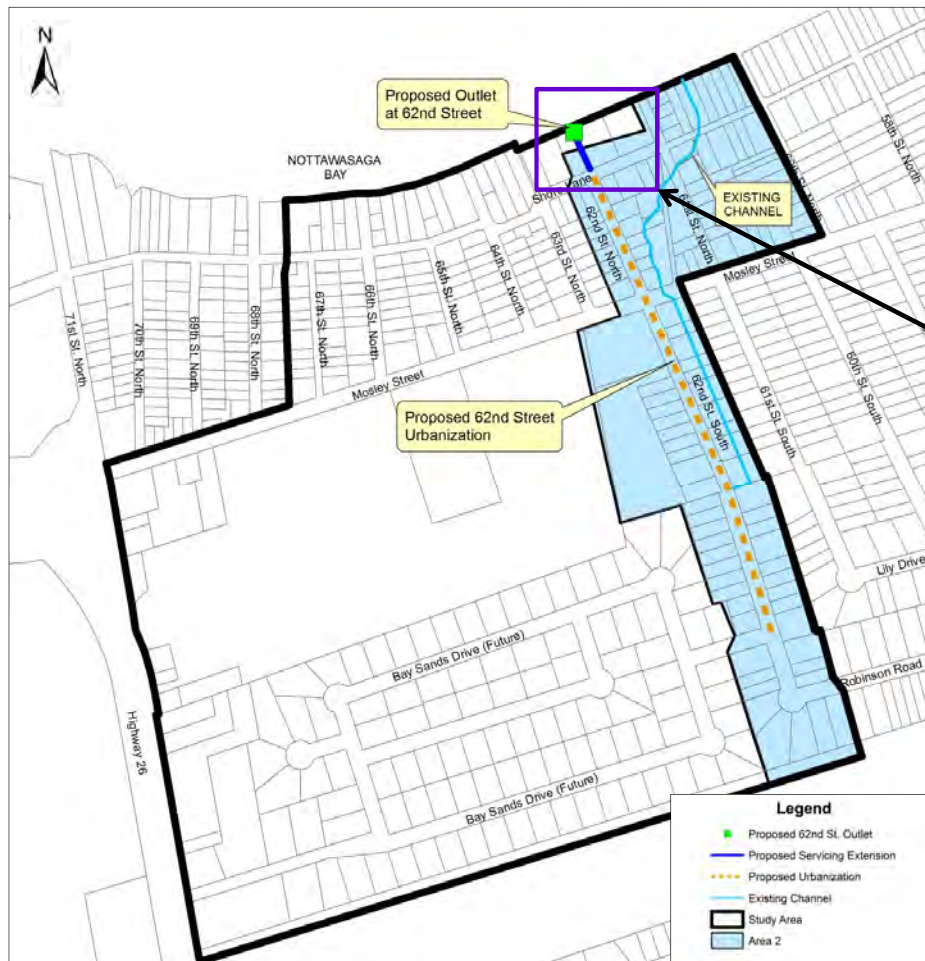
➤ **AREA 1:**

- The FINAL preferred design has been selected to address the deficiencies affecting Area 1 and is summarized in this presentation.




➤ **AREA 2:**

- Following PIC No. 2 a number of residents raised objections to the preliminary preferred design identified for Area 2.
- At PIC No. 1 an option identified as Alternative 2C (62nd Street Outlet) was included that proposed an outlet on the vacant property north of the intersection of 62nd Street / Shore Lane. The subject property is owned by Infrastructure Ontario (IO) and managed by Ontario Parks (division of MNRF). Earlier discussions with Ontario Parks (division of MNRF) determined that the province would not allow a new outlet at this location and this option was subsequently removed from further consideration. The channel improvement and 61st Street options were therefore carried forward and presented at PIC No. 2, with the 61st Street option identified as the preliminary preferred solution.
- Given the lack of public support for the 61st Street option following PIC No. 2, the municipality re-opened discussions with Ontario Parks emphasizing the urgent need for an outlet to address flooding issues in the affected area. Ontario Parks (division of MNRF) has since advised that while they are not in favour of any new outlets to Nottawasaga Bay they understand the challenges that the Town is facing with regards to drainage and flood control in the study area. Ontario Parks (MNRF) has since confirmed that they are willing to consider a 62nd Street outlet option and work with the Town towards this solution, if it is deemed to be the preferred location through an evaluation process.
- Further to the correspondence received following PIC No. 2 and subsequent discussions with Ontario Parks (i.e. Ministry of Natural Resources and Forestry), the Town is revisiting the potential to construct an outlet at 62nd Street (presented as Alternative 2C at PIC No. 1).
- This meeting will present the two alternatives originally presented at PIC No. 2 in addition to a third option involving construction of an outlet at 62nd Street (originally presented at PIC No. 1).

AREA 2 – DESIGN OPTION 2C (62ND STREET OUTLET)



Design Option 2B for Area 2 Proposes the Following:

-  Construct new outlet on Ontario Parks (i.e. Ministry of Natural Resources and Forestry) property north of Shore Lane opposite 62nd Street.
-  Servicing infrastructure extension from 62nd Street to outlet on Ontario Parks (MNRF) property.
-  Urbanize 62nd Street.





APPENDIX B

Agency Correspondence

From: Dave Featherstone

Sent: Friday, November 24, 2017 1:28 PM

To: Mike Pincivero <m.pincivero@wasagabeach.com>; Barbra Perreault <bperreault@nyca.on.ca>

Subject: RE: Azimuth Input - Recent Field Work - Bay Sands File No. 113202

Hi Mike. My sincere apologies for the delay. Extremely busy and in week two of a bad flu...

Azimuth's vegetation work (attached) differs somewhat from that undertaken last year by Wild Canada along this part of the shoreline. Wild Canada considered the mixed forest to be a treed dune, the shrub sand barren to be an open sand dune and the shoreline marsh to be a coastal marsh. Having walked through this area many times myself, it is clear that the forest and open sand communities are associated with the shoreline dune and that the shoreline marsh has some coastal marsh affinities. Open dune and coastal marsh habitats are considered provincially rare.

From a technical advice perspective, if this is the preferred alternative, all efforts should be made to minimize impact to the vegetation communities between Shore Lane and the lake. Given that this is Province/Park land, I do not believe we would be issuing permits but will rely on Barb to confirm this.

Best regards,

David Featherstone, B.Sc.
Manager, Watershed Monitoring Program
Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON
L0M 1T0
(705) 424-1479 Ext. 242
dfeatherstone@nyca.on.ca

Taco Den Haas

From: Eplett, Megan (MNR) [Megan.Eplett@ontario.ca]
Sent: May-07-14 12:04 PM
To: Taco Den Haas
Cc: Robinson, Suzanne (MNR)
Subject: RE: Bay Sands Area Storm Drainage and Outlet Improvements Background Information Request (AEC14-047)

Hello Taco,

Thank you for your email. I have reviewed the information you provided with our species at risk information. In addition to the species you have identified below I would suggest including Snapping Turtle (SC) and Hill's Thistle (THR) if suitable habitat for these species exists within your study area.

Please note [REDACTED] and [REDACTED] are extremely sensitive species as such it is recommended that these species are referred to as a "sensitive species" and we ask that the species name be excluded from any reports that are available to the public or that will be widely circulated.

Please feel free to contact me if you have additional questions.

Thank you,

Megan Eplett

Megan Eplett | A/District Planner | Midhurst District Office | Ministry of Natural Resources

☎ (705) 725-7546 | ✉ megan.eplett@ontario.ca

From: Robinson, Suzanne (MNR)
Sent: May 6, 2014 9:23 AM
To: Eplett, Megan (MNR)
Subject: FW: Bay Sands Area Storm Drainage and Outlet Improvements Background Information Request (AEC14-047)

From: Taco Den Haas [<mailto:TDenHaas@Azimuthenvironmental.Com>]
Sent: March-25-14 12:51 PM
To: McLachlan, Amanda (MNR)
Cc: Robinson, Suzanne (MNR); Tom Nollert
Subject: FW: Bay Sands Area Storm Drainage and Outlet Improvements Background Information Request (AEC14-047)

Hello Amanda:

Just wanted to forward the email below to you because I received a notice that Jodi is away from the office for now.

Thanks

TACO

office (705) 721-8451 x 220
cell (705) 331-6677

From: Taco Den Haas
Sent: March-25-14 12:48 PM

To: Jodi Benvenuti (jodi.benvenuti@ontario.ca)

Cc: 'jennifer.tang@ontario.ca'; Suzanne Robinson (suzanne.robinson@ontario.ca); Tom Nollert

Subject: Bay Sands Area Storm Drainage and Outlet Improvements Background Information Request (AEC14-047)

Hello Jodi,

Azimuth was retained by Ainley to conduct an Environmental Impact Study for the Bay Sands Area in the Town of Wasaga Beach. The Town intends to complete storm drainage and outlet improvements to the area. The study area is shown on Figures 1 and 2.

The study area is within the settlement of Wasaga Beach and is designated 'rural and agricultural' by the County of Simcoe Official Plan. The Town of Wasaga Beach official plan identifies this area as residential. Parts of the study area is regulated by NVCA. There are no PSW/ANSI's within or adjacent to study area but the study area contains unevaluated wetlands.

Parts of the study area are treed. Other land use includes residential lots institutional land, and municipal roads. The study area drains towards Georgian Bay through two existing outlets at 61st and 67th streets.

The Ontario Breeding Bird Atlas was consulted to determine the potential for avian Species at Risk to be utilizing the property. Information derived from the Ontario Breeding Bird Atlas indicates that Common Nighthawk, Red-headed Woodpecker, Barn Swallow, Golden-winged Warbler, Eastern Meadowlark and Bobolink within the general area (OBBA square 17NK72).

General background information from Midhurst MNR indicates that SAR within the Town of Wasaga Beach include Piping Plover, Eastern Hog-nosed Snake, Cerulean Warbler, Spotted Wintergreen, Least Bittern. Within the County of Simcoe [REDACTED] and [REDACTED] are known to occur. Other SAR to be considered during SAR assessment include Butternut, Lake Sturgeon.

The purpose of this letter is to request additional information regarding Species at Risk and sensitive areas associated with the Study Area, aside from those identified above and to request any background information from you that may be relevant to our study.

Thank you very much for your assistance in this matter. If you have any questions regarding this project please do not hesitate to contact us.

Taco den Haas
Aquatic Ecologist

Azimuth Environmental Consulting, Inc.
85 Bayfield Street, Suite 400
Barrie, ON L4M 3A7
office (705) 721-8451 x 220
cell (705) 331-6677
fax (705) 721-8926

Providing services in hydrogeology, terrestrial and aquatic ecology & environmental engineering



APPENDIX C

Crown Lands Site Photos – 2017 Field Work



Crown Lands Site Photos – 2017 Field Work



Photograph 1: SBTD1, E end with invasive Periwinkle (*Vinca minor*).



Photograph 2: SBTD1, middle facing E, with White Cedar (*Thuja occidentalis*) and White Pine (*Pinus strobus*).



Photograph 3: SBTD1, middle facing W towards open pocket of vegetation.



Photograph 4: SBOD1-1, NW end facing SE, showing scattered Tembling Aspen (*Populus tremuloides*).



Crown Lands Site Photos – 2017 Field Work

September 26, 2017



Photograph 5: SBOD1-1, middle facing W, showing grass-dominated community in front of SBTD1 community .

September 26, 2017



Photograph 6: SBOD1-1, N end facing SW, showing footpath (right).

September 26, 2017



Photograph 7: SBOD1-1, E end facing W .

September 26, 2017



Photograph 8: MAMM4-1, middle facing W.

Crown Lands Site Photos – 2017 Field Work



September 26, 2017



Photograph 9: MAMM4-1, middle facing NE.

November 21, 2017



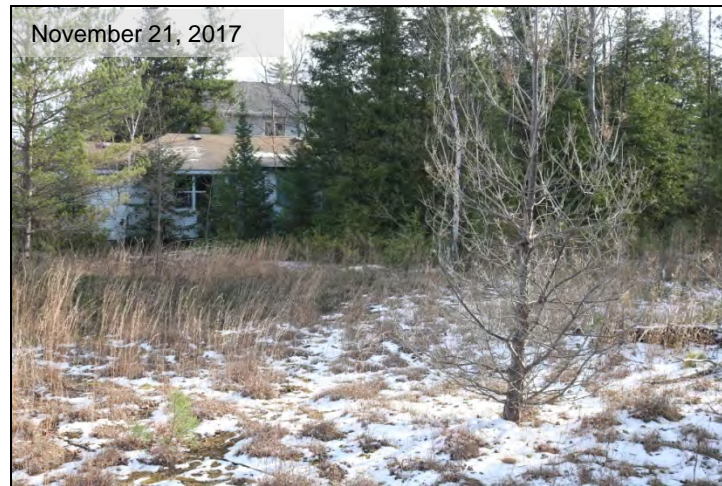
Photograph 10: Northern terminus of 62nd street, facing N towards SBTD1, with many young to mid-aged trees.

November 21, 2017



Photograph 11: SBOD1-1, middle facing N, showing extensive Little Bluestem (*Schizachyrium scoparium*).

November 21, 2017



Photograph 12: SBOD1-1, middle facing E.



Crown Lands Site Photos – 2017 Field Work

November 21, 2017



Photograph 13: SBTD1, broken White Pine snag tree (bottom).

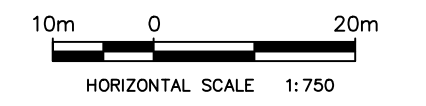
November 21, 2017



Photograph 14: SBTD1, broken White Pine snag tree (top).



- LEGEND:**
- Ontario Parks Property (Crown Land)
 - - - Proposed extension of municipal servicing infrastructure across Ontario Parks Property to outlet
 - - - Disturbance Zone
 - Proposed Outlet on Ontario Parks Property
 - Bat Snag Locations
 - ← ⊕ Photo Stations and Direction (white)
 - Vegetation Communities
- MAMM4-1 Graminoid Coastal Meadow Marsh Type
 SBOD1-1 Little Bluestem-Switchgrass-Beachgrass Open Graminoid Sand Dune Type
 SBTD1 Treed Sand Dune Ecosite



Environmental Features

Crown Lands Assessment
Wasaga Beach, ON

DATE ISSUED:	October 2017	Figure No.
CREATED BY:	JLM	2
PROJECT NO.:	14-047	
REFERENCE:	First Base Solutions	

Plotted by: MCCARTNEY on February 28, 2018 at 1:03pm
 File: M:\14 Projects\14-047 Bay Sands Area - EA\04.0 - Drafting\14-047.dwg Layout: Crown2 PlotScale: 0.5
 DAYSTAMP: M:\14 Projects\14-047 Bay Sands Area - EA\04.0 - Drafting\14-047.dwg

Appendix C

Stage 1 Archaeological Assessment

**THE STAGE 1 ARCHAEOLOGICAL ASSESSMENT
OF THE BAY SANDS DEVELOPMENT AREA
PROPOSED STORMWATER DRAINAGE AND
OUTLET IMPROVEMENTS, PART OF LOTS 33 & 34,
CONCESSION 2, GEOGRAPHIC TOWNSHIP OF
NOTTAWASAGA, TOWN OF WASAGA BEACH,
SIMCOE COUNTY**

(original)

ARCHAEOLOGICAL ASSESSMENTS LTD.



**THE STAGE 1 ARCHAEOLOGICAL ASSESSMENT
OF THE BAY SANDS DEVELOPMENT AREA PROPOSED
STORMWATER DRAINAGE AND OUTLET
IMPROVEMENTS, PART OF LOTS 33 & 34, CONCESSION 2,
GEOGRAPHIC TOWNSHIP OF NOTTAWASAGA,
TOWN OF WASAGA BEACH, SIMCOE COUNTY**
(original)

Prepared by

Archaeological Assessments Ltd.

2227 Wuthering Heights Way, Oakville, Ontario L6M 0A3
Telephone - 905-469-8690 Facsimile - 905-469-8702

Consulting Archaeologist: Rick Sutton
Archaeological Consulting Licence Number P013
P.I.F. Number P013-1044-2014
May 26, 2014

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PROJECT PERSONNEL

Project Director	Rick Sutton (License P013)
Field Director	Rick Sutton (License P013)
Report Preparation	Rick Sutton (License P013)

EXECUTIVE SUMMARY

This report details the rationale, methods and results of the Stage 1 Archaeological Assessment of the Bay Sands Development Area Proposed Stormwater Drainage and Outlet Improvements, Part of Lots 33 & 34, Concession 2, Geographic Township of Nottawasaga, Town of Wasaga Beach, Simcoe County. The purpose of the assessment was to determine the archaeological potential of these proposed developments as part of a Schedule C project in accordance with the Municipal Class Environmental Assessment process.

The Bay Sands study area covers 55 hectares. The focus of the Stage 1 assessment was the proposed location of five ponds, an easement corridor, a road widening and a watercourse channel upgrade. The various drainage improvement alternatives under consideration may be combined using various combinations. The Stage 1 assessment was conducted in May, 2014.

The results of the Stage 1 assessment indicate that the proposed location of four of the five ponds and the easement corridor do not have any archaeological potential due to poor drainage conditions. The 62nd Street South Road corridor also has no archaeological potential due to the extent of previous disturbances associated with the existing road.

One of the proposed ponds, the 62nd Street North road corridor and the watercourse channel upgrades area are all considered to have some potential for both aboriginal and Euro-Canadian archaeological resources. These areas have archaeological potential because they contain some relatively undisturbed areas with good drainage that are located close to a watercourse. It is therefore recommended that these sections of the study area should be subjected to a Stage 2 archaeological assessment. No soil disturbance or development activities should take place until after a Stage 2 archaeological assessment has been completed.

1.0 PROJECT CONTEXT

1.1 INTRODUCTION AND DEVELOPMENT CONTEXT

This report details the rationale, methods and results of the Stage 1 Archaeological Assessment of the Bay Sands Development Area Proposed Stormwater Drainage and Outlet Improvements, Part of Lots 33 & 34, Concession 2, Geographic Township of Nottawasaga, Town of Wasaga Beach, Simcoe County. The purpose of the assessment was to determine the archaeological potential of these proposed developments as part of a Schedule C project in accordance with the Municipal Class Environmental Assessment process.

The assessment was conducted by Archaeological Assessments Ltd., under archaeological consulting licence No. P013 issued to Rick Sutton. The assessment was conducted in accordance with the provisions of the Ontario Heritage Act (Government of Ontario 1980) and the technical guidelines for archaeological assessments formulated by the Ministry of Tourism and Culture (MCL 2011). Permission for access to the property and to remove and curate artifacts was granted by the land owner. Archaeological Assessments Ltd. accepts responsibility for the long term curation of any artifacts recovered or documents produced as a result of the assessment.

1.2 ARCHAEOLOGICAL CONTEXT

Property Description

The study area covers an area of approximately 55 hectares situated in Wasaga Beach between 60th Street North and 68th Street North, north of Mosley Street as well as the area including the Bay Sands Area between 62nd Street South and Lyons Court, north of Bay Sands Drive and south of Mosley Street (Figures 1 and 2). The subject property was visited on May 21, 2014 by consultant archaeologist Rick Sutton (P013).

The focus of the Stage 1 assessment was the proposed location of five ponds, an easement corridor, a road widening and a watercourse channel upgrade. The various drainage improvement alternatives under consideration may be combined using various combinations. The five proposed ponds have an average size of 0.55 hectares and are located in the southwestern, northwestern, southeastern, northeastern, and eastern sections of the study area (Figure 2). Two of the ponds are to be connected by a 220 metre long proposed easement corridor. It also proposed that a 450 metre long section of 62nd Street South may require some improvements south of Mosely Street. A 160 metre section of 62nd Street North, north of Mosely Street may also require some improvements. Finally, improved channelization of a small watercourse may be required from the north side of Mosley Street to where the watercourse enters Georgian Bay (Figure 2).

Four of the five proposed ponds and the easement area are located in low lying forested areas with poor to imperfect drainage. Standing water is visible in many of these areas and is associated with cedar swamps or a mixture of deciduous and coniferous trees. The proposed pond site located in the northeastern section of the study area consists of a more open grass covered area associated with a former residential lot.

The 62nd Street South road corridor consists of a paved road through a relatively new residential development with a single lane in each direction. The road is flanked on both sides by drainage ditches. The 62nd Street North road corridor consists of a paved road through an older seasonal and residential area with a single lane in each direction. This road is not flanked by any drainage ditches.

The proposed channel upgrades of some of the possible drainage improvements are associated with a small watercourse that drains to the northeast from the north side of Mosley Street to the south shore of Georgian Bay, over a linear distance of 275 metres.

The study area is located in the Simcoe Lowlands physiographic region (Chapman and Putnam 1984: 177). The Simcoe Lowlands consist of a series of steep sided, flat-floored valleys and were flooded by glacial Lake Algonquin (Chapman and Putnam 1984:176). Most of the lowland areas associated with the study area are associated with poorly to imperfectly drained soils.

General physiographic features which must be considered when identifying areas of archaeological potential include distance to water, local topography, soil conditions, and other resource specific features. In general, any lands located within 300 metres of any of these physiographic features should be considered to have archaeological potential (MTC 2011: 7).

The MTC's Standards and Guidelines for Consultant Archaeologists (2011: 4-5) stipulate that primary water sources (lakes, rivers, streams, creeks, etc.), secondary water sources (intermittent streams and creeks, springs, marshes, swamps, etc.), ancient water sources (glacial lake shorelines indicated by the presence of raised sand or gravel beach ridges, relic river or stream channels indicated by clear dip or swale in the topography, shorelines of drained lakes or marshes, cobble beaches, etc.), as well as accessible or inaccessible shorelines (high bluffs, swamp or marsh fields by the edge of a lake, sandbars stretching into marsh, etc.) are characteristics that indicate archaeological potential. Other geographic characteristics that can indicate archaeological potential include: elevated topography (eskers, drumlins, large knolls, plateau), pockets of well-drained sandy soil, especially near areas of heavy soil or rocky ground, distinctive land formations that might have been special or spiritual places, such as waterfalls, rock outcrops, caverns, mounds, and promontories and their bases. Resource areas are also considered to be characteristics that indicate archaeological potential (MTC 2011: 5).

Potable water is the single most important resource necessary for any extended human occupation or settlement. Since water sources have remained relatively stable in south central Ontario after the Pleistocene era, proximity to water can be regarded as a useful index for the evaluation of archaeological site potential. Indeed, distance from water has been one of the most commonly used variables for predictive modeling of site location.

Some sections of the study area are located within 300 metres of the shore of Georgian Bay and a small watercourse that runs through the northeastern corner of the study area. However, most of the study area is situated in a lowland area associated with poor to imperfectly drained soils. These low lying areas have a low potential for both aboriginal and 19th century Euro-Canadian archaeological sites (Figure 4). The areas of better drainage are located in the northeastern

corner of the study area and are associated with the proposed pond situated at the intersection of Mosley Street and 62nd Street South, in the vicinity of the 62nd Street North road corridor, and along the watercourse that may have some channel upgrades. These better drained sections of the study area have some potential for both aboriginal and 19th century Euro-Canadian archaeological sites (Figure 4).

Previous Archaeological Research

In order to provide context for evaluating archaeological planning concerns, a study area was established which included all lands within a 1km metre radius of the proposed extraction area. The Stage 1 background research included a variety of published and unpublished reports. Data on registered sites located within the study area was obtained from the Archaeological Sites Data Base (ASDB) of the Ontario Ministry of Tourism, Culture and Sport in Toronto. The ASDB houses site record forms for registered sites, as well as published and unpublished reports on past surveys, assessments and excavations.

Table 1. Cultural Chronology For Southern Ontario

PERIOD	GROUP	TIME RANGE	COMMENT
PALEO-INDIAN			
Early	Fluted	9000 - 8500 B.C.	Big Game Hunters and Small Nomadic Groups
Late	Non-fluted	8500 - 7500 B.C.	
ARCHAIC			
Early	Nettling	8000 - 7000 B.C.	Nomadic Hunters and Gatherers
	Bifurcate Based	7000 - 6000 B.C.	
Middle	Stemmed, Otter Creek and Brewerton	6000 - 2500 B.C.	Transition to Territorial Settlement
Late	Narrow Point	2500 - 1800 B.C.	More Diverse Resource Base
	Broad Point	1800 - 1500 B.C.	
	Small Point	1500 - 800 B.C.	
WOODLAND			
Early	Meadowood and Middlesex	1000 - 300 B.C.	Introduction of Pottery
Middle	Point Peninsula	300 B.C.- 700 A.D.	Long Distance Trade
Transitional	Princess Point	500 - 900 A.D.	Early Agriculture
Late	Early Iroquoian	900 - 1275 A.D.	Transition to Village Life
	Middle Iroquoian	1275 - 1400 A.D.	Large Villages and Dependence on Agriculture
	Late Iroquoian	1400 - 1650 A.D.	Tribal Development, Warfare, European Contact
HISTORIC			
Early	Odawa, Ojibwa, Mississauga	1700 - 1875 A.D.	Social Displacement
Late	Euro-Canadian	1800 A.D.-	European Settlement

		present	
--	--	---------	--

The background research confirmed that no archaeological sites had been registered within or immediately adjacent to the study area prior to this assessment (Robert von Bitter MTCS: personal communication). The background research determined that there are no previously registered archaeological sites located within a 1km radius of the study area. A cultural chronology for Southern Ontario that also applies to the study area is presented in Table 1.

1.3 HISTORICAL CONTEXT

The MTC's Standards and Guidelines for Consultant Archaeologists (2011: 5) stipulate that areas of early Euro-Canadian settlement (pioneer homesteads, isolated cabins, farmstead complexes), early wharf or dock complexes, pioneer churches and early cemeteries, are considered to have archaeological potential. In general, any lands located within 300 metres of any of these cultural features should be considered to have archaeological potential (MTC 2011: 7). Early historical transportation routes (trails, passes, roads, railways, portage routes), properties listed on a municipal register or designated under the Ontario Heritage Act or a federal, provincial, or municipal historic landmark or site, and properties that local histories or informants have identified with possible archaeological sites, historical events, activities, or occupations are also considered to have archaeological potential. Any lands located within 100 metres of early historical transportation routes should also be considered to have archaeological potential (MTC 2010: 7).

Information on potential Euro-Canadian archaeological planning concerns was derived from an examination of the 1881 Illustrated Historical Atlas of Simcoe County (Beldon 1881). The historic mapping indicates that the study area was originally located on part of Lots 33 & 34, Concession 2 in Nottawasaga Township (Figure 3). Unfortunately, the historical atlas map for this region contains very little information regarding property ownership at that time or the approximate location of potential late 19th century homesteads or other buildings.

Nottawasaga Township was first surveyed for settlement between 1832 and 1833 (Beldon 1881). The first settlers arrived in the early 1830's and slowly expanded from north to south through the township as some of the early roads were cleared. Wasaga Beach was originally known as the Village of Hythe, which was first settled in 1833. Consequently, any well drained undisturbed sections of the study area do have some potential for Euro-Canadian sites dating as far back as the mid-19th century (Figure 4).

2.0 FIELD METHODS

The study area was visited on May 21, 2014 by consultant archaeologist Rick Sutton (P013) under sunny skies and seasonal temperatures. The proposed location of the five ponds, easement corridor, road widening and the watercourse channel upgrade were all subjected to a careful visual inspection by walking across these areas in a systematic fashion at 30 metre intervals.

2.1 ANALYSIS AND CONCLUSIONS

For an assessment of the archaeological potential of any parcel of land, examining the extent of previous disturbance is an important factor in determining the potential for archaeological resources. Lands that have been subjected to intensive and deep land alterations due to previous development often no longer have any archaeological potential (MTC 2011:5). The most common forms of previous disturbance include building footprints, transportation corridors and infrastructure development, or quarrying activities. Other activities such as agricultural cultivation, gardening and minor landscaping do not generally affect archaeological potential (MTC 2010:5).

The results of the Stage 1 property inspection indicate that the majority of the lands associated with the proposed locations of the five ponds and the easement appear to be relatively undisturbed. The 62nd Street South road corridor and the lands adjacent to it have been completely disturbed by the construction of the road and no longer have any archaeological potential. The lands immediately adjacent to the 62nd Street North road corridor may contain some lawn areas that are undisturbed and which therefore have some archaeological potential (Figure 4). Unlike 62nd Street South, 62nd Street North is not flanked by drainage ditches. Instead it is partially flanked by residential lawns. The proposed pond located in the northeastern section of the study area is relatively undisturbed and is associated with well drained soils, and therefore has some archaeological potential (Figure 4). Finally, some of the lands adjacent to the watercourse and proposed channel upgrades also appear to be undisturbed and therefore have some archaeological potential (Figure 4).

3.0 RECOMMENDATIONS & COMPLIANCE ADVICE

3.1 Recommendations

The Bay Sands study area covers 55 hectares. The focus of the Stage 1 assessment was the proposed location of five ponds, an easement corridor, a road widening and a watercourse channel upgrade. The Stage 1 assessment was conducted in May, 2014.

The results of the Stage 1 assessment indicate that the proposed location of four of the five ponds and the easement corridor do not have any archaeological potential due to poor drainage conditions. The 62nd Street South Road corridor also has no archaeological potential due to the extent of previous disturbances associated with the existing road.

One of the proposed ponds, the 62nd Street North road corridor and the watercourse channel upgrades area are all considered to have some potential for both aboriginal and Euro-Canadian archaeological resources. These areas have archaeological potential because they contain some relatively undisturbed areas with good drainage that are located close to a watercourse. It is therefore recommended that these sections of the study area should be subjected to a Stage 2

archaeological assessment. No soil disturbance or development activities should take place until after a Stage 2 archaeological assessment has been completed.

3.2 Compliance Advice

This report is submitted to the Minister of Tourism and Culture as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Tourism and Culture, a letter will be issued by the ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.

It is an offence under Sections 48 and 69 of the *Ontario Heritage Act* for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological fieldwork on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the *Ontario Heritage Act*.

Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48 (1) of the *Ontario Heritage Act*.

The *Cemeteries Act*, R.S.O. 1990 c. C.4 and the *Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33 (when proclaimed in force) require that any person discovering human remains must notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.

4.0 MAPS

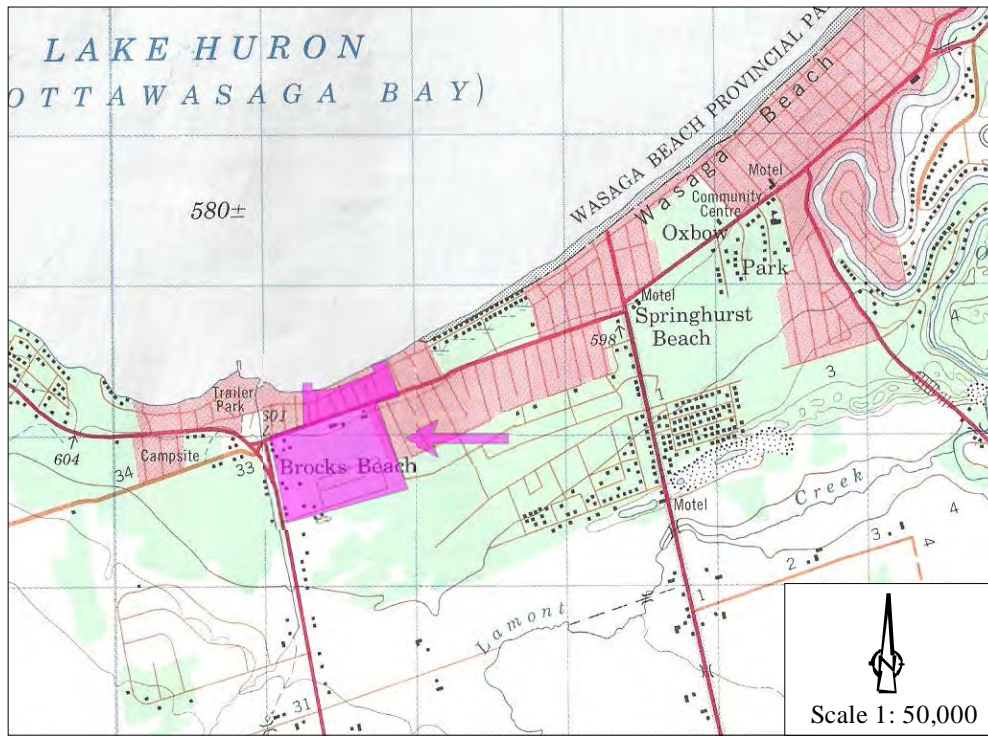
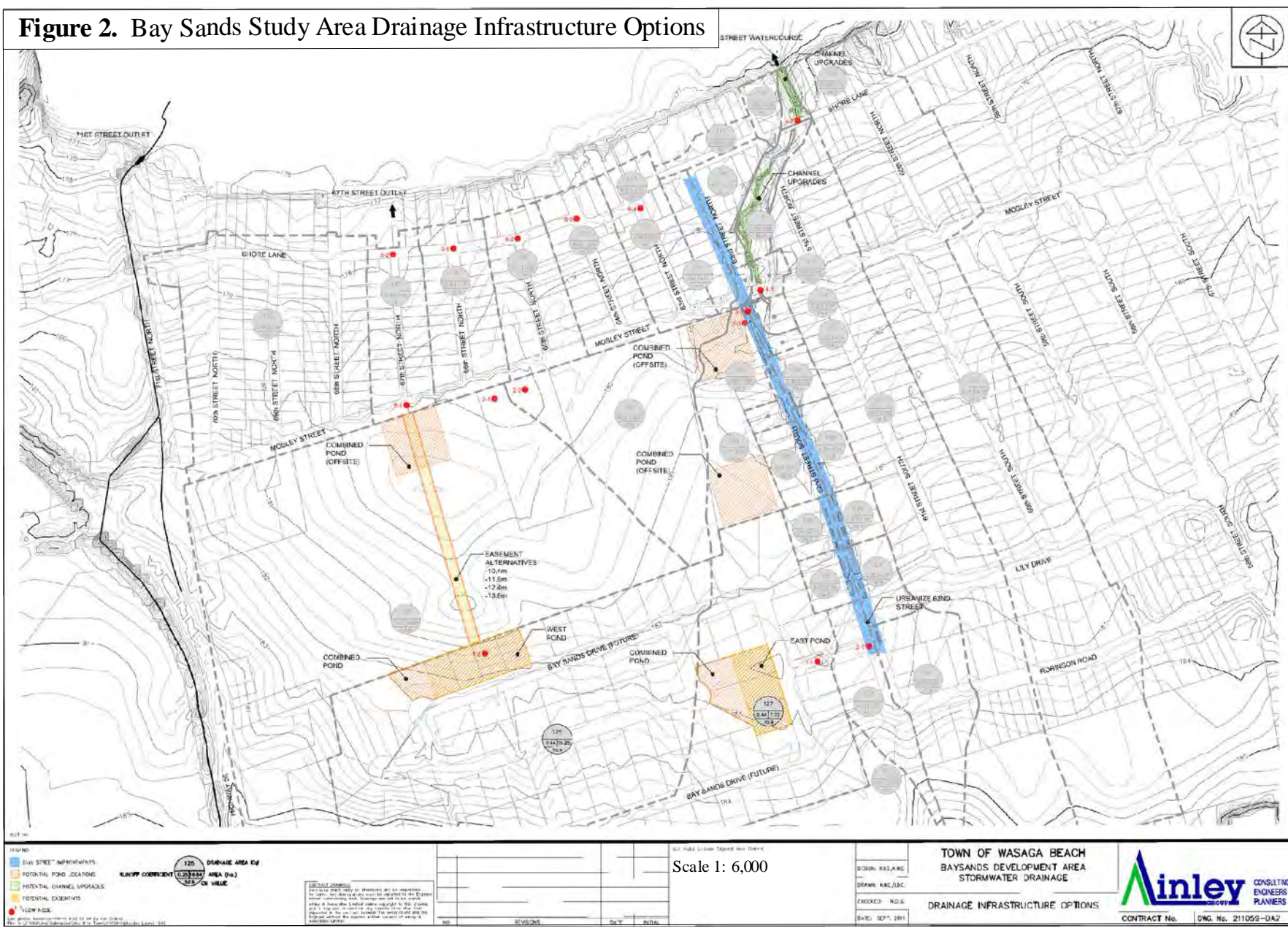


Figure 1. Location of the Study Area
(Department of Energy, Mines and Resources 1994 41 A/8 Collingwood)

Figure 2. Bay Sands Study Area Drainage Infrastructure Options



125 DRAINAGE AREA ID#
 1:1000 COEFFICIENT AREA (ha)
 25% OF VALUE

Scale 1: 6,000

TOWN OF WASAGA BEACH
 BAYSANDS DEVELOPMENT AREA
 STORMWATER DRAINAGE

Anley CONSULTING
 ENGINEERS
 PLANNERS

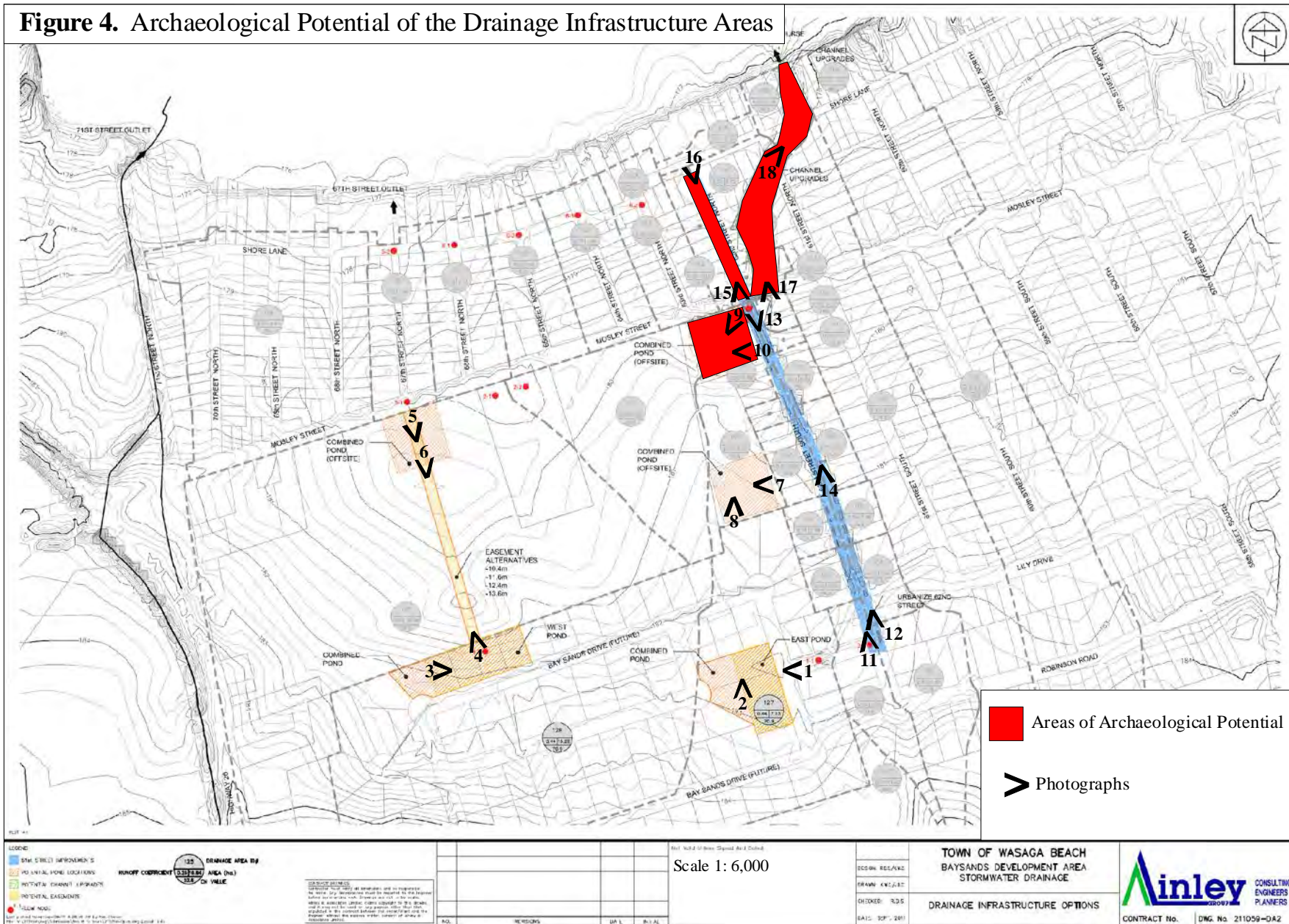
DRAINAGE INFRASTRUCTURE OPTIONS

CONTRACT No. DWG. No. 211059-DA2



Figure 3. 1881 Historical Atlas Map of Nottawasaga Township Showing Location of the Study Area (Beldon and Company 1881)

Figure 4. Archaeological Potential of the Drainage Infrastructure Areas



5.0 IMAGES



Plate 1. Proposed Pond, Southeastern Section of Study Area (view west)



Plate 2. Proposed Pond, Southeastern Section of Study Area (view north)



Plate 3. Proposed Pond, Southwestern Section of Study Area (view east)



Plate 4. Proposed Easement, Western Section of Study Area (view north)



Plate 5. Proposed Pond, Northwestern Section of Study Area (view south)



Plate 6. Proposed Easement, Western Section of Study Area (view south)



Plate 7. Proposed Pond, Eastern Section of Study Area (view west)



Plate 8. Proposed Pond, Eastern Section of Study Area (view north)



Plate 9. Proposed Pond, Northeastern Section of Study Area (view southwest)



Plate 10. Proposed Pond, Northeastern Section of Study Area (view west)



Plate 11. Southern Section of 62nd Street South (view north)



Plate 12. Southern Section of 62nd Street South (view north)



Plate 13. Northern Section of 62nd Street South (view south)



Plate 14. Central Section of 62nd Street South (view north)



Plate 15. Southern Section of 62nd Street North (view north)



Plate 16. Northern Section of 62nd Street North (view south)



Plate 17. Watercourse and Proposed Channel Upgrades North Side of Mosley Street (view north)



Plate 18. Watercourse and Proposed Channel Upgrades East Side of 61st Street North (view northeast)

6.0 REFERENCES CITED

Beldon & Co.

1881 **Illustrated Historical Atlas of Simcoe County.** Toronto.

Chapman, L.J. and D.F. Putnam

1984 **The Physiography of Southern Ontario** (Third Edition). Ontario Geological Survey Special Volume 2. Ontario Ministry of Natural Resources, Toronto.

Government of Ontario

1980 **The Heritage Act RSO 1980.** Queen's Printer, Toronto.

1990 **The Environmental Assessment Act RSO 1990.** Queen's Printer, Toronto.

1990 **Aggregate Resources Act RSO 1990.** Queen's Printer, Toronto.

1996 **The Planning Act RSO 1996.** Queen's Printer, Toronto.

Ministry of Tourism and Culture

2011 **Standards and Guidelines for Consulting Archaeologists.** Ministry of Tourism and Culture, Toronto.

Ministry of Tourism, Culture and Sport

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Ministère du Tourisme, de la Culture et du Sport

Unité des programmes culturels
Direction des programmes et des services
Division de culture
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Mar 31, 2015

Richard Sutton (P013)
Archaeological Assessments Ltd.
2227 Wuthering Heights Oakville ON L6M 0A3

**RE: RE: Entry into the Ontario Public Register of Archaeological Reports:
Archaeological Assessment Report Entitled, "The Stage 1 Archaeological
Assessment of the Bay Sands Development Area Proposed Stormwater Drainage
and Outlet Improvements, Part of Lots 33 &34, Concession 2, Geographic
Township of Nottawasaga, Town of Wasaga Beach, Simcoe County", Dated Oct 7,
2014, Filed with MTCS Toronto Office on Oct 22, 2014, MTCS Project Information
Form Number P013-1044-2014**

Dear Mr Sutton:

The above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c 0.18 has been entered into the Ontario Public Register of Archaeological Reports without technical review.¹

Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

Should you require further information, please do not hesitate to send your inquiry to ArchaeologyReports@Ontario.ca.

cc. Archaeology Licensing Officer
Tom Nollert, Ainley Group
Mike Pincivero, Town of Wasaga Beach

¹In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

Appendix D

Ministry of Tourism, Culture and Sport Built Heritage Checklist

To: **File**

Copies to:

From: **Andrea Potter**

Date: **May 2017.**

Ref: **MTCS Built Heritage Checklist**

File: 217013

Introduction

The purpose of the Ontario Environmental Assessment Act (EA Act) is to provide for “...*the betterment of the people of the whole or any part of Ontario by providing for the protection, conservation and wise management in Ontario of the environment.*” The term “environment” is broadly defined and includes the built, natural, socio-economic and cultural environments.

As part of the Municipal Class EA process consideration is given to the potential for the works proposed to impact Built Heritage resources and Cultural Heritage Landscapes. The Provincial Policy Statement (2014) defines Built Heritage resources as “*one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions.*” The Provincial Policy Statement (2014) defines Cultural Heritage Landscapes as “*a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. A landscape involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, railways and industrial complexes of cultural heritage value.*”

Purpose of this Memo

This memo has been prepared to provide a summary of the preliminary review completed to demonstrate that this Class EA has given consideration to the potential for this project to impact built heritage resources and cultural heritage landscapes.

Project Study Area

The subject study area is located within the Settlement Area of the Town of Wasaga Beach and land use area is primarily residential as illustrated in Figure 1. The existing structures reflect the tourist destination that the municipality has been for a number of years and consists of refurbished cottages and more recent construction. Attachment 1 includes photographs of the key streets to provide an idea of the nature of the area and the existing structures present.

**Figure 1
Overall Study Area**



Scope of Work Proposed

The work proposed as part of this project is described as follows:

- Area 1: A drainage easement will be constructed on vacant lands between the Bay Sands Development Area and Mosley Street. The 67th Street corridor from Mosley Street north to Shore Lane will be urbanized and reconstructed within the existing municipal right-of-way. Drainage infrastructure will be connected to the existing 67th Street outlet for discharge to Nottawasaga Bay.
- Area 2: The 62nd Street corridor from the east entrance of the Bay Sands Development Area to Shore Lane will be urbanized and reconstructed within the existing municipal right-of-way. An outlet and associated infrastructure will be constructed on the currently vacant Ontario Parks' property located north of Shore Lane, opposite 62nd Street.

Preliminary Evaluation:

Notifications regarding this project were forwarded to the Ministry of Tourism, Culture and Sport (MTCS) during the course of this Class EA. The MTCS provided comments via a letter dated December 29, 2014 and directed that the *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes Checklist* be completed for this project. The purpose of this checklist is to assist proponents in determining if a project has the potential to impact known or potential cultural heritage resources. A copy of the MTCS letter and checklist are included in Attachment 2 of this memo.

To assist in completing the checklist, the heritage representative at the Town of Wasaga Beach was contacted to confirm the existence of any cultural heritage properties in the area of the project that are designated under the Ontario Heritage Act and on the municipal register or if there are any properties that have not been formally designated but are of cultural heritage interest. The municipality confirmed that there are no such resources within the area of the project.

As per Part A of the checklist the study area does not contain any properties designated under the Ontario Heritage Act, National Historic Sites, Federal Heritage buildings, and it is not located within a UNESCO World Heritage Site. There are no properties within the study area that are designated under the Heritage Railway Stations Protection Act or the Heritage Lighthouse Protection Act. As per Part B of the checklist none of the affected lands is the subject of a municipal, provincial, or federal commemorative or interpretive plaque and there are no known burial sites or cemeteries within the study area. The study area is not within

a Canadian Heritage River watershed. As per Part C of the checklist, no concerns relating to Built Heritage resources and / or Cultural Heritage Landscapes were identified by Indigenous communities or agencies.

While the checklist does indicate that the presence of any structures over 40 years may necessitate additional study it is important to note that this is a guideline only and does not automatically trigger the need for more detailed analysis. Consideration should also be given to the scope of works proposed and the nature of potential impacts.

It is important to note that the proposed drainage easements associated with Area 1 (i.e. connection between Bay Sands Development Area and Mosely Street) and Area 2 (i.e. Ontario Parks' property) will occur on lands that are currently vacant, with no existing structures. The work proposed at these locations will primarily be underground with the exception of the outlet structure on the Ontario Parks' property (i.e. proposed 62nd Street outlet). All areas will be restored post construction and the appearance of the outlet will be softened and screened by existing and proposed vegetation and landscaping. Any road reconstruction as part of the urbanization of 62nd Street and 67th Street will be confined to within the existing municipal right-of-way. No property acquisition is required.

The potential for this project to impact Built Heritage Resources and Cultural Heritage Landscapes is expected to be low given that there are no designated heritage resources within the study area, road reconstruction will be limited to within the existing municipal right-of-way and work associated with the drainage easements will occur on vacant lands, devoid of structures. As such, no additional heritage analysis will be completed for this project. A copy of the MTCS checklist supporting documentation is included in Attachment 3 of this memo.

S:\113202\Class EA\04-Sub Studies\04. Cultural Heritage\04-113202 Bay Sands MTCS Built Heritage Memo to File FINAL.doc

ATTACHMENT 1
STUDY AREA PHOTOS

**Photo 1: 62nd Street South
(Looking North from Bay Sands Entrance)**



**Photo 2: 62nd Street South
(Looking South from Shore Lane)**



Photo 3: Shore Lane

(Looking West from 61st Street)



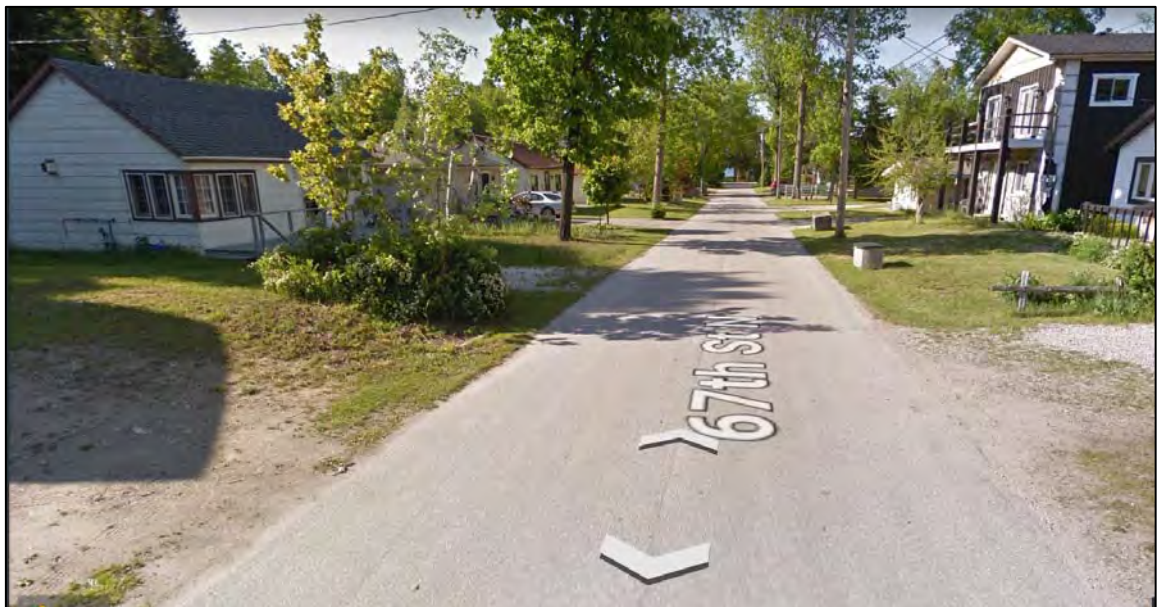
Figure 5: Shore Lane
(Looking West from 62 Street)



**Photo 4: Mosely Street
(Looking West from 62 Street South)**



**Figure 6: 67th Street
(Looking North from Mosely St.)**



**Photo 7: 67th Street
(Looking North from Shore Lane to Existing 67th Outlet)**



ATTACHMENT 2
MTCS LETTER AND CHECKLIST

113202



Ministry of Tourism, Culture & Sport Ministère du Tourisme et de la Culture

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Programs and Services Branch
401 Bay Street, Suite 1700
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Direction des programmes et des services
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Tél. : 416 314-7159
Télééc. : 416 212-1802

Tel. 416 314-7159
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December 29, 2014 (EMAIL ONLY)

Mr. Steve Fournier, Consultant Project Manager
Ainley & Associates Limited
550 Welham Road
Barrie, ON L4N 8Z7
E: fournier@ainleygroup.com

MTCS file #: 0002254
Proponent: Town of Wasaga Beach
Subject: Notice of PIC – Municipal Class EA
Bay Sands Development Area Storm Drainage & Outlet Improvements
Location: Town of Wasaga Beach

Dear Mr. Fournier

Thank you for providing the Ministry of Tourism, Culture and Sport (MTCS) with the Notice of Public Information Centre for the above named project. MTCS's interest in this EA project relates to its mandate of conserving Ontario's cultural heritage, which includes:

- Archaeological resources, including land-based and marine;
- Built heritage resources, including bridges and monuments; and,
- Cultural heritage landscapes.

Under the EA process, the proponent is required to determine a project's potential impact on cultural heritage resources.

While some cultural heritage resources may have already been formally identified, others may be identified through screening and evaluation. Aboriginal communities may have knowledge that can contribute to the identification of cultural heritage resources, and we suggest that any engagement with Aboriginal communities includes a discussion about known or potential cultural heritage resources that are of value to these communities. Municipal Heritage Committees, historical societies and other local heritage organizations may also have knowledge that contributes to the identification of cultural heritage resources.

Archaeological Resources

This EA project may impact archaeological resources and you may screen the project with the MTCS *Criteria for Evaluating Archaeological Potential* to determine if an archaeological assessment is needed. MTCS archaeological sites data are available at archaeologicalsites@ontario.ca. If this EA project area exhibits archaeological potential, then an archaeological assessment (AA) should be undertaken by an OHA licensed consultant archaeologist, who is responsible for submitting the report directly to MTCS for review.

Built Heritage and Cultural Heritage Landscapes

The attached MTCS checklist *Screening for Impacts to Built Heritage and Cultural Heritage Landscapes* helps determine whether your EA project may impact cultural heritage resources. The Clerk for the municipality encompassing the EA project can provide information on property registered or designated under the *Ontario Heritage Act*. Municipal Heritage Planners can also provide information that will assist you in completing the checklist

The **purpose of the checklist** is to determine:

- if a property(ies) or project area:
 - is a recognized heritage property
 - may be of cultural heritage value
- it includes all areas that may be impacted by project activities, including – but not limited to:
 - the main project area
 - temporary storage
 - staging and working areas
 - temporary roads and detours

Processes covered under this checklist, such as:

- *Planning Act*
- *Environmental Assessment Act*
- *Aggregates Resources Act*
- *Ontario Heritage Act* – Standards and Guidelines for Conservation of Provincial Heritage Properties

Cultural Heritage Evaluation Report (CHER)

If you are not sure how to answer one or more of the questions on the checklist, you may want to hire a qualified person(s) (see page 5 for definitions) to undertake a cultural heritage evaluation report (CHER).

The CHER will help you:

- identify, evaluate and protect cultural heritage resources on your property or project area
- reduce potential delays and risks to a project

Other checklists

Please use a separate checklist for your project, if:

- you are seeking a Renewable Energy Approval under Ontario Regulation 359/09 – [separate checklist](#)
- your Parent Class EA document has an approved screening criteria (as referenced in Question 1)

Please refer to the Instructions pages for more detailed information and when completing this form.

Project or Property Name

Bay Sands Development Area Storm Drainage and Outlet Improvements Schedule 'C' Class EA

Project or Property Location (upper and lower or single tier municipality)

area between 60th St. N. & 68th St. N., north of Mosley St. & Bay Sands Area between 62nd St. & Hwy 26

Proponent Name

Town of Wasaga Beach - Mike Latimer, C.E.T., Project Coordinator

Proponent Contact Information

Tel: 705-429-2540 Email: m.latimer@wasagabeach.com

Screening Questions

- | | | |
|--|--------------------------|-------------------------------------|
| | Yes | No |
| 1. Is there a pre-approved screening checklist, methodology or process in place? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If Yes**, please follow the pre-approved screening checklist, methodology or process.
If No, continue to Question 2.

Part A: Screening for known (or recognized) Cultural Heritage Value

- | | | |
|--|--------------------------|-------------------------------------|
| | Yes | No |
| 2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If Yes**, do **not** complete the rest of the checklist.
- The proponent, property owner and/or approval authority will:
- summarize the previous evaluation and
 - add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken
- The summary and appropriate documentation may be:
- submitted as part of a report requirement
 - maintained by the property owner, proponent or approval authority
- If No**, continue to Question 3.

- | | | |
|---|--------------------------|-------------------------------------|
| | Yes | No |
| 3. Is the property (or project area): | | |
| a. identified, designated or otherwise protected under the <i>Ontario Heritage Act</i> as being of cultural heritage value? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. a National Historic Site (or part of)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. designated under the <i>Heritage Railway Stations Protection Act</i> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. designated under the <i>Heritage Lighthouse Protection Act</i> ? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has a special association with a community, person or historical event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act*, *Planning Act* processes
- maintained by the property owner, proponent or approval authority

Instructions

Please have the following available, when requesting information related to the screening questions below:

- a clear map showing the location and boundary of the property or project area
 - large scale and small scale showing nearby township names for context purposes
- the municipal addresses of all properties within the project area
- the lot(s), concession(s), and parcel number(s) of all properties within a project area

For more information, see the Ministry of Tourism, Culture and Sport's [Ontario Heritage Toolkit](#) or [Standards and Guidelines for Conservation of Provincial Heritage Properties](#).

In this context, the following definitions apply:

- **qualified person(s)** means individuals – professional engineers, architects, archaeologists, etc. – having relevant, recent experience in the conservation of cultural heritage resources.
- **proponent** means a person, agency, group or organization that carries out or proposes to carry out an undertaking or is the owner or person having charge, management or control of an undertaking.

1. Is there a pre-approved screening checklist, methodology or process in place?

An existing checklist, methodology or process may already be in place for identifying potential cultural heritage resources, including:

- one endorsed by a municipality
- an environmental assessment process e.g. screening checklist for municipal bridges
- one that is approved by the Ministry of Tourism, Culture and Sport (MTCS) under the Ontario government's [Standards & Guidelines for Conservation of Provincial Heritage Properties](#) [s.B.2.]

Part A: Screening for known (or recognized) Cultural Heritage Value

2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value?

Respond 'yes' to this question, if all of the following are true:

A property can be considered not to be of cultural heritage value if:

- a Cultural Heritage Evaluation Report (CHER) - or equivalent - has been prepared for the property with the advice of a qualified person and it has been determined not to be of cultural heritage value and/or
- the municipal heritage committee has evaluated the property for its cultural heritage value or interest and determined that the property is not of cultural heritage value or interest

A property may need to be re-evaluated, if:

- there is evidence that its heritage attributes may have changed
- new information is available
- the existing Statement of Cultural Heritage Value does not provide the information necessary to manage the property
- the evaluation took place after 2005 and did not use the criteria in Regulations 9/06 and 10/06

Note: Ontario government ministries and public bodies [prescribed under Regulation 157/10] may continue to use their existing evaluation processes, until the evaluation process required under section B.2 of the Standards & Guidelines for Conservation of Provincial Heritage Properties has been developed and approved by MTCS.

To determine if your property or project area has been evaluated, contact:

- the approval authority
- the proponent
- the Ministry of Tourism, Culture and Sport

3a. Is the property (or project area) identified, designated or otherwise protected under the *Ontario Heritage Act* as being of cultural heritage value e.g.:

- i. designated under the *Ontario Heritage Act*
 - individual designation (Part IV)
 - part of a heritage conservation district (Part V)

Individual Designation – Part IV

A property that is designated:

- by a municipal by-law as being of cultural heritage value or interest [s.29 of the *Ontario Heritage Act*]
- by order of the Minister of Tourism, Culture and Sport as being of cultural heritage value or interest of provincial significance [s.34.5]. **Note:** To date, no properties have been designated by the Minister.

Heritage Conservation District – Part V

A property or project area that is located within an area designated by a municipal by-law as a heritage conservation district [s. 41 of the *Ontario Heritage Act*].

For more information on Parts IV and V, contact:

- municipal clerk
- [Ontario Heritage Trust](#)
- local land registry office (for a title search)

ii. subject of an agreement, covenant or easement entered into under Parts II or IV of the *Ontario Heritage Act*

An agreement, covenant or easement is usually between the owner of a property and a conservation body or level of government. It is usually registered on title.

The primary purpose of the agreement is to:

- preserve, conserve, and maintain a cultural heritage resource
- prevent its destruction, demolition or loss

For more information, contact:

- [Ontario Heritage Trust](#) - for an agreement, covenant or easement [clause 10 (1) (c) of the *Ontario Heritage Act*]
- municipal clerk – for a property that is the subject of an easement or a covenant [s.37 of the *Ontario Heritage Act*]
- local land registry office (for a title search)

iii. listed on a register of heritage properties maintained by the municipality

Municipal registers are the official lists - or record - of cultural heritage properties identified as being important to the community.

Registers include:

- all properties that are designated under the *Ontario Heritage Act* (Part IV or V)
- properties that have not been formally designated, but have been identified as having cultural heritage value or interest to the community

For more information, contact:

- municipal clerk
- municipal heritage planning staff
- municipal heritage committee

iv. subject to a notice of:

- intention to designate (under Part IV of the *Ontario Heritage Act*)
- a Heritage Conservation District study area bylaw (under Part V of the *Ontario Heritage Act*)

A property that is subject to a **notice of intention to designate** as a property of cultural heritage value or interest and the notice is in accordance with:

- section 29 of the *Ontario Heritage Act*
- section 34.6 of the *Ontario Heritage Act*. **Note:** To date, the only applicable property is Meldrum Bay Inn, Manitoulin Island. [s.34.6]

An area designated by a municipal by-law made under section 40.1 of the *Ontario Heritage Act* as a **heritage conservation district study area**.

For more information, contact:

- municipal clerk – for a property that is the subject of notice of intention [s. 29 and s. 40.1]
- [Ontario Heritage Trust](#)

v. included in the Ministry of Tourism, Culture and Sport's list of provincial heritage properties

Provincial heritage properties are properties the Government of Ontario owns or controls that have cultural heritage value or interest.

The Ministry of Tourism, Culture and Sport (MTCS) maintains a list of all provincial heritage properties based on information provided by ministries and prescribed public bodies. As they are identified, MTCS adds properties to the list of provincial heritage properties.

For more information, contact the MTCS Registrar at registrar@ontario.ca.

3b. Is the property (or project area) a National Historic Site (or part of)?

National Historic Sites are properties or districts of national historic significance that are designated by the Federal Minister of the Environment, under the *Canada National Parks Act*, based on the advice of the Historic Sites and Monuments Board of Canada.

For more information, see the [National Historic Sites website](#).

3c. Is the property (or project area) designated under the *Heritage Railway Stations Protection Act*?

The *Heritage Railway Stations Protection Act* protects heritage railway stations that are owned by a railway company under federal jurisdiction. Designated railway stations that pass from federal ownership may continue to have cultural heritage value.

For more information, see the [Directory of Designated Heritage Railway Stations](#).

3d. Is the property (or project area) designated under the *Heritage Lighthouse Protection Act*?

The *Heritage Lighthouse Protection Act* helps preserve historically significant Canadian lighthouses. The Act sets up a public nomination process and includes heritage building conservation standards for lighthouses which are officially designated.

For more information, see the [Heritage Lighthouses of Canada website](#).

3e. Is the property (or project area) identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office?

The role of the Federal Heritage Buildings Review Office (FHBRO) is to help the federal government protect the heritage buildings it owns. The policy applies to all federal government departments that administer real property, but not to federal Crown Corporations.

For more information, contact the [Federal Heritage Buildings Review Office](#).

See a [directory of all federal heritage designations](#).

3f. Is the property (or project area) located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?

A UNESCO World Heritage Site is a place listed by UNESCO as having outstanding universal value to humanity under the Convention Concerning the Protection of the World Cultural and Natural Heritage. In order to retain the status of a World Heritage Site, each site must maintain its character defining features.

Currently, the Rideau Canal is the only World Heritage Site in Ontario.

For more information, see Parks Canada – [World Heritage Site website](#).

Part B: Screening for potential Cultural Heritage Value

4a. Does the property (or project area) contain a parcel of land that has a municipal, provincial or federal commemorative or interpretive plaque?

Heritage resources are often recognized with formal plaques or markers.

Plaques are prepared by:

- municipalities
- provincial ministries or agencies
- federal ministries or agencies
- local non-government or non-profit organizations

For more information, contact:

- [municipal heritage committees](#) or local heritage organizations – for information on the location of plaques in their community
- Ontario Historical Society's [Heritage directory](#) – for a list of historical societies and heritage organizations
- Ontario Heritage Trust – for a [list of plaques](#) commemorating Ontario's history
- Historic Sites and Monuments Board of Canada – for a [list of plaques](#) commemorating Canada's history

4b. Does the property (or project area) contain a parcel of land that has or is adjacent to a known burial site and/or cemetery?

For more information on known cemeteries and/or burial sites, see:

- Cemeteries Regulations, Ontario Ministry of Consumer Services – for a [database of registered cemeteries](#)
- Ontario Genealogical Society (OGS) – to [locate records of Ontario cemeteries](#), both currently and no longer in existence; cairns, family plots and burial registers
- Canadian County Atlas Digital Project – to [locate early cemeteries](#)

In this context, adjacent means contiguous or as otherwise defined in a municipal official plan.

4c. Does the property (or project area) contain a parcel of land that is in a Canadian Heritage River watershed?

The Canadian Heritage River System is a national river conservation program that promotes, protects and enhances the best examples of Canada's river heritage.

Canadian Heritage Rivers must have, and maintain, outstanding natural, cultural and/or recreational values, and a high level of public support.

For more information, contact the [Canadian Heritage River System](#).

If you have questions regarding the boundaries of a watershed, please contact:

- your conservation authority
- municipal staff

4d. Does the property (or project area) contain a parcel of land that contains buildings or structures that are 40 or more years old?

A 40 year 'rule of thumb' is typically used to indicate the potential of a site to be of cultural heritage value. The approximate age of buildings and/or structures may be estimated based on:

- history of the development of the area
- fire insurance maps
- architectural style
- building methods

Property owners may have information on the age of any buildings or structures on their property. The municipality, local land registry office or library may also have background information on the property.

Note: 40+ year old buildings or structure do not necessarily hold cultural heritage value or interest; their age simply indicates a higher potential.

A building or structure can include:

- residential structure
- farm building or outbuilding
- industrial, commercial, or institutional building
- remnant or ruin
- engineering work such as a bridge, canal, dams, etc.

For more information on researching the age of buildings or properties, see the Ontario Heritage Tool Kit Guide [Heritage Property Evaluation](#).

Part C: Other Considerations

5a. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) is considered a landmark in the local community or contains any structures or sites that are important to defining the character of the area?

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has potential landmarks or defining structures and sites, for instance:

- buildings or landscape features accessible to the public or readily noticeable and widely known
- complexes of buildings
- monuments
- ruins

5b. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) has a special association with a community, person or historical event?

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has a special association with a community, person or event of historic interest, for instance:

- Aboriginal sacred site
- traditional-use area
- battlefield
- birthplace of an individual of importance to the community

5c. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) contains or is part of a cultural heritage landscape?

Landscapes (which may include a combination of archaeological resources, built heritage resources and landscape elements) may be of cultural heritage value or interest to a community.

For example, an Aboriginal trail, historic road or rail corridor may have been established as a key transportation or trade route and may have been important to the early settlement of an area. Parks, designed gardens or unique landforms such as waterfalls, rock faces, caverns, or mounds are areas that may have connections to a particular event, group or belief.

For more information on Questions 5.a., 5.b. and 5.c., contact:

- Elders in Aboriginal Communities or community researchers who may have information on potential cultural heritage resources. Please note that Aboriginal traditional knowledge may be considered sensitive.
- [municipal heritage committees](#) or local heritage organizations
- Ontario Historical Society's "[Heritage Directory](#)" - for a list of historical societies and heritage organizations in the province

An internet search may find helpful resources, including:

- historical maps
- historical walking tours
- municipal heritage management plans
- cultural heritage landscape studies
- municipal cultural plans

Information specific to trails may be obtained through [Ontario Trails](#).

If potential or known heritage resources exist, MTCS recommends that a Heritage Impact Assessment (HIA), prepared by a qualified consultant, be completed to assess potential project impacts. Our Ministry's *Info Sheet #5: Heritage Impact Assessments and Conservation Plans* outlines the scope of HIAs. Please send the HIA to MTCS and the Town's planning staff for review, and make it available to local organizations or individuals who have expressed interest in heritage.

Environmental Assessment Reporting

All technical heritage studies and their recommendations are to be addressed and incorporated into EA projects. Please advise MTCS whether any technical heritage studies will be completed for your EA project, and provide them to MTCS before issuing a Notice of Completion. If your screening has identified no known or potential cultural heritage resources, or no impacts to these resources, please include the completed checklists and supporting documentation in the EA report or file. MTCS is in no way liable if the information in the completed checklists is found to be inaccurate or incomplete.

Thank-you for circulating MTCS on this project: please continue to do so through the EA process, and contact me for any questions or clarification.

Sincerely,

Rosi Zirger
Heritage Planner
rosi.zirger@ontario.ca

Copied to: Gerald Reu, Project. Manager, Town of Wasaga Beach

Please notify MTCS if archaeological resources are impacted by EA project work. All activities impacting archaeological resources must cease immediately, and a licensed archaeologist is required to carry out a determination of their nature and significance.

If human remains are encountered, all activities must cease immediately and the local police be contacted as well as the Cemeteries Regulation Unit of the Ministry of Consumer Services must be contacted. In situations where human remains are associated with archaeological resources, MTCS should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act.

ATTACHMENT 3
SUPPORTING DOCUMENTATION

Andrea Potter

From: Andrea Fay <clerk@wasagabeach.com>
Sent: May-25-17 9:14 AM
To: Andrea Potter
Cc: Mike Pincivero; Mike Latimer; Steve Fournier
Subject: RE: Heritage Info - Bay Sands Class EA

Good Morning Andrea,

Following a review the Town currently has only one property in the Register of Properties of Cultural Heritage Value or Interest. The property is referred to as Beck Square legally known as Part of Survey of Part of lot 27 and Part of Georgina Avenue, Registered Plan 525 more particularly described as Part 1 on 51R-32220. This property is known locally as the northwest corner of Mosley Street and 1st Street North.

Should you require anything further please let me know.

Thanks,

Andrea D. Fay, Dipl. M.A.

Director of Legislative Services/Clerk

Town of Wasaga Beach

30 Lewis Street

Wasaga Beach, Ontario

L9Z 1A1

Tel: (705) 429-3844 Ext:2223

Fax: (705) 429-6732

Email: clerk@wasagabeach.com

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From: Andrea Potter [<mailto:potter@ainleygroup.com>]

Sent: May-23-17 1:37 PM

To: Andrea Fay

Cc: Mike Pincivero; Mike Latimer; Steve Fournier

Subject: Heritage Info - Bay Sands Class EA

Hi Andrea,

As discussed, I am doing some follow up for the Bay Sands Class EA. I have attached a key map that identifies the Project Study Area (black solid line). It would be appreciated if you could please confirm if there are any cultural heritage properties designated under the Ontario Heritage Act and on the municipal register in the area of the project or any properties that have not been formally designated but are of cultural heritage interest.

Regards,

Andrea Potter, B.E.S.
Environmental Planner



www.ainleygroup.com

Tel: (705) 726-3371 Ext. 256

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Easement properties

[○ Buildings](#) [○ Museums](#) [○ Easement properties](#)

Featured easement properties

CENTRAL ONTARIO

Leacock House

This building was constructed on Old Brewery Bay as a summer home for Stephen Leacock, world-renowned humorist and author. Though Leacock wrote extensively on political science, economics and history during his literary career of four decades, he achieved his greatest success as a humorist ...

[Details](#)

[View on map](#)

EASTERN ONTARIO

Frontenac County Courthouse

The present courthouse was designed by architect Edward Horsey and constructed by builders Scobell and Tossell in a neoclassical style with a bold two-storey front portico with frieze, cornice, Ionic columns ...

[Details](#)

[View on map](#)

GREATER TORONTO AREA**Peel County Courthouse and Jail**

Completed in June 1866, the first meeting of the Peel County Council was held in January 1867. Serving as Peel County's judicial and administrative centre until 1973, the courthouse was then leased to the municipality until 1980. It now serves as a museum and art gallery ...

[Details](#)

[View on map](#)

NIAGARA FALLS AND REGION**Willowbank**

Willowbank is significant as a surviving mansion of the British colonial era in Canada that reflects the ideals of both classical revivalism and the picturesque tradition. It is also significant for its association with Alexander Hamilton, its original owner ...

[Details](#)

[View on map](#)

OTTAWA**Pinhey Estate**

The Pinhey estate and house are run as a passive recreation area and historic site. The two-and-a-half storey masonry Georgian house contains an 1822 log house, an 1825 stone parlour wing, an 1841-42 central hall/kitchen wing and an 1847-49 south wing ...

[Details](#)

[View on map](#)

SOUTHWESTERN ONTARIO**Ruthven Estate**

Ruthven stands as a rare surviving example of that romantic combination of classical architecture and picturesque landscape that characterized country estates of the late 18th and early 19th centuries ...

[Details](#)

[View on map](#)

Easement properties by location

Central Ontario [>](#)

Eastern Ontario [>](#)

Greater Toronto Area [v](#)

GREATER TORONTO AREA

Benares

GREATER TORONTO AREA

**Gooderham
Building**

Benares is associated with the early settlement of the north shore of Lake Ontario. The house, home of Captain James Harris, is located on one of the earliest settled sites in the village of

[Details](#)

[View on map](#)

The building is associated with the Gooderham family – notably George Gooderham, eldest son of William Gooderham, the original founder of the successful distilling

[Details](#)

[View on map](#)

GREATER TORONTO AREA

Peel County Courthouse and Jail

Completed in June 1866, the first meeting of the Peel County Council was held in January 1867. Serving as Peel County's judicial and administrative centre

[Details](#)

[View on map](#)

GREATER TORONTO AREA

St. Anne's Anglican Church

The design of the church is in the Byzantine style, which is very unusual for an Anglican church. St. Anne's is constructed of concrete and brick and characterized by a

[Details](#)

[View on map](#)

GREATER TORONTO AREA

Sharon Temple

The Sharon Temple is associated with the Children of Peace, a breakaway sect of the Society of Friends or Quakers, founded by David Willson. Square in plan and painted white with green trim, the

[Details](#)

[View on map](#)

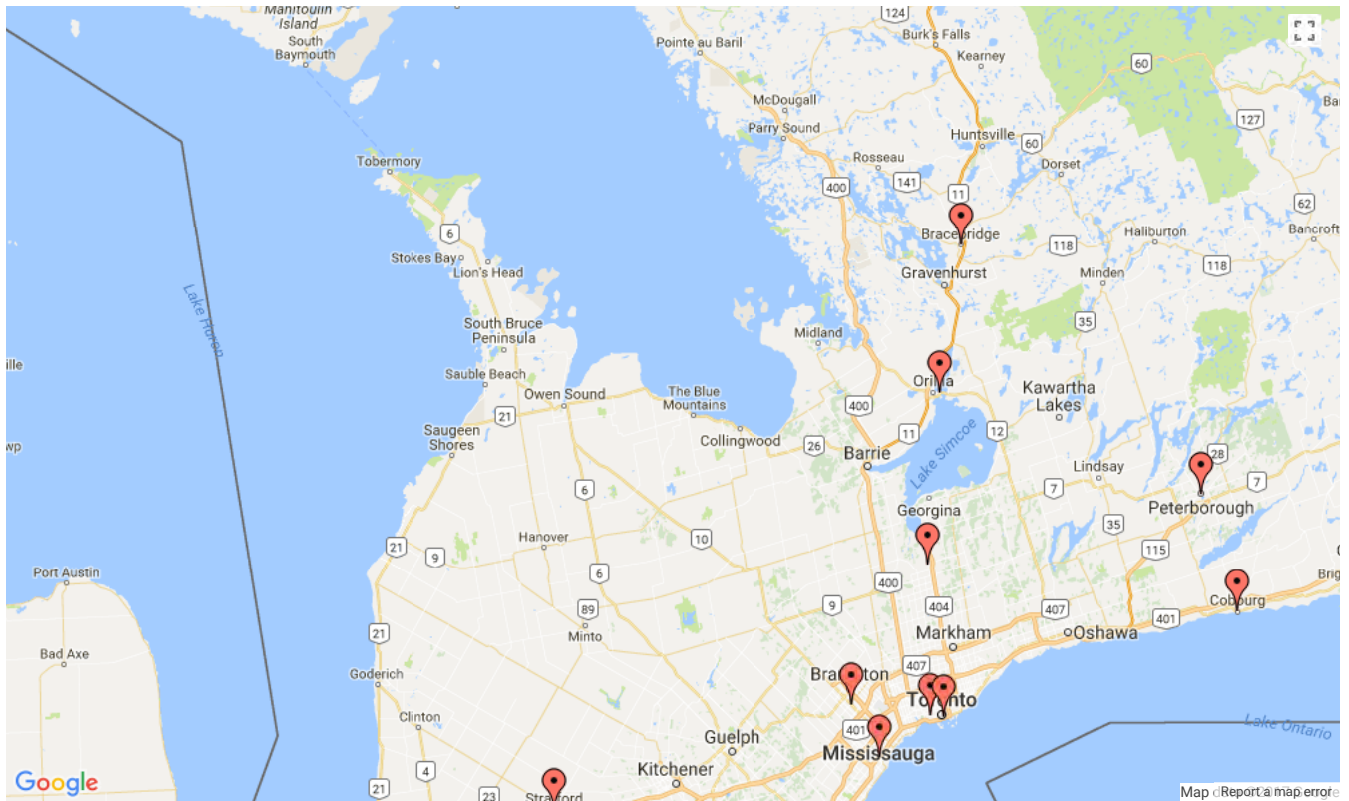
Niagara Falls and Region >

Northern Ontario >

Ottawa >

Southwestern Ontario >

Easement properties on a map



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2017-08-29

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National Historic Sites

Find a National Historic Site

Search:

 Parks Historic sites Marine conservation areas Others

47 location(s) found

[Battle Hill National Historic Site](#)

Battle Hill National Historic Site is located on a rolling landscape in the valley of Battle Hill near Highway 2 (also known as Longwoods Road) west of Wardsville, Ontario. The site is associated with the Battle of Longwoods, which occurred on March 4, 1814 on an open landscape near what is now Battle Hill Creek. Following a short skirmish between the British Regulars and American forces, the British were forced to retreat back to Delaware, while the Americans abandoned their advance and retreated to Detroit. There are no known extant remains of the battle; however, the site is marked by a plaque and cairn positioned on a small rise of land and surrounded by an iron fence. Official recognition refers to a polygon of land near Highway 2 in Wardsville Ontario.

To find out more about this place, visit www.HistoricPlaces.ca.

[Battle of Cook's Mills National Historic Site](#)

The Battle of Cook's Mills National Historic Site is a rolling semi-rural landscape east of the Welland Canal bordering the north bank of Lyon's Creek in the City of Welland, Ontario. It was the site of an engagement between British and Canadian troops and American forces during the War of 1812. There are no known extant remains of the battle; however, a cairn and plaque erected by the Historic Sites and Monuments Board of Canada in 1977 marks the south-west corner of the battle site. Official recognition refers to the designated polygon north of Lyon's Creek.

To find out more about this place, visit www.HistoricPlaces.ca.

[Battle of the Windmill National Historic Site](#)

Visit a windswept hill, overlooking the St. Lawrence River, where a red-roofed stone windmill was the scene of a bloody turning point in Canadian history. From the grounds of the Battle of the Windmill Historic Site, gaze at the waves and imagine the boats of an invading force of American 'Hunters' sailing across the river to do battle with British soldiers and local militia in the fight for Upper Canada.

[Battlefield of Fort George National Historic Site](#)

Battlefield of Fort George National Historic Site is located near Fort George National Historic Site in Niagara-on-the-Lake, Ontario. The rolling open landscape near the shore of Lake Ontario at Two Mile Creek was the site of one of the fiercest and most important battles of the War of 1812. There are no extant remains of the 1813 battle between American invading forces and British regulars and Canadian militia; however, a cairn and plaque erected by the Historic Sites and Monuments Board of Canada (HSMBC) marks the northeast corner of the battle site. Official recognition refers to the irregular polygon encompassing the battlefield.

[Beausoleil Island National Historic Site](#)

Representative of the cultural landscape of the Anishinaabeg of the southern Georgian Bay region. A setting for traditional narratives that record the island's creation and meaning.

[Georgian Bay Islands National Park of Canada](#), Ontario

[Bellevue House National Historic Site](#)

Tour the restored home and gardens of historic Bellevue House knowing that seeds were planted here for the birth of a country. Canada's first prime minister, Sir John A. Macdonald, and his family made Bellevue House their home from 1848 to 1849. Wander through the family's preserved kitchen garden, bite into an heirloom apple, and watch costumed gardeners wielding scythes to cut the lawn in the method of the 1840s.

[Bethune Memorial House National Historic Site](#)

Welcome to the birthplace of an international hero. During the early 20th century, Dr. Norman Bethune became a medical pioneer, advocate for Canada's universal health care system and revered Chinese cultural icon. Take a tour of Bethune Memorial House, a charming Victorian-era home set on a manicured property alongside an informative Visitor Centre, and immerse in an incredible legacy of accomplishment that strengthens the bond between nations to this day.

[Bois Blanc Island Lighthouse National Historic Site](#)

The scene of an 1838 invasion by Canadian "Patriots" and their American supporters, the Bois Blanc Lighthouse near Amherstburg, Ontario has stood for more than 100 years. This tall limestone lighthouse marked the entrance/gateway to the mouth of the Detroit River and access to the Upper Great Lakes and though not now open to the public, still reminds us of her importance to those who relied on her beams.

[Bruce Peninsula National Park](#)

Dramatic cliffs rise from the turquoise waters of Georgian Bay. In large tracts of forest, black bears roam and rare reptiles find refuge in rocky areas and diverse wetlands. Ancient cedar trees spiral from the cliff-edge; a multitude of orchids and ferns take root in a mosaic of habitats. Welcome to the magic of Bruce Peninsula National Park.

[Butler's Barracks National Historic Site](#)

Butler's Barracks is a historic military complex comprised of five wooden buildings located at the edge of the Commons behind the Fort George National Historic Site in Niagara-on-the-Lake.

[Carrying Place of the Bay of Quinte National Historic Site](#)

Carrying Place of the Bay of Quinte National Historic Site is located on the isthmus at the west end of the Bay of Quinte on Lake Ontario. The site, at the intersection of the Trenton and Carrying Place roads, marks the location where Sir John Johnson and the Chiefs of the Mississauga negotiated a treaty in 1787. The site is comprised of a small plot of land owned by Parks Canada containing a solitary Historic Sites and Monuments Board cairn and plaque. Official recognition refers to the property owned by Parks Canada.

[Fathom Five National Marine Park](#)

Dolomite, 420 million years old, rises through the sparkling waters of Lake Huron to form Fathom Five National Marine Park. This is a freshwater ecosystem of ancient rock formations, cliff-edge forests, fascinating dive sites on 22 shipwrecks, and orchid species both plentiful and rare. Visit for a day or backcountry camp on starry-skied Flowerpot Island—Fathom Five is equal parts mystery and recreation, ecology and culture—and a welcoming escape to nature.

[Fort George National Historic Site](#)

Soldiers in redcoats fire muskets, clouding the air with black powder smoke. Fifers' and Drummers' tunes drift past blockhouses, a historic powder magazine and cannons on the lookout. Step straight from the genteel Victorian town of Niagara-on-the-Lake into the War of 1812 at Fort George, a military post that defended Upper Canada against American attacks. Experience that era by tasting food cooked 19th century-style over an open flame, then fire a musket yourself!

[Fort Henry National Historic Site](#)

British fort completed 1836 to defend Rideau Canal.
Historic site not operated by Parks Canada - Fees continue to apply in 2017.
Kingston, Ontario

[Kingston Fortifications National Historic Site](#)

[Fort Malden National Historic Site](#)

The location of an historic meeting between Major General Sir Isaac Brock and Shawnee Chief Tecumseh, the British stronghold on the Detroit frontier during the War of 1812 and the Rebellions of 1837-38, and the site of the longest American occupation on Canadian soil, Fort Malden National Historic Site, in Amherstburg, Ontario opens a fascinating doorway into Canada's early military history.

[Fort Mississauga National Historic Site](#)

Fort Mississauga is a large, square, brick defensive tower set within the remains of earthworks on the shoreline of the Niagara River. On the landward side, it is surrounded by golfing greens located within the town of Niagara-on-the-Lake.

[Fort St. Joseph National Historic Site](#)

Explore the ruins of Fort St. Joseph National Historic Site and feel the rich War of 1812 history that lingers – a history that saw a powerful alliance struck between the British and the First Nations People of the western Great Lakes region. Hike to Lake Huron's edge, conjure friendly spirits on the Ghost Walk, watch for more than 100 species of birds and view authentic artefacts from the old fort.

[Fort Wellington National Historic Site](#)

First built during the War of 1812 to defend the St. Lawrence River shipping route from attack by the United States, Fort Wellington also helped thwart another American invasion during the 1837-38 Upper and Lower Canada rebellions. Explore the wreck of an 1812-era gunboat, try on a costume and take part in military drill, witness a cannon firing, savour period treats cooked over an open fire, or play games from long ago.

[Georgian Bay Islands National Park](#)

Welcome to the world's largest freshwater archipelago—home to a boat-access nature preserve situated where the windswept white pines and granite shores of the Canadian Shield turn to dense deciduous woodland. Here, adventure is easy. Cycle wooded trails, overnight at secluded campsites or waterfront cabins and hike to viewpoints atop emerald shoreline. The landscape of Georgian Bay Islands National Park inspired the Group of Seven. Let it inspire you.

[Glengarry Cairn National Historic Site](#)

Conical stone monument, with stairway, to the Glengarry and Argyle Regiment, erected in 1840
Cairn Island, Ontario

[HMCS Haida National Historic Site](#)

Canada's proud history of wartime naval service is vividly on display aboard legendary HMCS Haida, a Tribal class destroyer that served in the Second World War, the Korean Conflict and the Cold War. Distinguishing herself in several historic battles, the Royal Canadian Navy's most famous ship now proudly rests in Hamilton. Explore its historic decks and imagine yourself as a crew member of the destroyer dubbed 'Canada's most fightingest ship'.

[Inverarden House National Historic Site](#)

Enjoy a welcome back to the 1800s with a view of Inverarden House, on the shores of the St. Lawrence River near Cornwall, Ontario. Built in 1816, this stately Regency style house was restored to its original glory in 1970 and served as a museum for thirty years. Though no longer open to the public, Inverarden House remains a grand relic of eastern Ontario architectural history.

[Kingston Fortifications National Historic Site](#)

Kingston Fortifications National Historic Site is located in and around the harbour area of Kingston, Ontario. Situated at the mouth of the Cataraqui River, and overlooking the confluence of Lake Ontario and the St. Lawrence River, the fortifications consist of five separate 19th-century military installations, including [Fort Henry National Historic Site of Canada](#) (NHSC), Fort Frederick, part of the Point Frederick Buildings NHSC, the [Murney Tower NHSC](#), [Shoal Tower NHSC](#), and Cathcart Martello Tower. An inter-related defense system, the concentration and orientation of the limestone fortifications towards the water convey their essential purpose as a defensible platform for guns. Built between 1832 and 1840, the Kingston fortifications represent the apogee of smooth bore technology. Official recognition refers to the boundaries of each of these installations situated around the Kingston Harbour.

[Lake Superior National Marine Conservation Area](#)

There's a reason Lake Superior has been referred to as an inland ocean and you'll discover that for yourself when you visit this immensely beautiful Great Lake. Called Gitchi Gummi or "The Big Lake" by the Anishinaabe and known for its furious storms, the Lake Superior National Marine Conservation Area will soon be recognized as one of the largest protected areas of fresh water in the world.

[Laurier House National Historic Site](#)

Entering the former residence of two of Canada's most important Prime Ministers is like stepping into the inner sanctum of our country's political history. For over fifty years this Second Empire mansion in downtown Ottawa was at the heart of Canadian political life, serving as the residence of both Sir Wilfrid Laurier and the Rt. Hon. William Lyon Mackenzie King. Here they entertained dignitaries and politicians while often conducting the business of state.

[Merrickville Blockhouse National Historic Site](#)

Part of lock system of Rideau Canal, 1832-33
Merrickville, Ontario

[Rideau Canal National Historic Site](#)

[Mississauga Point Lighthouse National Historic Site](#)

Located on the shoreline of the Niagara River in Niagara-on-the-Lake, Ontario, Mississauga Point Lighthouse National Historic Site marks the site of the first lighthouse built on the Great Lakes in 1804. While archaeological remains are believed to be situated below what is now the eastern mortar bastion of Fort Mississauga National Historic Site, no aboveground evidence survives. Official recognition refers to the symbolic significance of the vanished lighthouse as represented by the commemorative plaque affixed to the west gate of Fort Mississauga National Historic Site, with a perimeter of 5 metres in radius from the plaque.

[Mnjikaning Fish Weirs National Historic Site](#)

Mnjikaning Fish Weirs National Historic Site is located on portions of the bottom of the Narrows between Lakes Simcoe and Couchiching, a part of the Trent-Severn Waterway. This includes the navigable marked channel, the old channel that runs to the northeast and marshland surrounding these channels. The constriction of the Narrows allows fish to be caught as they move between the lakes, and the shallowness of the channel permits wooden weirs to be built there. The channel today is divided in two: the original channel curves to the northeast, and the navigation channel runs straight to the north. The navigation channel was first dredged in 1856-57, and dredging has also taken place in the original channel south of the junction. A linear island has been created along the eastern side of the navigation channel. A causeway for an old Canadian Pacific Railway bed runs across the north end of the narrows. Marshland lies in between these channels, and also east of the old channel. A third channel seems to have existed in the past, curving to the west of the navigation channel and it has been largely filled in by modern development. The official recognition refers to the location of the weirs underwater in the channel between the two lakes.

To find out more about this place, visit www.HistoricPlaces.ca.

Murney Tower National Historic Site

Mid 19th-century British imperial masonry fortification

Historic site not operated by Parks Canada - Fees continue to apply in 2017.

Kingston, Ontario

[Kingston Fortifications National Historic Site](#)

[Navy Island National Historic Site](#)

Navy Island National Historic Site is a heavily wooded, uninhabited island on the Canadian side of the Niagara River just above Niagara Falls, Ontario. In the 1760s, Navy Island became the first British shipyard to serve the Upper Great Lakes and, during the Rebellions of 1837, was the seat of William Lyon Mackenzie's exiled government. The island features many surviving archaeological resources. Official recognition refers to the entire island.

Peterborough Lift Lock National Historic

World's highest hydraulic lift lock, 1896-1904

Peterborough, Ontario

[Point Clark Lighthouse National Historic Site](#)

Standing guard on the shores of Lake Huron, the Point Clark Lighthouse, built between 1855 and 1859, is part of an important system of "Imperial" lighthouses on Lake Huron and Georgian Bay. Visit the still-functioning 24 m/78 ft limestone tower to see the 12-sided lantern that shines a bright light on the historical significance of lighthouses to Great Lakes navigation. Nearby, the lightkeeper's house museum illuminates the lives led on lonely shores.

[Point Pelee National Park](#)

At the southernmost point of the Canadian mainland - Point Pelee National Park, experience nature like never before. Each spring, view flocks of migratory birds, joined in autumn by waves of vivid Monarch butterflies. In winter, wander snowy trails past ice-cloaked trees and in summer, bask on sandy beaches. Whether you cycle, paddle or hike Canada's smallest but most ecologically diverse national park, you'll be immersed in an unforgettable eco-adventure.

[Pukaskwa National Park](#)

Waves roll across immense Lake Superior and crash against a remote granite shore. Tracts of windswept spruce and pine reach beyond the horizon from towering cliffs and along secluded sandy beaches. Black bears feast on blueberry bushes; haunting loon song scores sunsets; moose stilt-walk across wetlands. And the culture of the Anishinaabe First Nations connects Pukaskwa National Park's wilderness to the powerful richness of an ancient human story.

[Queenston Heights National Historic Site](#)

Explore the site of one of Canada's most famous battles, where Major-General Sir Isaac Brock, Commander-in-Chief of the British forces in Upper Canada, and his aide-de-camp John Macdonell made the ultimate sacrifice leading their men in the protection and preservation of Niagara during the Battle of Queenston Heights in the War of 1812. Climb the spiral stairs of the monument that commemorates Major General Brock's heroic leadership and courage and marks his final resting place. Enjoy a sweeping view of the Niagara landscape and learn about Brock's early life from costumed guides.

[Rideau Canal National Historic Site](#)

Cast a fishing line from a rocky outcrop. Visit Victorian towns and military blockhouses. Cycle a woodland pathway and picnic alongside hand-operated locks on the 19th century Rideau Canal, an historic waterway linking a scenic string of rivers and lakes. Quickly constructed in a time of military threat, the length of the canal is now a diverse outdoor playground where history mingles with the mellow Eastern Ontario countryside.

[Ridgeway Battlefield National Historic Site](#)

Ridgeway Battlefield National Historic Site is located within a four-hectare parcel of parkland in the small community of Ridgeway in southwestern Ontario, approximately five kilometres west of the Town of Fort Erie. The site consists of the 1866 battlefield, which now includes privately owned rural agricultural properties. Official recognition refers to the approximate limits of the 1866 battlefield.

Rouge National Urban Park

A rich assembly of natural, cultural and agricultural landscapes, Rouge National Urban Park is home to amazing biodiversity, some of the last remaining working farms in the Greater Toronto Area, Carolinian ecosystems, Toronto's only campground, one of the region's largest marshes, unspoiled beaches, amazing hiking opportunities, and human history dating back over 10,000 years, including some of Canada's oldest known Indigenous sites.

Saint-Louis Mission National Historic Site

Saint-Louis Mission National Historic Site lies on a tableland beside the Hogg River, 3 kilometres inland from Georgian Bay, near Victoria Harbour, Ontario. This 2-hectare archaeological site was an open field when it was investigated in the first half of the 20th century. Since that time the field has been left fallow, while part of the site area has grown into a mixed hardwood forest and the rest has been planted with pine trees. There are mounds and surface depressions indicative of past archaeological investigations. Official recognition refers to the limits of the village and mission as defined by the palisade on the south and west sides, and by the riverbanks on the east and north sides.

Sault Ste. Marie Canal National Historic Site

The Sault Ste. Marie Canal, built in 1895, was the world's longest lock, the first to operate using electricity and the last link in an all-Canadian navigational chain from the Atlantic to Lake Superior. Today the Canal, used by recreational craft, is a great spot for boat-watching and picnics - but you can do more than watch! Let a Parks Canada interpreter/guide introduce you to the Canal's fascinating history.

Shoal Tower National Historic Site

Mid 19th-century British imperial masonry fortification
Kingston, Ontario

Kingston Fortifications National Historic Site

Sir John Johnson House National Historic Site

Sir John Johnson, a loyalist who moved North to Montreal following the American Revolution, left behind a considerable estate in Mohawk valley to fund and lead the King's Regiment of New York. In 1784 he was instrumental in resettling many loyalists in what is now Ontario. Johnson himself built a home and mills on the banks of Raisin river between 1784 and 1792. The home remains one of the oldest in Ontario.

Southwold Earthworks National Historic Site

Walk where Canada's earliest inhabitants did and imagine the Attiwandaron longhouses and palisade walls that once stood proudly at Southwold Earthworks National Historic Site. Close your eyes and imagine a rare fortified village of 800-900 Attiwandaron, also known as the Neutral Iroquois, who inhabited Southwold from 1500 to 1650 AD.

Thousand Islands National Park

Journey to the picturesque granite islands and windswept pine trees of Thousand Islands National Park. Explore secluded bays by kayak or powerboat. Enjoy a day by the river or overnight in waterfront oTENTik accommodations at the park's mainland visitor centre. Discover rare species of turtles and birdlife alongside undulating hiking trails. Experience the magic of this captivating and historic wilderness, just a few hours from Toronto or Montreal.

Trent-Severn Waterway National Historic Site

Salute human ingenuity navigating the heritage canals and locks along the 386 km Trent-Severn Waterway, connecting the playgrounds of Lake Ontario and Lake Huron. Cruise Canada's renowned inland passageway through historic lockstations. Travel into cottage country by water or by car and watch the Big Chute Marine Railway in action. Stare up at the towering Peterborough Lift Lock and learn about its history at the Visitor Centre. Explore lumber towns, farm villages and the spectacular pre-Cambrian landscape of the Canadian Shield.

Waterloo Pioneers Memorial Tower

The Waterloo Pioneer Memorial Tower is an 18.9 metre high tower on the banks of the Grand River that pays tribute to the contributions of the hardworking Pennsylvania-German pioneers who settled the Waterloo Region between 1800 and 1803. Its shimmering Swiss-style copper roof, random-coursed fieldstone construction and Conestoga wagon weather vane can be seen for miles, paying tribute to the German heritage of the farming community that built it.

Woodside National Historic Site

Explore Canada's history at Woodside National Historic Site in Kitchener, Ontario, the boyhood home of William Lyon Mackenzie King, Canada's tenth, and longest-serving Prime Minister. This lovingly preserved Victorian home, filled with King family heirlooms and period reproductions, and set on 11.5 acres of mature forest, is a portal to the Victorian era in Canada.

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History and culture

Directory of Designated Heritage Railway Stations

Heritage Railway Stations Protection Act

- Basic Criteria and Designation Process for Railway Stations
- Application Process for Alterations or Transfer of Ownership of a Designated Station
- Directory of Designated Heritage Railway Stations**
- Alberta
- British Columbia
- Manitoba
- New Brunswick
- Newfoundland and Labrador
- Nova Scotia
- Ontario

NOTA:
Only designated heritage railway stations that are still owned by a railway company under federal jurisdiction are subject to the *Heritage Railway Stations Protection Act*.



Joliette Railway Station (QC)
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2:53 PM 23/05/2017

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History and culture

The Directory of Designated Heritage Railway Stations in Ontario

NOTA:

Only designated heritage railway stations that are still owned by a railway company under federal jurisdiction are subject to the Heritage Railway Stations Protection Act

Alexandria

VIA Rail/Canadian National Railways Station

27 McDougall Street

Designated in 1994

Allandale (Barrie)

Canadian National Railways Station

285 Bradford Street

Designated in 1990

Aurora

Canadian National Railways Station

135 Wellington Street

Designated in 1990

Belleville

Grand Trunk Railway (Canadian National Railways) Station, Former
Station Street

Designated in 1992

Brampton

Canadian National Railways (VIA Rail/GO Transit) Station, Former

27 Church Street West

Designated in 1992

Brantford

Canadian National Railways Station

5 Wadsworth Street

Designated in 1990

Carleton Place

Canadian Pacific Railway Station, Former

110 Miguel Street

Designated in 1991

Cartier

Canadian Pacific Railway Station

Spencer Avenue

Designated in 1993

Casselman

Canadian National Railways Station

66 St. Joseph Street

Designated in 1994

Chatham

Canadian National Railways/VIA Rail Station

Queen & William Streets

Designated in 1995

Cobourg

Canadian National Railways (VIA Rail) Station, Former

563 George Street

Designated in 1993

Comber

Canadian National Railways Station

Maple Street

Designated in 1995

Ernestown

Grand Trunk Railway (Canadian National Railways) Station, Former

Designated in 1992

Fort Frances

Canadian National Railways Station, Former

4th Street West

Designated in 1993

Galt (Cambridge)

Canadian Pacific Railway Station

Malcolm Street

Designated in 1991

Georgetown

VIA Rail/Canadian National Railways Station

55 Queen Street

Designated in 1994

Guelph

Canadian National Railways (VIA Rail/GO Transit) Station, Former

79 Carden Street

Designated in 1992

Hamilton

Canadian National Railways Station

360 James Street North

Designated in 1991

Toronto, Hamilton & Buffalo Railway Station, Former

36 Hunter Street East

Designated in 1991

Havelock

Canadian Pacific Railway Station

Ottawa Street (Hwy. #7)

Designated in 1991

Hornepayne

Canadian National Railways Station, Former

West End Road

Designated in 1993

Huntsville

Canadian National Railways Station
50 Main Street West
Designated in 1993

Kenora

Canadian Pacific Railway Station
Railway Street
Designated in 1991

Kingston Canadian National Railways Station

810 Montréal Street
Designated in 1994

Kitchener

Canadian National Railways (VIA Rail) Station, Former
126 Weber Street
Designated in 1992

Leamington

Canadian National Railways Station
Talbot Street (Hwy. #3)
Designated in 1995

Maple

Canadian National Railways (GO Transit) Station, Former
30 Station Street
Designated in 1992

Markham

Canadian National Railways (GO Transit) Station, Former
214 Main Street North
Designated in 1992

Nakina

VIA Rail/Canadian National Railways Station
Railway Avenue
Designated in 1993

Newmarket

Canadian National Railways Station, Former
465 Davis Drive
Designated in 1992

Niagara Falls

VIA Rail/Canadian National Railways Station
4267 Bridge Street
Designated in 1994

North Bay

Canadian National Railways Station
172 Second Avenue West
Designated in 1993

Canadian Pacific Railway Station

100 Ferguson Street
Designated in 1993

Orillia

Canadian National Railways Station
170 Front Street South

Designated in 1993

Ottawa

VIA Rail Station

200 Tremblay Road

Designated in 1996

Owen Sound

Canadian Pacific Railway Station

First Avenue East

Designated in 1995

Parry Sound

Canadian Pacific Railway Station

1 Avenue Road

Designated in 1993

Port Hope

Grand Trunk Railway (Canadian National Railways) Station, Former

Hayward Street

Designated in 1992

Prescott

Grand Trunk Railway (Canadian National Railways) Station, Former

St. Lawrence & Railway Streets

Designated in 1992

Sarnia

VIA Rail Station

125 Green Street

Designated in 1994

Schreiber

Canadian Pacific Railway Station

Brunswick Street

Designated in 1993

Searchmont

Algoma Central Railway Station

Hwy. #532

Designated in 1995

Sioux Lookout

Canadian National Railways/VIA Rail Station

Front Street (south of)

Designated in 1993

St. Catharines

VIA Rail Station

5 Great Western Street

Designated in 1994

St. Mary's Junction (St. Mary's)

Grand Trunk Railway Station, Former

Glass Street

Designated in 1992

St. Thomas

Canadian National Railways Station, Former

750 Talbot Street

Designated in 1990

Stratford

Canadian National Railways (VIA Rail) Station, Former
101 Shakespeare Street
Designated in 1993

Sudbury

Canadian Pacific Railway (VIA Rail) Station, Former
1 Van Horne Street
Designated in 1993

Thunder Bay

Union Station
Vickers Street North
Designated in 1991

Toronto

Union Station
1 Front Street
Designated in 1990

Unionville

Canadian National Railways Station
7 Station Lane
Designated in 1993

White River

Canadian Pacific Railway Station
Winnipeg Street
Designated in 1995

Woodstock

Canadian National Railways (VIA Rail) Station, Former
94 Victoria Street South
Designated in 1993

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National Historic Sites



Cape Spear Lighthouse National Historic Site of Canada

Designated lighthouses

The Minister responsible for Parks Canada designates heritage lighthouses on behalf of the Government of Canada.

To learn more about processes related to the evaluation and designation of petitioned lighthouses, please visit our [Evaluation & Designation page](#).

To learn which lighthouses were petitioned to be considered for heritage designation under the Act, you can access province-by-province listings that are available from our [Petitioned Lighthouses](#) page.

Discover heritage lighthouses!

▶ British Columbia (21)

▶ Manitoba (2)

▼ Ontario (16)

Bois Blanc Island, National Historic Site of Canada

Location: Amherstburg, Ontario

The Bois Blanc Island Lighthouse is a white circular tapered stone lighthouse built in 1836 and is located on the southern tip of the island at the juncture of the Detroit River and Lake Erie. The Bois Blanc Island Lighthouse and Blockhouse National Historic Site of Canada is managed by Parks Canada.

Flowerpot Island

Location: Tobermory, Ontario

The Flowerpot Island Lighthouse is a square, tapered, steel tower surmounted by two unenclosed lights. The present Flowerpot Island Lighthouse was built in 1969. The lighthouse supports the tourism industry associated with Flowerpot Island, which is a major attraction for boaters due to its “flowerpot” rock structure.

Lamb Island

Location: Thunder Bay, Ontario

The Lamb Island Lighthouse is a four-sided, five-sectioned tapered steel tower rising to a height of 13.6 metres (45 feet). The lighthouse was built in 1961 and is the second lighthouse on the site. The Lamb Island Lighthouse and its related buildings are highly visible from land and from water and they reinforce the dramatic maritime setting of the area.

Mohawk Island

Location: Dunnville, Ontario

The Mohawk Island Lighthouse is an excellent example of the development of navigational aids on Lake Erie. It is closely associated with the early history of Welland Canal, as it was specifically erected to warn of the dangers of an off-shore shoal and to direct traffic to and from the southern end of the canal.

McNab Point

Location: Town of Saugeen Shores, Southampton ON

The McNab Point Lighthouse is an 8.5 metre (28 feet) square wooden structure with tapered walls, surmounted by an iron lantern and a cylindrical ventilator. Constructed in 1877 as part of a major harbour improvement project, it was relocated from the northern tip of Horseshoe Bay to its present location on McNab Point in 1901.

Point Clark, National Historic Site of Canada

Location: Huron-Kinloss, Ontario

The Point Clark Lighthouse is a slightly tapered circular tower, 26.5 metre (87 feet) tall, constructed of whitewashed limestone. It is capped by a cast-iron lantern with 12 glass sides and a cast-iron dome. Commissioned in 1859, it is one of six imperial towers built on Lake Huron and Georgian Bay.

Port Dover, West Pier

Location: Port Dover, Ontario

The Port Dover West Pier Lighthouse is a square-tapered, wooden tower surmounted by a square lantern that is prominently located at the end of the west pier of the entrance to Port Dover Harbour, on Lake Erie. This heritage lighthouse has been, almost since its construction, an emblem of Port Dover's maritime character and dependence on Lake Erie.

Port Stanley Breakwater

Location: Port Stanley, ON

The Port Stanley Breakwater Lighthouse is a pyramidal reinforced concrete tower that measures 10 metres (33 feet). Built in 1911, the lighthouse is the second to be erected on the site. The lighthouse and Port Stanley are directly associated with the expansion of shipping activities and growing significance of the commercial fishery on Lake Erie, both of which became significant parts of the regional economy.

Prince Edward Point

Location: Prince Edward County, South Marysburgh Township, Ontario

The Prince Edward Point Lighthouse is a square-tapered wooden lighthouse with an attached dwelling. Built in 1881, today this lighthouse is a recognized community landmark at the Prince Edward Point Bird Observatory as the main feature of the Observatory's logo.

Saugeen River Front Range

Location: Town of Saugeen Shores, Southampton ON

The Saugeen River Front Range Lighthouse is a 9.5 metre (31 feet) square wooden structure with tapered walls, surmounted by a metal railed gallery and a wooden lantern. Located on Lake Huron on the end of a pier extending westward from the north side of the mouth of the Saugeen River in the community of Southampton, it and the nearly identical rear range light located 750 metres to the east were constructed in 1903.

Saugeen River Rear Range

Location: Town of Saugeen Shores, Southampton ON

The Saugeen River Rear Range Lighthouse is a 9.5 metre (31 feet) square, wooden structure with tapered walls, surmounted by a metal railed gallery and a wooden lantern. Located on a rise of land on the north side of the Saugeen River in the community of Southampton, it and the nearly identical front range light located 750 metres to the west were constructed in 1903.

Scotch Bonnet Island

Location: Prince Edward County, Ontario

Built in 1856, the lighthouse formerly served as a hazard avoidance light to warn ships travelling through Lake Ontario of the potential danger of the small Scotch Bonnet Island and the nearby shoals.

Snug Harbour Rear Range

Location: Township of Carling, ON

The Snug Harbour Rear Range Lighthouse is a one-and-a-half storey dwelling with a tapered tower rising from the centre of its roof. Built according to plans prepared by the Department of Marine and Fisheries, this distinctive lighthouse is a simple and elegant response to the combined functional requirements of a keeper's dwelling and navigational light.

Walpole Island Lower A32

Location: Walpole Island, Ontario

Walpole Island Lower A32 is a square-tapered, reinforced-concrete lighthouse with no lantern. It stands approximately 5.6 metres (18.4 feet) tall and features a projecting sill and shallow inset panels that add a degree of elegance and visual interest to the tower. Serving as a navigational aid, it is strongly associated with the international through-traffic traversing the St. Clair River between Lake Huron and Lake St. Clair.

Walpole Island Upper A34

Location: Walpole Island, Ontario

Walpole Island Upper A34 is a square-tapered, reinforced-concrete lighthouse with no lantern. It stands approximately 5.4 metres (17.7 feet) tall and features a projecting sill and shallow inset panels that add a degree of elegance and visual interest to the tower. Serving as a navigational aid, it is strongly associated with the international through-traffic traversing the St. Clair River between Lake Huron and Lake St. Clair.

Windmill Point, Battle of the Windmill National Historic Site of Canada

Location: Prescott, ON

The Windmill Point Lighthouse (also known as Battle of the Windmill Lighthouse and Windmill Tower) is an 18.9 metres (62 feet) round, tapered, stone tower crowned with a cast iron lantern. It is located on a height of land near the town of Prescott, where it overlooks the old King's Highway and the St. Lawrence River. Initially built as a windmill in ca. 1832, it was the site of the Battle of the Windmill during the Rebellion of 1837-38. In 1872, it was converted to a lighthouse and became operational by 1874, remaining in service for over a century.

▶ Quebec (10)

▶ New Brunswick (5)

▶ Nova Scotia (15)

▶ Prince Edward Island (8)

▶ Newfoundland and Labrador (15)

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2017-04-05

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[Nancy \(vessel\) National Historic Event \(NHS\)](#)
Wasaga Beach, Ontario
Burned by the Americans in 1814, on the Nottawasaga River, War of 1812

[Aying and Reid Flight National Historic Event \(NHS\)](#)
Wasaga Beach, Ontario
First flight from mainland Canada to England, 1934

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[Ayling and Reid Flight National Historic Event \(NHE\)](#)

Wasaga Beach, Ontario

First flight from mainland Canada to England; 1934

[Nancy \(vessel\) National Historic Event \(NHE\)](#)

Wasaga Beach, Ontario

Burned by the Americans in 1814, on the Nottawasaga River, War of 1812

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Search Results

1 plaques found that match your criteria

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- Schooner Town**
The Royal Navy's base of operations for vessels on Lake Huron was located at the foot of navigation on the Nottawasaga River between 1815 and 1817. Operations were then transferred to Penetanguishene, which afforded better anchorage.

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We found 1 matching items.

Keyword(s) to search: WASAGA BEACH Sort by: Relevance

Did you mean: PASSAGE EACH? Page 1 of 1

Wasaga Beach Cemetery
County/District/Region: Simcoe County Historical Township: Sunnyside Current Municipality: Clearview Historical Municipality: Wasaga Beach Lot: 45 Concession: 14 location address: 600 Sunnyside Road South Cemetery Status: Active Transcription Status: Not Transcribed Registration Status: Registered...

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Ordered by: Relevance

- Oldest date (9 records)
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Map

Map of locations associated with these pictures. Click on a balloon to do a geographic search.



Map Satellite

3:10 PM 23/05/2017

[Data last updated on Dec 1, 2017 at 15:37 hours]

Search Results

Your search result on Municipality: WASAGA BEACH, requested on Dec 1, 2017 returns 1 record. For more detailed information about a particular record, click on the Site Number that you desire or redo the search with different criteria.

Site Number	Cemetery Name	Operator's Name	Location	Municipality	County	Crematorium / District
05066 <cemetery.do?i=0&o=0>	WASAGA BEACH CEMETERY	THE CORPORATION OF THE TOWN OF WASAGA BEACH	LOT 4 CONCESSION 14 PLAN 51R-25122, 30 LEWIS ST. ADMIN BLDG.	WASAGA BEACH	SIMCOE, COUNTY OF	

[[MAIN SEARCH SCREEN <start.do>](#) | [NEW SEARCH <navigator.do?event:reset=&&eformsId=2>](#)]

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 TTY: 416-229-6086 or 1-877-666-6545
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Canadian Heritage Rivers System

CANADA'S NATIONAL RIVER CONSERVATION PROGRAM

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Ontario



Boundary Waters



Detroit

French





Grand



Humber



Mattawa



Missinaibi



Ottawa



Rideau



St. Marys



Thames



Find a Trail

Here is where you can find the perfect trail to get out and have fun!

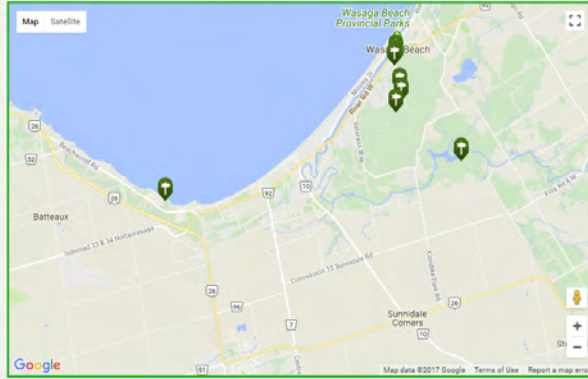
Whether it's cycling through Niagara's wine country, trekking through Algonquin Park or going for an ATV ride north of Superior, we'll help you find your trail.

Search by region or activity to find your route. If life is a journey, we have your trail.

SEARCH TRAILS

Search Trails - [Reset Search](#)

All Tourism Regions Wasaga Beach All Activities Trail Name Filter





	SUB-REGION	CLOSEST TOWN	LENGTH	ACTIVITIES
s Trail	Simcoe	Wasaga Beach	50 km	Hiking & Walking, Cross Country Skiing, Snowshoeing & Backcountry
Blueberry Trail - Wasaga Beach Provincial Park	Simcoe	Wasaga Beach	4 km	Cross Country Skiing, Snowshoeing & Backcountry
Gill's Gultch Trail	Simcoe	Wasaga Beach	1.1 km	Cross Country Skiing, Snowshoeing & Backcountry
High Dunes Trail	Simcoe	Wasaga Beach	5.8 km	Cross Country Skiing, Snowshoeing & Backcountry
Monument Hill Trail	Simcoe	Wasaga Beach	4.5 km	Cross Country Skiing, Snowshoeing & Backcountry
Pine Trail Wasaga Beach Provincial Park	Simcoe	Wasaga Beach	2.4 km	Cross Country Skiing, Snowshoeing & Backcountry
Schrei Ski Trail	Simcoe	Wasaga Beach	0.4 km	Cross Country Skiing, Snowshoeing & Backcountry
Shorelane Cycling Route	Simcoe	Wasaga Beach	14 km	Cycling - Off-Road
Skating Trail - Wasaga Beach Provincial Park	Simcoe	Wasaga Beach	4.2 km	Cross Country Skiing, Snowshoeing & Backcountry
Wasaga Beach Snowmobile Club Trail	Simcoe	Wasaga Beach	159 km	Snowmobiling
Wasaga Section - Ganaraska Hiking Trail	Simcoe	Wasaga Beach	51 km	Hiking & Walking, Snowshoeing & Backcountry



[Back to Top](#)

Find A Trail

- Add a Trail
- By Activity
- By Region
- Trail Tourism

Connect

- Ask An Expert
- Contact
- Events
- Media Releases
- Newsletter
- Ontario Trails Week
- Report a Trail Problem
- Service Request
- Trail Facts
- Trails Talk

Learn

- About the OTC
- Books, Maps, Mugs and Tees
- Courses
- Educational Posters
- Friends Fund Trails
- Ontario Trail Projects
- Standards and Practices
- Trailhead Events
- Trail Business
- Trail Resources

Lend A Hand

- Advertise
- Benefits
- Donate
- Get Involved
- Join Ontario Trails!
- Networks
- Services

Connect With Us

Newsletter Signup

SIGNUP

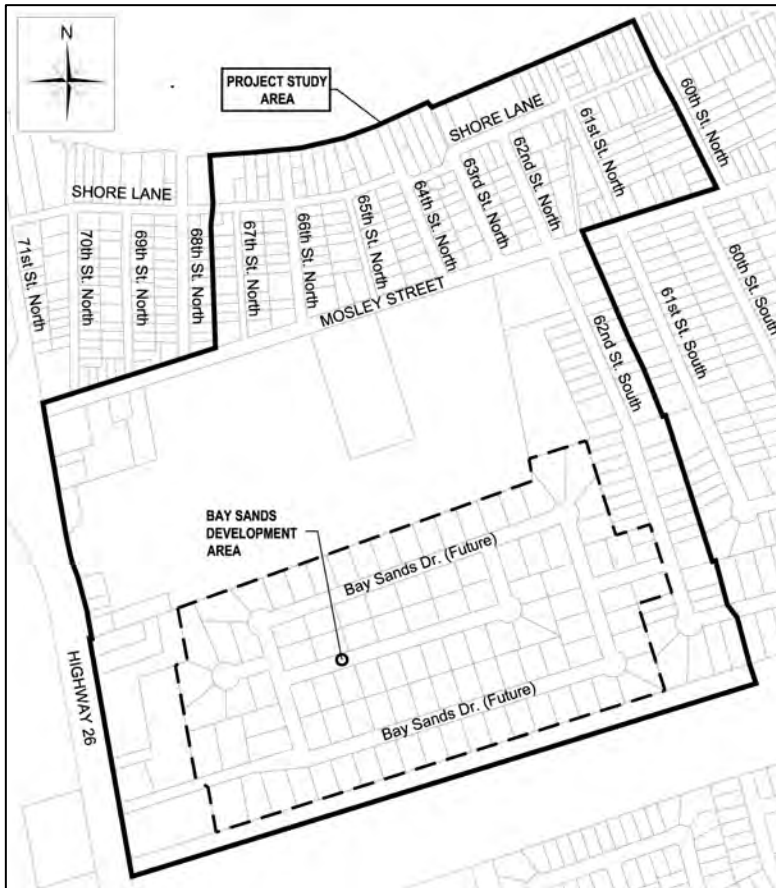
By signing up for the Newsletter, you agree to receive periodic emails from the Ontario Trails Council containing news & updates. You can withdraw your consent at any time. [Learn More >](#)

Appendix E

Consultation: Notice of Commencement



Town of Wasaga Beach
Bay Sands Development Area Storm Drainage and Outlet Improvements
Municipal Class Environmental Assessment
NOTICE OF STUDY COMMENCEMENT



The Bay Sands Development Area of Wasaga Beach was established circa 1970 using a “checkerboard” pattern of land ownership (i.e. individually owned). It is a low density residential area consisting of 100 lots and is currently undeveloped.

To address the stormwater management needs for the Bay Sands Development Area, the Town of Wasaga Beach has retained the Ainley Group to complete a Schedule ‘C’ Municipal Class Environmental Assessment (Class EA). The Class EA process will investigate various drainage options including the provision of storm sewers, storm water management pond(s), improvements to existing outlets and/or the development of new outlets into Nottawasaga Bay.

As illustrated on the accompanying map, the study area for this project will encompass the existing undeveloped residential lots known as Bay Sands as well as the existing residential areas within the outlet areas to Nottawasaga Bay. More specifically, the study area is described as the area between 60th Street North and 68th Street North, north of Mosley Street as well as the Bay Sands Area between 62nd Street and Highway 26.

As public consultation is a key component of the Class EA process, an informal drop-in style Public Information Centre is planned for this project. Advance notice will be provided to allow all interested parties an opportunity to comment. For further information regarding this project, please contact either of the following members of the study team:

Mr. Steve Fournier, P.Eng.
Project Manager
Ainley Group
550 Welham Road
Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371
Fax: (705) 726-4391
fournier@ainleygroup.com

Mr. Gerald Reu, C.E.T
Project Manager
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Public Works Tel: (705) 429-2540
Public Works Fax: (705) 429-8226
g.reu@wasagabeach.com

This Notice issued June 16, 2014.

Any input received during this process will be maintained on file for use during the project and may be included in project documentation. Information collected will be used 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.



TOWN OF Wasaga Beach

WWW.WASAGABEACH.COM



Meetings...

Community Services – July 22 at 8:30 a.m.
One Council July 22 at 7:00 p.m.
Development Committee - July 23 at 1:30 p.m.
Public Works – July 24 at 8:30 a.m.
General Government - July 24 at 2:30 p.m.

Notices...

Notices...



ATTENTION!

****NEW LAWN WATERING BY-LAW NOW IN EFFECT****

PLEASE BE ADVISED THAT AS OF MAY 13, 2014 TOWN COUNCIL PASSED A NEW LAWN WATERING BY-LAW #2014-47.

LAWN WATERING RESTRICTIONS ARE NOW IN EFFECT
APRIL 15- OCTOBER 15 ANNUALLY
(PREVIOUSLY JUNE 1-SEPTEMBER 15).

LAWN WATERING IS PERMITTED FROM 5:00AM- 9:00AM AND 5:00PM – 9:00PM (REPLACES FORMER 3:00AM-6:00AM or 7:00AM-9:00AM or 7:00PM-9:00PM).

-ODD NUMBERED HOUSES MAY WATER ON ODD DAYS.
(UNCHANGED)

-EVEN NUMBERED HOUSES MAY WATER ON EVEN DAYS.
(UNCHANGED)

PLEASE SPEAK WITH THE MUNICIPAL LAW ENFORCEMENT DEPARTMENT IF YOU HAVE FURTHER QUESTIONS OR CONCERNS.

PLEASE NOTE THAT DURING A WATER SUPPLY EMERGENCY OR WATER BAN NO WATERING IS PERMITTED.

NEW EXEMPTION PROVISIONS ARE IN PLACE TO ASSIST SPECIFIC NEEDS.

THE FULL COPY OF THIS BY-LAW CAN BE FOUND ONLINE AT www.wasagabeach.com.



Town of Wasaga Beach Bay Sands Development Area Storm Drainage and Outlet Improvements Municipal Class Environmental Assessment **NOTICE OF STUDY COMMENCEMENT**



The Bay Sands Development Area of Wasaga Beach was established circa 1970 using a "checkerboard" pattern of land ownership (i.e. individually owned). It is a low density residential area consisting of 100 lots and is currently undeveloped.

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to existing outlets and/or the development of new outlets into Nottawasaga Bay.

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Tel: (705) 726-3371
Fax: (705) 726-4391
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Mr. Gerald Reu, C.E.T.
Project Manager
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
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g.reu@wasagabeach.com

This Notice issued June 16, 2014.

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705-429-3844
MUNICIPAL OFFICES

Administration • 705-429-3844
Building • 705-429-1120
By-Law Office & Animal Control • 705-429-2511
Chamber of Commerce • 705-429-2247

Planning • 705-429-3847
Economic Development • 705-429-3844
Community Policing • 705-429-7869
Fire • 705-429-5281 Hydro • 705-429-2517

Library • 705-429-5481
Parks/Arena Facilities • 705-429-0412
Public Works • 705-429-2540
Recreation • 705-429-3321

Agency and Indigenous Community Contact List and Letters

**Wasaga Beach Bay Sands Area Storm Drainage Outlet Improvements Schedule 'C' Class EA
Notice of Study Commencement
AGENCY CONTACT LIST**

Title	First	Last	Title	Company	Address 1	Address 2	Town	PC	Telephone
Provincial & Federal Agencies									
Ms.	Ellen	Campbell	Project Manager, Ontario Region	Canadian Environmental Assessment Agency	55 St. Clair Avenue East	Suite 907	Toronto, ON	M4T 1M2	416-952-7006
Mr.	Rob	Dobos	Manager, Environmental Assessment Section	Environment Canada - Environmental Protection Operations Division - Ontario Region	867 Lakeshore Road	P.O. Box 5050	Burlington, ON	L7R 4A6	905-336-4953
Ms.	Chunmei	Liu	Environmental Resource Planner & EA Coordinator - Air, Pesticides and Environmental Planner (<i>Barrie, Orillia &</i>	Central Region Ministry of Environment	5775 Yonge Street	8th Floor	North York, ON	M2M 4J1	416-326-5745
Ms.	Cindy	Hood	District Manager	Barrie District Office Ministry of Environment	54 Cedar Point Drive	Unit 1201	Barrie, ON	L4N 5R7	1-800-890-8511
Email only to: fisheriesprotection@DFO-MPO.gc.ca				Fisheries & Oceans Canada	e-mail only				1-855-852-8320
Att: Environmental Coordinator (PHE)				Transport Canada - Ontario Region	4900 Yonge Street	4th Floor	Toronto, ON	M2N 6A5	416-952-0485
Ms.	Kelly	Thompson	A/Manager Navigable Waters Protection	Transport Canada Marine Safety & Security Ontario Region	100 Front Street South		Sarnia, ON	N7T 2M4	1-519-383-1863
Mr.	Tom	Chrzan	Director, Regional Services Branch	Ministries of Tourism, Culture & Sport	400 University Avenue	2nd Floor	Toronto, ON	M7A 2R9	416-314-6680
Ms.	Megan	Eplett	Acting District Planner	Midhurst District Ministry of Natural Resources	2284 Nursery Road		Midhurst, ON	L0L 1X0	705-725-7546
Ms.	Carol	Neumann	Rural Planner	Ontario Ministry of Agriculture, Food and Rural Affairs	6484 Wellington Rd. 7	Unit 10	Elora, ON	N0B 1S0	519-846-0941
Mr.	Peter	Berok	Regional Director	Ministry of Transportation, Central Region	1201 Wilson Avenue		Toronto, ON	M3M 1J8	416-235-5484
Mr.	Tim	Haldenby	Municipal Planning Advisor - Team Lead Central Ontario	Ministry of Municipal Affairs and Housing	777 Bay Street	13th Floor	Toronto, ON	M5G 2E5	416-585-6559
Mr.	John	Fisher	Park Superintendent	Wasaga Beach Provincial Park	11-22nd Street North		Wasaga Beach, ON	L9Z 2W9	705-429-2516
Local Government & Other Agencies									
Mr.	Glenn	Switzer	Director, Engineering and Technical Services	Nottawasaga Valley Conservation Authority	John Hix Conservation Administration Centre	8195 8th Line	Utopia, ON	L0M 1T0	705-424-1479
Mr.	Chris	Hibberd	Director, Planning	Nottawasaga Valley Conservation Authority	John Hix Conservation Administration Centre	8195 8th Line	Utopia, ON	L0M 1T0	705-424-1479
Mr.	Christian	Meile	Director, Construction & Transportation Maintenance	County of Simcoe	1110 Highway 26 West		Midhurst, ON	L0L 1X0	705-726-9300
Mr.	Dave	Parks	Director, Planning, Development & Tourism	County of Simcoe	1110 Highway 26 West		Midhurst, ON	L0L 1X0	705-726-9300
Ms.	Kristin	Dibble-Pechkovsky	Planning Officer	Simcoe Muskoka Catholic District School Board	46 Alliance Blvd.		Barrie, ON	L4M 5K3	705-722-3559 ext. 250
Ms.	Holly	Spacek	Planning Officer	Simcoe County District School Board	1170 Highway 26		Midhurst, ON	L0L 1X0	705-728-7570 ext. 11311
Email only to: info@SCSTC.ca				Simcoe County Student Transportation Consortium	64 Cedar Pointe Drive	Unit 1403	Barrie, ON	L4N 5R7	705-733-8965
Mr.	Peter	Tozer	Deputy Chief Operations	County of Simcoe Paramedic Services	1110 Highway 26		Midhurst, ON	L0L 1X0	705-726-9300
Inspector	Kevin	Hunter	Inspector	Huronian West Ontario Provincial Police	1000 River Road West	P.O. Box 140	Wasaga Beach, ON	L9Z 1A2	705-429-3575
Ms.	Ardis	Harris	Corresponding Secretary	Simcoe County Historical Association		P.O. Box 144	Barrie, ON	L4M 4S9	705-796-7649
Att: Chairperson				Wasaga Beach Historical Advisory Committee	30 Lewis Street		Wasaga Beach, ON	L9Z 1A1	705-429-3844 ext. 2223

**Wasaga Beach Bay Sands Area Storm Drainage Outlet Improvements Schedule 'C' Class EA
Notice of Study Commencement
AGENCY CONTACT LIST**

Title	First	Last	Title	Company	Address 1	Address 2	Town	PC	Telephone
Aboriginal Consultation									
Att: Consultation Unit				Ministry of Aboriginal Affairs (MAA)	160 Bloor St. East	9th Floor	Toronto, ON	M7A 2E6	416-326-4757
(AANDC <u>not</u> contacted for this project as project is not on Aboriginal lands)				Aboriginal Affairs & Northern Development Canada Consultation Unit (AANDC-CAU)	5H - 5th Floor		Gatineau, QC	K1A 0H4	819-934-3696
Mr.	Brian	Tucker	Manager of Way of Life Framework	The Metis Nation of Ontario	500 Old St. Patrick St.	Unit 3	Ottawa, ON	K1N 9G4	807-274-1386 (direct) 613-798-1488 (Secretary)
Ms.	Lynette	Davis	Director of Operations	Metis National Council	4-340 MacLaren Street		Ottawa, ON	K2P 0M6	613-232-3216
First Nation Communities (as per ATRIS Search May 13, 2014)									
Chief	Christopher	Plain		Aamjiwnaang	978 Tashmoo Avenue		Sarnia, ON	N7T 7H5	519-336-8410
Chief	James Robert	Marsden		Alderville First Nation	P.O. Box 46		Roseneath, ON	K0K 2X0	905-352-2011
Chief	Patsy	Corbiere		Aundeck-Omni-Kaning	R.R. #1, COMP 21		Little Current, ON	P0P 1K0	705-368-2228
Chief	Roland	Monague		Beausoleil First Nation	General Delivery		Cedar Point, ON	L0K 1C0	705-247-2051
Chief	Donna	Big Canoe		Chippewas of Georgina Island	R.R. #2	P.O. Box 13	Sutton West, ON	L0E 1R0	705-437-1337
Chief	Thomas M.	Bressette		Chippewas of Kettle and Stony Point	6247 Indian Lane		Kettle & Stony Point First Nation, ON	N0N 1J1	519-786-2125
Chief	Arlene	Chegahno		Chippewas of Nawash First Nation	R.R. #5		Warton, ON	N0H 2T0	519-534-1689
Chief	Sharon	Stinson-Henry		Chippewas of Rama First Nation	200-5884-Rama Road		Rama, ON	L3V 6H6	705-325-3611
Chief	R.K. (Joe)	Miskokomon		Chippewas of the Thames First Nation	R.R. #1		Muncney, ON	N0L 1Y0	519-289-5555
Chief	Phyllis	Williams		Curve Lake First Nation	General Delivery		Curve Lake, ON	K0L 1R0	705-657-8045
Chief	Gregory Lloyd	Cowie		Hiawatha First Nation	R.R.#2		Keene, ON	K0L 2G0	705-295-4421
Chief	Joe	Hare		M'Chigeeng First Nation	P.O. Box 333	53 Hwy 551	M'Chigeeng, ON	P0P 1G0	705-377-5362
Chief	Kelly	Larocca		Mississauga's of Scugog Island First Nation	22521 Island Road		Port Perry, ON	L9L 1B6	905-985-3337
Mr.	Danny	Stock		Mississauga's of the Credit	P.O. Box 260		Bala, ON	P0C 1A0	705-762-2354
Chief	Maurice Bryan	LaForme		Mississaugas of the Credit	R.R.#6		Hagersville, ON	N0A 1H0	905-768-1133
Chief	Michael	Mitchell		Mohawks of Akwesasne	P.O. Box 579		Cornwall, ON	K6H 5T3	613-575-2250
Chief	Donald	Maracle		Mohawks of the Bay of Quinte	R.R. #1		Deseronto, ON	K0K 1X0	613-396-3424
Chief	Barron	King		Moose Deer Point	P.O. Box 119		MacTier, ON	P0C 1H0	705-375-5209
Chief	Randall	Kahgee		Saugeen	R.R.#1		Southampton, ON	N0H 2L0	519-797-2781
Chief	Richard	Shawanda		Sheguiandah	P.O. Box 101		Sheguiandah, ON	P0P 1W0	705-368-2781
Chief	Gail Ava	Hill		Six Nations of the Grand River	P.O. Box 5000		Ohsweken, ON	N0A 1M0	519-445-2201
Chief	Phillip Angus	Franks		Wahta Mohawk	P.O. Box 260		Bala, ON	P0C 1A0	705-762-2354
Chief	Burton	Kewayosh, Jr.		Walpole Island	R.R.#3		Wallaceburg, ON	N8A 4K9	519-627-1481
Chief	Warren L.	Tabobondung		Wasauksing First Nation	P.O. Box 250		Parry Sound, ON	P2A 2X4	705-746-2531
Chief	Irene	Kells		Zhiibaahaasing First Nation	36 Sagon		Zhiibaahaasing, ON	P0P 1X0	705-283-3963
Utilities									
Mr.	Tony	Dominguez	System Planner	Rogers Communications Inc.	1 Sperling Drive		Barrie, ON	L4M 6B8	705-737-4660 ext. 6907
Mr.	Todd	Bowman	Supervisor of Capital	Powerstream Inc.	161 Cityview Blvd.		Vaughan, ON	L4H 0A9	905-417-6900 ext.31317
Mr.	Michael	Swift	Planner	Powerstream Inc.	161 Cityview Blvd.		Vaughan, ON	L4H 0A9	905-417-6900 ext.24010
Mr.	Paul	Trace	Operations Manager	Wasaga Distribution Inc.	950 River Road West		Wasaga Beach, ON	L9Z 1A2	705-429-2517
Ms.	Wendy	Lefebvre	Manager Access Network	Bell Canada	136 Bayfield Street	2nd Floor	Barrie, ON	L4M 3B1	705-722-2467
Ms.	Joanna	MacDarmid	Planning Department	Hydro One	40 Olympic Drive		Dundas, ON	L9H 7P5	905-627-6058
Ms.	Jennifer	Cooper	Field Rep., Customer Connections	Enbridge Gas	municipalnotices@enbridge.com				
Mr.	James	Duarte	Planning & Design Analyst	Enbridge Gas	498 Markland Street Unit 1		Markham, ON	L6C 1Z6	
Ms.	Shelley	Van Sickle	Manager of Planning, Special Projects	Enbridge Gas	500 Consumers Rd.		North York, ON	M2J 1P8	



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 16, 2014.

File #113202

Sample Letter

Central Region - Technical Support Section
Ministry of Environment
5775 Yonge Street, 8th Floor
North York, ON, M2M 4J1

Attn: Ms. Chunmei Liu
Environmental Resource Planner and EA Coordinator
Air, Pesticides and Environmental Planning

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Study Commencement**

Dear Ms Liu,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

This notice is to advise you of the commencement of the Class EA process and to provide you with opportunity to comment on the project. Please refer to the attached copy of the *Notice of Study Commencement* for further details. Further correspondence will follow in the coming months and you will be notified in advance of a Public Information Centre scheduled for this project.

Should you have any further questions or concerns, please contact the undersigned or Mr. Gerald Reu, C.E.T. Project Manager, Town of Wasaga Beach at 705-429-2540 or via email at g.reu@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

T:\113202\Class EA\Consultation\Notice of Commence\113202 Bay Sands Agency Letter June 2014 FINAL.doc



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Ministry of Aboriginal Affairs (MAA)
160 Bloor St. East
9th Floor
Toronto, ON, M7A 2E6

Attn: Consultation Unit

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

As public consultation is a key component of the Class EA process, an informal drop-in style Public Information Centre has been arranged to present additional details regarding the project and to receive input from interested persons. You are invited to attend the Public Information Centre scheduled for:

Date: Thursday, November 6, 2014.
Time: 7:00 p.m. - 9:00 p.m.
Location: Wasaga Beach RecPlex
1724 Mosley Street, Wasaga Beach

For additional details regarding this project please refer to the attached copy of the *Notice of Public Information Centre*.

Should you have any further questions or concerns, please contact the undersigned or Mr. Gerald Reu, C.E.T. Project Manager, Town of Wasaga Beach at 705-429-2540 or via email at g.reu@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

The Metis Nation of Ontario
500 Old St. Patrick St.
Unit 3
Ottawa, ON, K1N 9G4

Attn: Mr. Brian Tucker
Manager of Way of Life Framework

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Mr. Tucker:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

T:\113202\Class EA\Consultation\02 Notice of PIC\113202 Bay Sands PIC Agency Letter Oct 2014 DRAFT.doc



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Metis National Council
4-340 MacLaren Street
Ottawa, ON, K2P 0M6

Attn: Ms. Lynette Davis
Director of Operations

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Ms. Davis:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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For additional details regarding this project please refer to the attached copy of the *Notice of Public Information Centre*.

Should you have any further questions or concerns, please contact the undersigned or Mr. Gerald Reu, C.E.T. Project Manager, Town of Wasaga Beach at 705-429-2540 or via email at g.reu@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

T:\113202\Class EA\Consultation\02 Notice of PIC\113202 Bay Sands PIC Agency Letter Oct 2014 DRAFT.doc



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Aamjiwnaang
978 Tashmoo Avenue
Sarnia, ON, N7T 7H5

Attn: Chief Christopher Plain

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Plain:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

As public consultation is a key component of the Class EA process, an informal drop-in style Public Information Centre has been arranged to present additional details regarding the project and to receive input from interested persons. You are invited to attend the Public Information Centre scheduled for:

Date: Thursday, November 6, 2014.
Time: 7:00 p.m. - 9:00 p.m.
Location: Wasaga Beach RecPlex
1724 Mosley Street, Wasaga Beach

For additional details regarding this project please refer to the attached copy of the *Notice of Public Information Centre*.

Should you have any further questions or concerns, please contact the undersigned or Mr. Gerald Reu, C.E.T. Project Manager, Town of Wasaga Beach at 705-429-2540 or via email at g.reu@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Alderville First Nation
P.O. Box 46
Roseneath, ON, K0K 2X0

Attn: Chief James Robert Marsden

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Marsden:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Aundeck-Omni-Kaning
R.R. #1, COMP 21
Little Current, ON, P0P 1K0

Attn: Chief Patsy Corbiere

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Corbiere:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Beausoleil First Nation
General Delivery
Cedar Point, ON, L0K 1C0

Attn: Chief Roland Monague

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Monague:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Chippewas of Georgina Island
R.R. #2
P.O. Box 13
Sutton West, ON, L0E 1R0

Attn: Chief Donna Big Canoe

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Big Canoe:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Chippewas of Kettle and Stony Point
6247 Indian Lane
Kettle & Stony Point First Nation, ON, N0N 1J1

Attn: Chief Thomas M. Bressette

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Bressette:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Chippewas of Nawash First Nation
R.R. #5
Warton, ON, N0H 2T0

Attn: Chief Arlene Chegahno

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Chegahno:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group



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550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Chippewas of Rama First Nation
200-5884-Rama Road
Rama, ON, L3V 6H6

Attn: Chief Rodney Noganosh

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Noganosh:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Chippewas of the Thames First Nation
R.R. #1
Muncey, ON, N0L 1Y0

Attn: Chief R.K. (Joe) Miskokomon

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Miskokomon:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Curve Lake First Nation
General Delivery
Curve Lake, ON, K0L 1R0

Attn: Chief Phyllis Williams

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Williams:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Hiawatha First Nation
R.R.#2
Keene, ON, K0L 2G0

Attn: Chief Gregory Lloyd Cowie

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Cowie:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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October 22, 2014.

File #113202

M'Chigeeng First Nation
P.O. Box 333
53 Hwy 551
M'Chigeeng, ON, P0P 1G0

Attn: Chief Joe Hare

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Hare:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Mississauga's of Scugog Island First Nation
22521 Island Road
Port Perry, ON, L9L 1B6

Attn: Chief Kelly Larocca

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Larocca:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group



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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Mississauga's of the Credit
P.O. Box 260
Bala, ON, P0C 1A0

Attn: Mr. Danny Stock

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Mr. Stock:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Mississaugas of the Credit
R.R.#6
Hagersville, ON, N0A 1H0

Attn: Chief Maurice Bryan LaForme

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief LaForme:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Mohawks of Akwesasne
P.O. Box 579
Cornwall, ON, K6H 5T3

Attn: Chief Michael Mitchell

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Mitchell:

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Mohawks of the Bay of Quinte
R.R. #1
Deseronto, ON, K0K 1X0

Attn: Chief Donald Maracle

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Maracle:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

As public consultation is a key component of the Class EA process, an informal drop-in style Public Information Centre has been arranged to present additional details regarding the project and to receive input from interested persons. You are invited to attend the Public Information Centre scheduled for:

Date: Thursday, November 6, 2014.
Time: 7:00 p.m. - 9:00 p.m.
Location: Wasaga Beach RecPlex
1724 Mosley Street, Wasaga Beach

For additional details regarding this project please refer to the attached copy of the *Notice of Public Information Centre*.

Should you have any further questions or concerns, please contact the undersigned or Mr. Gerald Reu, C.E.T. Project Manager, Town of Wasaga Beach at 705-429-2540 or via email at g.reu@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

T:\113202\Class EA\Consultation\02 Notice of PIC\113202 Bay Sands PIC Agency Letter Oct 2014 DRAFT.doc



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Moose Deer Point
P.O. Box 119
MacTier, ON, P0C 1H0

Attn: Chief Barron King

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief King:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Saugeen
R.R.#1
Southampton, ON, N0H 2L0

Attn: Chief Randall Kahgee

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Kahgee:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Sheguiandah
P.O. Box 101
Sheguiandah, ON, P0P 1W0

Attn: Chief Richard Shawanda

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Shawanda:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Six Nations of the Grand River
P.O. Box 5000
Ohsweken, ON, N0A 1M0

Attn: Chief Gail Ava Hill

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Hill:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Wahta Mohawk
P.O. Box 260
Bala, ON, P0C 1A0

Attn: Chief Phillip Angus Franks

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Franks:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group



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Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Walpole Island
R.R.#3
Wallaceburg, ON, N8A 4K9

Attn: Chief Burton Kewayosh, Jr.

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Kewayosh, Jr.:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Wasauksing First Nation
P.O. Box 250
Parry Sound, ON, P2A 2X4

Attn: Chief Warren L. Tabobondung

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Tabobondung:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Zhiibaahaasing First Nation
36 Sagon
Zhiibaahaasing, ON, P0P 1X0

Attn: Chief Irene Kells

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Kells:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Should you have any further questions or concerns, please contact the undersigned or Mr. Gerald Reu, C.E.T. Project Manager, Town of Wasaga Beach at 705-429-2540 or via email at g.reu@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

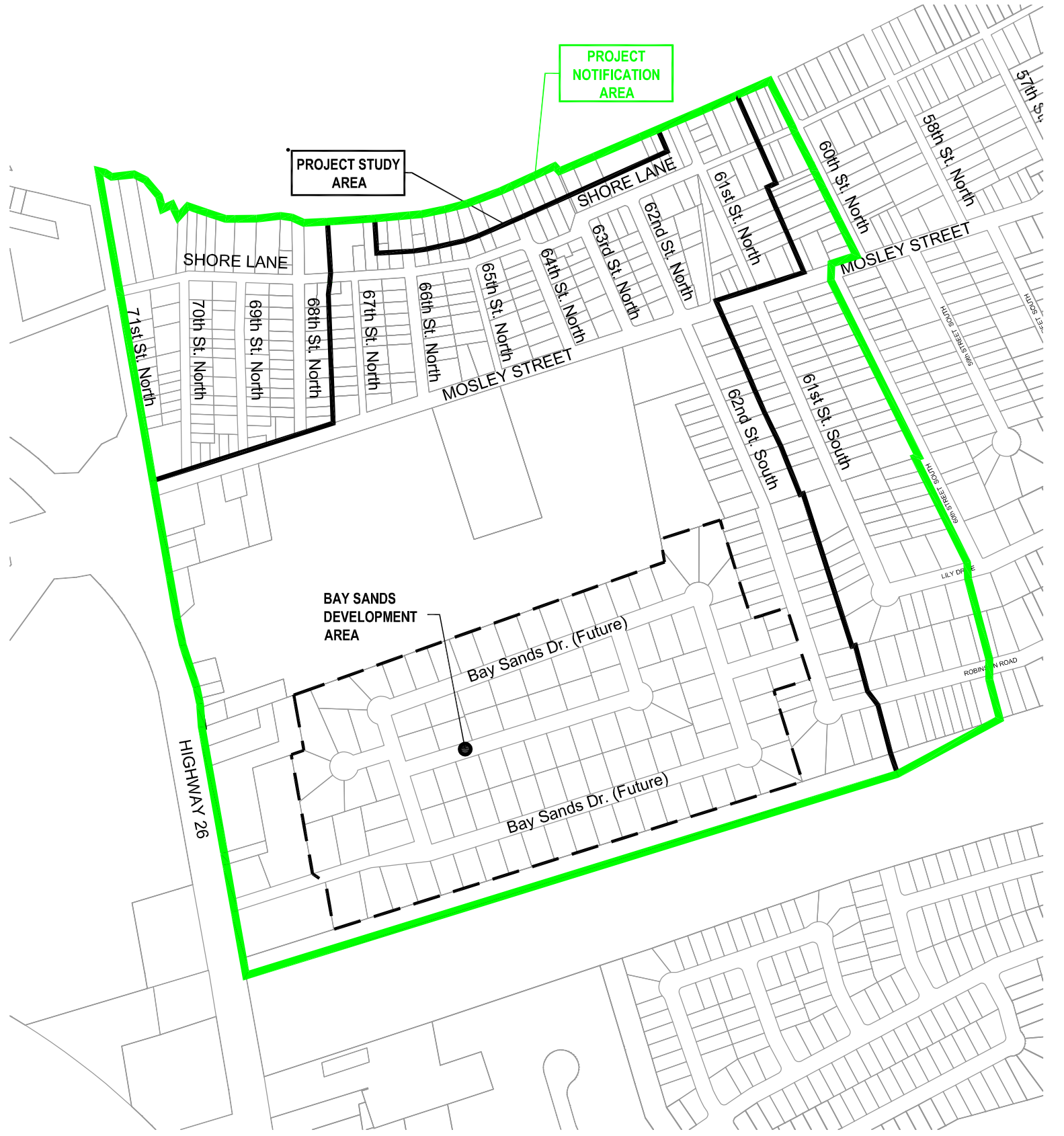


Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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Resident Letter



PROJECT NOTIFICATION AREA

PROJECT STUDY AREA

BAY SANDS DEVELOPMENT AREA

Bay Sands Dr. (Future)

Bay Sands Dr. (Future)

HIGHWAY 26

SHORE LANE

SHORE LANE

71st St. North

70th St. North

69th St. North

68th St. North

67th St. North

66th St. North

65th St. North

64th St. North

63rd St. North

62nd St. North

61st St. North

60th St. North

58th St. North

57th St. North

MOSLEY STREET

MOSLEY STREET

62nd St. South

61st St. South

59th St. South

58th St. South

LILY DRIVE

ROBINSON ROAD



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 16, 2014.

File #113202

ATTN: PROPERTY OWNER

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Study Commencement**

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

This notice is to advise you of the commencement of the Class EA process and to provide you with opportunity to comment on the project. Please refer to the attached copy of the *Notice of Study Commencement* for further details. Further correspondence will follow in the coming months and you will be notified in advance of a Public Information Centre scheduled for this project.

Should you have any further questions or concerns, please contact the undersigned or Mr. Gerald Reu, C.E.T. Project Manager, Town of Wasaga Beach at 705-429-2540 or via email at g.reu@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P.Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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Comments Received

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^{ème} étage
North York, Ontario M2M 4J1

Tél. : (416) 326-6700
Télé. : (416) 325-6347

June 20, 2014

File No.: EA01-06-04

Gerald Reu, C.E.T
Project Manager
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z1A1

**RE: Bay Sands Development Area Storm Drainage and Outlet Improvements
Town of Wasaga Beach
Class Environmental Assessment
Notice of Study Commencement**

This letter is our response to the Notice of Study Commencement for the above noted project. This response acknowledges that the Town of Wasaga Beach has indicated that its study is following the approved environmental planning process for a Schedule C project under the Municipal Engineers Association Municipal Class Environmental Assessment (Class EA).

Based on the information submitted, we have identified the following areas of interest with respect to the proposed undertaking:

- Ecosystem Protection and Restoration
- Planning and Policy
- Surface Water and Groundwater
- Air Quality, Dust and Noise
- Servicing and Facilities
- Contaminated Soils
- Mitigation and Monitoring
- Class EA Process
- Aboriginal Consultation

We are providing the following general comments to assist your team in effectively addressing these areas of interest:

Ecosystem Protection and Restoration

- Any impacts to ecosystem form and function must be avoided where possible. The Environmental Study Report (ESR) should describe any proposed mitigation measures and how project planning will protect and enhance the local ecosystem.
- All natural heritage features should be identified and described in detail to assess potential impacts and to develop appropriate mitigation measures. Please check whether the following sensitive environmental features are located within or adjacent to the study area:
 - Areas of Natural and Scientific Interest (ANSIs)
 - Rare Species of flora or fauna
 - Watercourses
 - Wetlands
 - Woodlots

We recommend consulting with the Ministry of Natural Resources (MNR), Fisheries and Oceans Canada (DFO) and your local conservation authority to determine if special measures or additional study will be necessary to preserve and protect these sensitive features.

Planning and Policy

- The Provincial Policy Statement contains policies that protect Ontario's natural heritage and water resources, including designated vulnerable areas mapped in source water protection assessment reports under the *Clean Water Act*. Applicable policies should be referenced in the ESR, and the proponent should demonstrate how this proposed project is consistent with these policies. Assessment reports can be found on the Conservation Ontario website at: http://www.conservation-ontario.on.ca/source_protection/otherswpreionsindex.htm.

Surface Water and Groundwater

- The ESR must include a sufficient level of information to demonstrate that there will be no negative impacts on the natural features or ecological functions of any watercourses 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, pollution) are mitigated as part of the proposed undertaking.
- The ministry's Stormwater Management Planning and Design Manual (2003) should be referenced in the ESR and utilized when designing stormwater control methods, including:
 - 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 project involves 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 ESR.
- If the potential construction or decommissioning of water wells is identified as an issue, the ESR should refer to Ontario Regulation 903, Wells, under the *Ontario Water Resources Act*.
- 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.
- Any potential approval requirements for groundwater taking or discharge should be identified in the ESR. In particular, a Permit to Take Water (PTTW) under the *Ontario Water Resources Act* will be

required for any water takings that exceed 50,000 litres per day.

Air Quality, Dust and Noise

- Any potential air quality impacts should be assessed and used in the evaluation of alternatives for the proposed project. Appropriate mitigation measures of any potential effects should be identified.
- Dust and noise control measures should be addressed and included in the construction plans to ensure that nearby residential and other sensitive land uses within the study area are not adversely affected during construction activities.

Servicing and Facilities

- Any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste must have an Environmental Compliance Approval (ECA) before it can operate lawfully. Please consult with the Environmental Approvals Branch to determine whether a new or amended ECA will be required for any proposed infrastructure.
- We recommend referring to the ministry's "D-Series" guidelines – *Land Use Compatibility* to ensure that any potential land use conflicts are considered when planning for any infrastructure or facilities related to wastewater, pipelines, landfills or industrial uses.

Contaminated Soils

- 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. We recommend contacting the ministry's Barrie District Office for further consultation if contaminated sites are present.
- The location of any underground storage tanks should be investigated in the ESR. Measures should be identified to ensure the integrity of these tanks and to ensure an appropriate response in the event of a spill. The ministry's Spills Action Centre must be contacted in such an event.
- Any current or historical waste disposal sites should be identified in the ESR. 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 ESR should identify any underground transmission lines in the study area. The owners should be consulted to avoid impacts to this infrastructure, including potential spills.

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.

- All waste generated during construction must be disposed of in accordance with ministry requirements.
- 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 ESR and regularly monitored during the construction stage of the project. In addition, we encourage proponents to conduct post-construction monitoring to ensure all mitigation measures have been effective and are functioning properly. The proponent's construction and post-construction monitoring plans should be documented in the ESR.

Class EA Process

- The ESR should provide clear and complete documentation of the planning process in order to allow for transparency in decision-making. The ESR must also demonstrate how the consultation provisions of the Class EA have been fulfilled, including documentation of all public consultation efforts undertaken during the planning process. Additionally, the ESR should identify all concerns that were raised and how they have been addressed throughout the planning process. The Class EA also directs proponents to include copies of comments submitted on the project by interested stakeholders, and the proponent's responses to these comments.
- The Class EA requires the consideration of the effects of each alternative on all aspects of the environment. The ESR should include a level of detail (e.g. hydrogeological investigations, terrestrial and aquatic assessments) such that all potential impacts can be identified and appropriate mitigation measures can be developed. Any supporting studies conducted during the Class EA process should be referenced and included as part of the ESR.
- Please include in the ESR a list of all subsequent permits or other approvals that may be required for the implementation of the preferred alternative, including Permits to Take Water, Environmental Compliance Approvals, approval under the *Canadian Environmental Assessment Act (CEAA)*, and conservation authority permits.
- Please note that ministry guidelines and other information related to the issues noted above are available at <http://www.ontario.ca/environment-and-energy/environment-and-energy> under the publications link. We encourage you to review all the available guides and to reference any relevant information in the ESR.

Aboriginal Consultation

- Your proposed project may have the potential to affect Aboriginal communities who hold or claim Aboriginal or treaty rights protected under Section 35 of Canada's Constitution Act 1982. The Crown has a duty to consult First Nation and Métis communities when it knows about established or credibly asserted Aboriginal or treaty rights, and contemplates decisions or actions that may adversely affect them.
- Although the Crown remains responsible for ensuring the adequacy of consultation with potentially affected Aboriginal communities, it may delegate procedural aspects of the consultation process to project proponents.
- The environmental assessment process requires proponents to consult with interested persons and government agencies, including those potentially affected by the proposed project. This includes a responsibility to conduct adequate consultation with First Nation and Métis communities.

- The ministry relies on consultation conducted by proponents when it assesses the Crown's obligations and directs proponents during the regulatory process.
- Where the Crown's duty to consult is triggered in relation to your proposed project, the Ontario Ministry of the Environment is delegating the procedural aspects of rights-based consultation to you through this letter.
- Steps that you may need to take in relation to Aboriginal consultation for your proposed project are outlined in the attached "Aboriginal Consultation Information" document. Please complete the checklist contained there, and keep related notes as part of your consultation record. Doing so will help you assess your project's potential adverse effects on Aboriginal or treaty rights.
- You must contact the Director, Environmental Approvals Branch if you have reason to believe that your proposed project may adversely affect an Aboriginal or treaty right, consultation has reached an impasse, or if a Part II Order request has been submitted. The ministry will then assess the extent of any Crown duty to consult in the circumstances, and will consider whether additional steps should be taken and what role you will be asked to play in them.

Thank you for the opportunity to comment on this project. Please provide our office a hardcopy of the ESR for our review when a Notice of Completion is issued. Should your team have any questions regarding the above, please contact me at 416-326-4886.

Yours sincerely,



Environmental Resource Planner and EA Coordinator
Air, Pesticides and Environmental Planning

c. C. Hood, Manager, Barrie District Office, MOE
Central Region EA File
A & P File

ABORIGINAL CONSULTATION INFORMATION

Consultation with Interested Persons under the Ontario Environmental Assessment Act

Proponents subject to the Ontario *Environmental Assessment Act* are required to consult with interested persons, which may include First Nations and Métis communities. In some cases, special efforts may be required to ensure that Aboriginal communities are made aware of the project and are afforded opportunities to provide comments. Direction about how to consult with interested persons/communities is provided in the Code of Practice: Consultation in Ontario's Environmental Assessment Process available on the Ministry's website:

<http://www.ontario.ca/environment-and-energy/consultation-ontarios-environmental-assessment-process>

As an early part of the consultation process, proponents are required to contact the Ontario Ministry of Aboriginal Affairs' Consultation Unit and visit Aboriginal Affairs and Northern Development Canada's Aboriginal and Treaty Rights Information System (ATRIS) to help identify which First Nation and Métis communities may be interested in or potentially impacted by their proposed projects.

ATRIS can be accessed through the Aboriginal Affairs and Northern Development Canada website:

http://sidait-atris.aadnc-aandc.gc.ca/atris_online/

For more information in regard Aboriginal consultation as part of the Environmental Assessment process, refer to the Ministry's website:

www.ontario.ca/government/environment-assessments-consulting-aboriginal-communities

You are advised to provide notification directly to all of the First Nation and Métis communities who may be interested in the project. You should contact First Nation communities through their Chief and Band Council, and Metis communities through their elected leadership.

Rights-based consultation with First Nation and Métis Communities

Proponents should note that, in addition to requiring interest-based consultation as described above, certain projects may have the potential to adversely affect the ability of First Nation or Métis communities to exercise their established or credibly asserted Aboriginal or treaty rights. In such cases, Ontario may have a duty to consult those Aboriginal communities.

Activities which may restrict or reduce access to unoccupied Crown lands, or which could result in a potential adverse impact to land or water resources in which harvesting rights are exercised, may have the potential to impact Aboriginal or treaty rights. For assistance in determining whether your proposed project could affect these rights, please refer to the attached "Preliminary Assessment Checklist: First Nation and Métis Community Interest."

If there is likely to be an adverse impact to Aboriginal or treaty rights, accommodation may be required to avoid or minimize the adverse impacts. Accommodation is an outcome of consultation and includes any mechanism used to avoid or minimize adverse impacts to Aboriginal or treaty rights and traditional uses. Solutions could include mitigation such as adjustments in the timing or geographic location of the proposed activity. Accommodation may in certain circumstances involve the provision of financial compensation, but does not necessarily require it.

For more information about the duty to consult, please see the Ministry's website at:

www.ontario.ca/government/duty-consult-aboriginal-peoples-ontario

The proponent must contact the Director, Environmental Approvals Branch if a project may adversely affect an Aboriginal or treaty right, consultation has reached an impasse, or if a Part II Order or an elevation request is anticipated; the Ministry will then determine whether the Crown has a duty to consult.

The Director of the Environmental Approvals Branch can be notified either by email with the subject line "Potential Duty to Consult" to EAASIBgen@ontario.ca or by mail or fax at the address provided below:

Email:	EAASIBgen@ontario.ca Subject: Potential Duty to Consult
Fax:	416-314-8452
Address:	Environmental Approvals Branch 12A Flr 2 St Clair Ave W Toronto ON M4V1L5

Delegation of Procedural Aspects of Consultation

Proponents have an important and direct role in the consultation process, including a responsibility to conduct adequate consultation with First Nation and Métis communities as part of the environmental assessment process. This is laid out in existing environmental assessment codes of practice and guides that can be accessed from the Ministry's environmental assessment website at

www.ontario.ca/environmentalassessments

The Ministry relies on consultation conducted by proponents when it assesses the Crown's obligations and directs proponents during the regulatory process. Where the Crown's duty to consult is triggered, various additional procedural steps may also be asked of proponents as part of their delegated duty to consult responsibilities. In some situations, the Crown may also become involved in consultation activities.

Ontario will have an oversight role as the consultation process unfolds but will be relying on the steps undertaken and information you obtain to ensure adequate consultation has taken place. To ensure that First Nation and Métis communities have the ability to assess a project's potential to adversely affect their Aboriginal or treaty rights, Ontario requires proponents to undertake certain procedural aspects of consultation.

The proponent's responsibilities for procedural aspects of consultation include:

- Providing notice to the elected leadership of the First Nation and/or Métis communities (e.g., First Nation Chief) as early as possible regarding the project;
- Providing First Nation and/or Métis communities with information about the proposed project including anticipated impacts, information on timelines and your environmental assessment process;
- Following up with First Nation and/or Métis communities to ensure they received project information and that they are aware of the opportunity to express comments and concerns about the project. If you are unable to make the appropriate contacts (e.g. are unable to contact the Chief) please contact the

Environmental Assessment and Planning Coordinator at the Ministry's appropriate regional office for further direction.

- Providing First Nation and/or Métis communities with opportunities to meet with appropriate proponent representatives to discuss the project;
- Gathering information about how the project may adversely impact the relevant Aboriginal and/or Treaty rights (for example, hunting, fishing) or sites of cultural significance (for example, burial grounds, archaeological sites);
- Considering the comments and concerns provided by First Nation and/or Métis communities and providing responses;
- Where appropriate, discussing potential mitigation strategies with First Nation and/or Métis communities;
- Bearing the reasonable costs associated with these procedural aspects of consultation, which may include providing support to help build communities' capacity to participate in consultation about the proposed project.
- Maintaining a Consultation Record to show evidence that you, the proponent, completed all the steps itemized above or at a minimum made meaningful attempts to do so.
- Upon request, providing copies of the Consultation Record to the Ministry. The Consultation Record should:
 - summarize the nature of any comments and questions received from First Nation and/or Métis communities
 - describe your response to those comments and how their concerns were considered
 - include a communications log indicating the dates and times of all communications; and
 - document activities in relation to consultation.

Successful consultation depends, in part, on early engagement by proponents with First Nation and Métis communities. Information shared with communities must be clear, accurate and complete, and in plain language where possible. The consultation process must maintain sufficient flexibility to respond to new information, and we trust you will make all reasonable efforts to build positive relationships with all First Nation and Métis communities contacted.

If you need more specific guidance on Aboriginal consultation steps in relation to your proposed project, or if you feel consultation has reached an impasse, please contact the Environmental Assessment and Planning Coordinator at the Ministry's appropriate regional office.

Preliminary Assessment Checklist: First Nation and Métis Community Interests and Rights

In addition to other interests, some main concerns of First Nation and Métis communities may pertain to established or asserted rights to hunt, gather, trap, and fish – these activities generally occur on Crown land or water bodies. As such, projects related to Crown land or water bodies, or changes to how lands and water are accessed, may be of concern to Aboriginal communities.

Please answer the following questions and keep related notes as part of your consultation record. "Yes" responses will indicate a potential adverse impact on Aboriginal or treaty rights.

Where you have identified that your project may trigger rights-based consultation through the following questions, you should arrange for a meeting between you and the Environmental Assessment and Planning Coordinator at the Ministry's appropriate regional office to provide an early opportunity to confirm

whether Ontario's duty to consult is triggered and to discuss roles and responsibilities in that event.

	YES	NO
<p>1. Are you aware of concerns from First Nation and Métis communities about your project or a similar project in the area?</p> <p>The types of concerns can range from interested inquiries to environmental complaints, and even to land use concerns. You should consider whether the interest represents on-going, acute and/or widespread concern.</p>		
<p>2. Is your project occurring on Crown land, or is it close to a water body? Might it change access to either?</p>		
<p>3. Is the project located in an open or forested area where hunting or trapping could take place?</p>		
<p>4. Does the project involve the clearing of forested land?</p>		
<p>5. Is the project located away from developed, urban areas?</p>		
<p>6. Is your project close to, or adjacent to, an existing reserve?</p> <p>Projects in areas near reserves may be of interest to the First Nation and Métis communities living there.</p>		
<p>7. Will the project affect First Nations and/or Métis ability to access areas of significance to them?</p>		
<p>8. Is the area subject to a land claim?</p> <p>Information about land claims filed in Ontario is available from the Ministry of Aboriginal Affairs; information about land claims filed with the federal government is available from Aboriginal Affairs and Northern Development Canada.</p>		
<p>9. Does the project have the potential to impact any archaeological sites?</p>		



ALDERVILLE FIRST NATION
11696 Second Line
P.O. Box 46
Roseneath, Ontario K0K 2X0
Phone: (905) 352-2011
Fax: (905) 352-3242

Chief: James R. Marsden
Councillor: Julie Bothwell
Councillor: Jody Holmes
Councillor: Dave Mowat
Councillor: Angela Smoke

June 26, 2014

Ainley & Associates Limited
550 Welham Road
Barrie, ON L4N 8Z7

Att: Steve Fournier, Project Manager

Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Study Commencement

Dear Steve Fournier,

Thank you for your consultation request to Alderville First Nation regarding the above noted project which is being proposed within our Traditional and Treaty Territory. We appreciate the fact that Ainley & Associates Limited recognizes the importance of First Nations Consultation and that your office is conforming to the requirements within the Duty to Consult Process.

As per the Alderville First Nation Consultation Protocol, your proposed project is deemed a level 3, having minimal potential to impact our First Nations' rights, therefore, please keep Alderville apprised of any archaeological findings, burial sites or any environmental impacts, should any occur. I can be contacted at the mailing address above or electronically via email, at the email address below.

In good faith and respect,

Dave Simpson
Lands and Resources
Communications Officer
Alderville First Nation

dsimpson@aldervillefirstnation.ca

Tele: (905) 352-2662
Fax: (905) 352-3242



CHIPPEWAS OF THE THAMES FIRST NATION

June 30, 2014

Gerald Rue, C.E.T.
Project Manager
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1

Subject: Town of Wasaga Beach Bay Sands Development Area Storm Drainage and Outlet Improvements Municipal Class Environmental Assessment, Notice of Study Commencement

Dear Gerald,

We are in receipt of correspondence of the aforementioned project.

In our screening of your correspondence we have identified no concerns with your project or the information that you have presented to us at this time. We feel that we no longer need to receive regular project updates or completed studies.

However, we ask that if there are any changes to your project that are of a substantive nature that you keep us informed.

If you have any questions or concerns, please do not hesitate to contact me at (519) 289-2662 Ext. 213 or by e-mail at fburch@cottfn.com.

Thank you for notifying Chippewa of the Thames First Nation of your project.

Sincerely,

Fallon Burch
Chippewa of the Thames
Consultation Coordinator

c: Steve Fournier, P.Eng., Project Manager, Ainley Group



Chippewas of RAMA
First Nation

5884 Rama Road, Suite 200

Rama, Ontario L3V 6H6

T 705.325.3611 F 705.325.0879

A Proud Progressive First Nation Community

TO	SEEN
JAM	OFFICE OF THE CHIEF
<i>[Handwritten initials]</i>	
AEP	
FILE NO.	
113202	



July 14, 2014

Ainley & Associates Ltd.
550 Welham Road
Barrie, ON L4N 8Z7

Attention: Steve Fournier, P.Eng., Project Manager

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Study Commencement**

Dear Mr. Fournier:

As a member of the Williams Treaties First Nations, Rama First Nation acknowledges receipt of your letter of June 16, 2014, which was received on June 19, 2014.

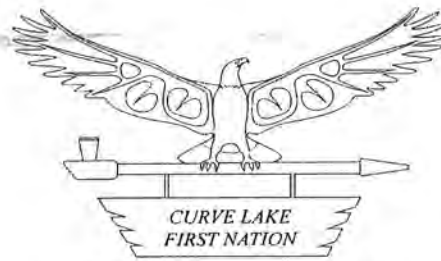
A copy of your letter has been forwarded to Karry Sandy-McKenzie, Barrister & Solicitor, Coordinator for Williams Treaties First Nations for further review and response directly to you. Please direct all future correspondence and inquires, with a copy to Rama First Nation, to Ms. Sandy-McKenzie at 8 Creswick Court, Barrie, ON L4M 2J7 or her email address at k.a.sandy-mckenzie@rogers.com. Her telephone number is (705) 792-5087.

We appreciate your taking the time to share this important information with us.

Sincerely,

[Handwritten signature of Sharon Stinson Henry]
Chief Sharon Stinson Henry

c: Council, Rama First Nation
Jeff Hewitt, General Counsel
Karry Sandy-McKenzie, Coordinator for Williams Treaties First Nations
Chief Roland Monague, Portfolio Chief for Williams Treaties First Nations



CURVE LAKE, ONTARIO K0L 1R0

TO	SEEN
JAM	
① AEP	
FILE NO. 13212	

September 03, 2014

Gerald Reu
C.E.T. Project Manager
550 Welham Road
Barrie, Ontario L4N 8Z7

Dear Gerald Reu C.E.T. Project Manager

RE: Storm Drainage and Outlet Improvements, Schedule 'C' Municipal Class Environmental Assessment, Notice of Study Commencement

We would like to acknowledge receipt of your correspondence, which we received on 6/19/2014 regarding the above noted project.

As you may be aware, the area in which your project is proposed is situated within the Traditional Territory of Curve Lake First Nation. Our First Nation's Territory is incorporated within the Williams Treaty Territory and is the subject of a claim under Canada's Specific Claims Policy. We strongly suggest that you provide Karry Sandy-Mackenzie, Williams Treaty First Nation Claims Coordinator, 8 Creswick Court, Barrie, ON L4M 2S7, with a copy of your proposal as your obligation to consult to also extend to the other First Nations of the Williams Treaty.

Although we have not conducted exhaustive research nor have we the resources to do so, Curve Lake First Nation Council is not currently aware of any issues that would cause concern with respect to our Traditional, Aboriginal and Treaty rights.

Please note that we have particular concern for the remains of our ancestors. Should excavation unearth bones, remains or other such evidence of a native burial site or any Archaeological findings, we must be notified without delay. In the case of a burial site, Council reminds you of your obligations under the *Cemeteries Act* to notify the nearest First Nation Government or other community of Aboriginal people which is willing to act as a representative and whose members have a close cultural affinity to the interred person. As I am sure you are aware, the regulations further state that the representative is needed before the remains and associated artifacts can be removed. Should such a find occur, we request that you contact our First Nation immediately. Curve Lake First Nation also has available, trained Archaeological Liaisons who are able to actively participate in the archaeological assessment process as a member of a field crew, the cost of which will be borne by the proponent.

If any new, undisclosed or unforeseen issues should arise, that has potential for anticipated negative environmental impacts or anticipated impacts on our Treaty and Aboriginal rights we require that we be notified regarding these as well.

Thank you for recognizing the importance of consultation and respecting your duty to consult obligations as determined by the Supreme Court of Canada.

Should you have further questions or if you wish to hire a liaison for a project, please feel free to contact Lois Taylor, A/Lands and Resources Consultation Liaison, at 705-657-8045 x 222 or LoisT@curvelake.ca.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Phyllis Williams".

Chief Phyllis Williams
Curve Lake First Nation

Andrea Potter

From: Andrea Potter <potter@ainleygroup.com>
Sent: July-17-14 1:19 PM
To: Gerald Reu (g.reu@wasagabeach.com)
Cc: Steve Fournier
Subject: FW: Town of Wasaga Beach Bay Sands Class EA File No. 113202

Hi Gerald,

Please see below the response received from the DFO following issue of the Bay Sands Class EA notice.

Regards,

Andrea Potter, B.E.S.
Environmental Planner
Ainley Group
550 Welham Road, Barrie, ON L4N 8Z7
potter@ainleygroup.com
Tel: (705) 726-3371 Ext. 256

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From: Fisheries Protection [<mailto:fisheriesprotection@dfo-mpo.gc.ca>]
Sent: July-16-14 5:13 PM
To: Andrea Potter
Subject: RE: Town of Wasaga Beach Bay Sands Class EA File No. 113202

The *Fisheries Act* requires that projects avoid causing serious harm to fish unless authorized by the Minister of Fisheries and Oceans Canada. This applies to work being conducted in or near waterbodies that support fish that are part of or that support a commercial, recreational or Aboriginal fishery. Following the measures to avoid harm will help you comply with the Act.

We request that you visit our website at www.dfo-mpo.gc.ca/habitat and undertake a Self-Assessment to determine if DFO needs to review your project.

If your project IS NOT in one of the listed waterbody types, and its activities ARE NOT listed, nor does it meet the associated criteria (if applicable), you may submit a **Request for Review** to DFO before proceeding further.

If you are UNSURE about whether your project requires DFO review, you can seek support from a qualified environmental professional.

Yours sincerely,

Jennifer Thomas
a/Team Leader, Triage and Planning
Fisheries and Oceans Canada

Fisheries and Oceans Canada has changed the way new project proposals (referrals), reports of potential Fisheries Act violations (occurrences) and information requests are managed in Central and Arctic Region (Alberta, Saskatchewan, Manitoba, Ontario, Nunavut and the Northwest Territories). Please be advised that general information regarding the management of impacts to fish and fish habitat and self-assessment tools that enable you to determine Fisheries Act requirements are available at DFO's "Working Near Water" website at www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html. For all occurrence reports, or project proposals where you have determined, following self-assessment, that you cannot avoid impacts to fish and fish habitat, please submit to fisheriesprotection@dfo-mpo.gc.ca. For general inquiries you can also call 1 855 852-8320.

From: Andrea Potter [<mailto:potter@ainleygroup.com>]
Sent: June 16, 2014 5:07 PM
To: Fisheries Protection
Cc: Paula Ney
Subject: Town of Wasaga Beach Bay Sands Class EA File No. 113202

Please see attached.

Regards,

Andrea Potter, B.E.S.
Environmental Planner
Ainley Group
550 Welham Road, Barrie, ON L4N 8Z7
potter@ainleygroup.com
Tel: (705) 726-3371 Ext. 256

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Andrea Potter

From: Gerald Reu <g.reu@wasagabeach.com>
Sent: July-22-14 4:04 PM
To: Andrea Potter
Subject: FW: Bay Sands Storm Drain EA

FYI...Please respond to [REDACTED] regarding the study and the fact that they will be put onto the circulation list.

Regards;

G

From: [REDACTED]
Sent: July-22-14 2:40 PM
To: 'g.reu@wasagabeach.com'
Cc: [REDACTED]
Subject: Bay Sands Storm Drain EA

Hi Gerald,

I am writing in response to your letter dated June 16, 2014 regarding the Class EA for the Bay Sands Development Area Storm Drainage. My [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]. I write to inform you that both the lot behind my home and the forested area beyond ([REDACTED]) have a substantial amount of standing water throughout April – June each year. The ‘mini lake’ behind my fence is usually about a foot deep and spans a few hundred meters. The sump pump in our home runs constantly during this time, until the standing water dries up in the warmer summer months.

Our home was [REDACTED]. We have only been the [REDACTED], but according to the former owners and the owners of [REDACTED] [REDACTED], this standing water was not an issue prior to our home being built. While we understand your EA is designed to build the storm drains to prevent flooding, but we are concerned that substantial further development in this area will further reduce the flow of ground water around our home. We hope that this information will be taken into consideration as you perform your study.

Thanks,

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

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Andrea Potter

From: Gerald Reu <g.reu@wasagabeach.com>
Sent: June-20-14 3:19 PM
To: Andrea Potter
Subject: FW: Notice of Study File #113202

Good afternoon Andrea;

Please include the C [REDACTED] on the circulation list for the Bay Sands EA.

Regards;

Gerald Reu, C.E.T.
Project Coordinator
Town of Wasaga Beach

Phone: 705-429-2540 Ext. 2342
Fax: 705-429-8226
Cell: 705-443-7800
Email: g.reu@wasagabeach.com

From: [REDACTED]
Sent: June-20-14 1:34 PM
To: g.reu@wasagabeach.com
Subject: Notice of Study File #113202

Hello Mr. Reu,
We received your letter dated June 16, 2014 the other day and would like to have more information regarding this storm drainage study, sent to us via email.

Thank you
[REDACTED]

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: July-02-14 8:36 AM
To: 'Andrea Potter'
Cc: g.reu@wasagabeach.com
Subject: FW: Bay Sands Study
Attachments: Bay Sands Study.jpg

Andrea

Please add this piece of correspondence to our file on Bay Sands for us to prepare a response for Gerald's review.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

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From: [REDACTED]
Sent: July-01-14 10:12 PM
To: fournier@ainleygroup.com
Subject: Bay Sands Study

Good day Mr. Fournier,

I'm contacting you on my father's behalf about his [REDACTED]. Since he is into his mid-80's, he has asked me to send you a quick note about the letter sent about the study.

Would you be able to tell us the reason behind the study besides the research for a suitable drainage system? Specifically, is it for the purpose of future development or anything else of that nature?

Thank you,

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

[REDACTED]

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: June-20-14 10:20 AM
To: 'Andrea Potter'
Subject: FW: Baysands Area SWM Improvements - EA Notice of Study Commencement

Andrea

If they were not on the list for notification please add them and send them a copy of the notice of commencement.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

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From: [REDACTED]
Sent: June-20-14 9:28 AM
To: Steve Fournier
Subject: FW: Baysands Area SWM Improvements - EA Notice of Study Commencement

FYI

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: June-20-14 9:16 AM
To: 'g.reu@wasagabeach.com'; 'barrie@ainleygroup.com'
Subject: Baysands Area SWM Improvements - EA Notice of Study Commencement

Mr Reu: We are the Owner of the subdivision lands (Trillium North) to the immediate south of the captioned lands and as such are interested in receiving all information related to same.

Kindly direct all info to the undersigned.

Regards.

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]



MEMO

KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE

To:	Mr. Gerald Reu, Project Manager, Town of Wasaga Beach
From:	[REDACTED]
Date:	July 9 , 2014
File:	[REDACTED]
Subject:	Bay Sands Development Area Storm Drainage Outlet Improvements Municipal Class Environmental Assessment Subject Property - [REDACTED]

In response to the commencement of the Bay Sands Development Area Storm Drainage Outlet Improvements Municipal Class Environmental Assessment, we request on behalf of the owner of the subject property ([REDACTED]) that all further communication also be directed to:

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

[REDACTED]
[REDACTED]
[REDACTED]

Thank you for your attention to this matter.

Andrea Potter

From: Gerald Reu <g.reu@wasagabeach.com>
Sent: June-24-14 8:08 AM
To: Andrea Potter
Subject: FW: Town of Wasaga Beach, Bay Sands development Area Storm Drainage & Outlet Improvements

Good morning Andrea;

Please respond to [REDACTED];

Keep in mind that the humidity in her house is likely a ventilation issue and is not at all related to our study. If [REDACTED] is deemed as an outlet option, then it can be expected that it will be included in the study area, however, it will no alleviate her issue.

Regards;

Gerald Reu, C.E.T.
Project Coordinator
Town of Wasaga Beach

Phone: 705-429-2540 Ext. 2342
Fax: 705-429-8226
Cell: 705-443-7800
Email: g.reu@wasagabeach.com

From: [REDACTED]
Sent: June-23-14 4:24 PM
To: g.reu@wasagabeach.com
Subject: Town of Wasaga Beach, Bay Sands development Area Storm Drainage & Outlet Improvements

Mr. Gerald Reu,

I am a resident of Wasaga Beach and have a few questions regarding this project.

Firstly, I would like to explain that since the purchase of my home on [REDACTED], I have had a serious water problem. My sump pump is continuously working to drain the water away from my home. Because of this, the humidity level of my home is extremely high and causes mold to grow on surfaces. In particular my window sills. As you may already be aware, mold can cause an assortment of health problems and I am very concerned about this issue.

With regards to this project, I am wondering whether this improvement that is being planned will alleviate if not fix my mold and water problem. If not, I would like to ask that this project be extended to include 61st Street South.

I would appreciate a reply so that I can further my inquiries regarding this project.

I thank you for your time and trouble.

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

Andrea Potter

From: Gerald Reu <g.reu@wasagabeach.com>
Sent: July-03-14 11:48 AM
To: Andrea Potter
Subject: FW: Bay Sands Drainage and Outlet Improvements

Good morning;

Another one for your list.

Thanks

G

-----Original Message-----

From: [REDACTED]
Sent: June-28-14 9:18 AM
To: fournier@ainleygroup.com; g.reu@wasagabeach.com
Subject: Bay Sands Drainage and Outlet Improvements

?Hi Steve, Gerald,

My [REDACTED] and are interested in the drainage study for the Bay Sands development.

Please let us know how we can participate, stay informed and/or help. Our crawl space has flooded? two of the past three winters and even now, at the start of July, our sump pump cycles every few minutes (par for the course - it typically runs at that frequency until Aug/Sept). I replace the pump every two years (sometimes more often) to try and stay ahead of breakdowns.

For these reasons we'd like to understand the various options and how they may impact us and our property.

Thanks,

[REDACTED]

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: June-30-14 8:40 AM
To: 'Andrea Potter'
Cc: g.reu@wasagabeach.com
Subject: FW: Bay Sands Drainage and Outlet Improvements

Andrea

Another one to add to the correspondence file. As discussed before, we will prepare a draft of our response for Gerald's review.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

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From: [REDACTED]
Sent: June-28-14 9:18 AM
To: fournier@ainleygroup.com; g.reu@wasagabeach.com
Subject: Bay Sands Drainage and Outlet Improvements

Hi Steve, Gerald,

My [REDACTED] and are interested in the drainage study for the Bay Sands development.

Please let us know how we can participate, stay informed and/or help. Our crawl space has flooded two of the past three winters and even now, at the start of July, our sump pump cycles every few minutes (par for the course - it typically runs at that frequency until Aug/Sept). I replace the pump every two years (sometimes more often) to try and stay ahead of breakdowns.

For these reasons we'd like to understand the various options and how they may impact us and our property.

Thanks,

Andrea Potter

From: Gerald Reu <g.reu@wasagabeach.com>
Sent: July-08-14 8:31 AM
To: Andrea Potter
Subject: FW: bay sands drive

Good morning Andrea;

Please see the following e-mail correspondence. A letter should be sent to [REDACTED] as the representative for his parent.

Thanks

G

From: [REDACTED]
Sent: July-07-14 8:48 AM
To: g.reu@wasagabeach.com
Cc: Gianni Battaglini
Subject: bay sands drive

Att. G.Reu

Dear sir.

My name is [REDACTED] i'm writhing on behalf of [REDACTED], they own a lot in Wasaga Beach ([REDACTED])

[REDACTED] recently received a letter from your department (note of study commencement) unfortunately they have hard time reading English they [REDACTED] , and they been away for long time.

[REDACTED] asked myself to help out with your correspondence ,if you please send me a copy of any further letters to them to my e-mail address [REDACTED] will be very much appreciated.

I understand the letter you sent is to inform the owners that a process of environmental assessment as started, and other study will follow.

[REDACTED] intentions ,will be [REDACTED] now that a process of study started perhaps will be easier to find a buyer.

Thank you very much for your co-operation

I also include my address
[REDACTED]

RECEIVED
JUL -7 2014
AINLEY & ASSOCIATES LTD.-B



July 1, 2014

TO	SEEN
JAM	
MEP	
FILE NO:	

Mr. S. Fournier, P.Eng.
Ainley and Associates Limited
550 Welham Road,
Barrie, Ontario
L4N8Z7

Re: Town of
Wasaga Beach, Bay Sands Development Area Storm Drainage & Outlet Improvements

Dear Sir,

Thank you for your Notice of Study Commencement and invitation to contact you with concerns.

We own a cottage on the [redacted] [redacted] [redacted] facilitate drainage in the immediate area and [redacted] from the culvert which empties runoff along Highway 26 into the bay at the foot of 70th Street..

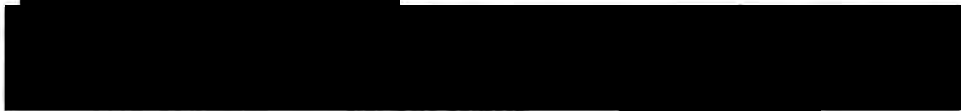
This larger drainage outlet, during heavy runoff, muddies the swimming area water as the current carries the effluent close to the shore toward the east in the bay through the swimming area extending past 64th Street. When we see this runoff's milky white plume spreading out in front of our place, we stay out of the water. Chemical fertilizer off the fields and residue from Highway 26 asphalt and car use are a concern.

An additional concern with respect to the eventual improvements you are planning is that one or both of these exit points may be used first to drain the wet land behind the former Burns Avenue School and later to handle subdivision storm water runoff coming from an ever increasing amount of asphalt road surface. Both these effluent outlet points at the bay are adjacent to a well-used swimming area during summer months. Visitors rent because the water and area look safe, clean and cared for.

As tax-paying residents we trust that the water quality and clarity will be maintained using best storm water management practices that include judicious and limited use of drainage outlets near public swimming areas.

Please keep me informed as decisions are taken to ensure and monitor water quality in the Bay Sands Development Area Storm Drainage and Outlet Improvements Study. Our mailing address is: [redacted]

E-mail address is: [redacted] Phone: [redacted]



cc G. Reu, Project Manager (Town of Wasaga Beach) [redacted]

MANAGEMENT OF POLYCHLORINATED BIPHENYLS IN THE UNITED STATES

Office of Pollution Prevention and Toxics
U.S. Environmental Protection Agency
401 M Street SW
Washington, DC 20460

January 30, 1997

DISCLAIMER

This document has been subjected to internal review at the U.S. Environmental Protection Agency (US EPA); however, the contents of this document do not necessarily reflect the views and policies of the EPA, nor does mention of trade names or commercial products constitute endorsement or recommendation for use. This document is intended only as an informative summary document of the PCB experience in the United States.

2.0 PRODUCTS, SOURCES, AND RELEASES OF PCBs

2.1 Product Inventory

From 1929 to 1977, the production of PCBs in the United States was approximately 700,000 tons (1.4 billion lbs) of pure PCBs [16]. Approximately 60 percent of PCBs were used in electrical applications, primarily in dielectric fluids for transformers and capacitors. PCBs also were used in hydraulic and heat transfer systems, lubricants, gasket sealers, paints, plasticizers, adhesives, carbonless copy paper, flame retardants, brake linings, and asphalt. Nonelectrical uses included gas pipelines, buildings, ships, and research.

The fate of PCBs as of 1977 is shown in Figure 1. Of the 700,000 tons of PCBs produced, 150,000 tons had been landfilled; 75,000 tons had entered the air, water, and soil; 25,000 tons had been incinerated; and 375,000 tons remained in electrical equipment. The remainder, approximately 75,000 tons, had been

Large PCB	1982 (EPA):	25,300,000	0	3,290,003	103,000,000
Capacitors	1982 (RPC):*	28,100,000	0	290,000	103,000,000
	1988:	26,550,000	0	1,460,000	45,500,000
Total 1988					166,814,000

Note: Large quantities of electrical equipment containing PCBs have been disposed of since this inventory. However, because disposal data do not track the source or concentration of the wastes, it is difficult to estimate a 1996 inventory based on these numbers.

*Source: Ref. [16], except * which is Ref. [18].*

2.3 Sources and Releases of PCBs

The primary sources of PCB exposure are from the environment and the workplace. Breathing indoor air and consuming fish contaminated with PCBs have been identified as major sources of exposure [20]. Trace amounts of PCBs can be found in almost all outdoor and indoor air, on soil surfaces, and in surface water. The concentrations of PCBs in air, water, soil, and food have generally decreased since PCB production stopped in 1977 [14]. In the U.S., the average person may be exposed to several micrograms of PCBs per day from air, water, and food.

Air Emissions. Traces of PCBs have been found far from where they have been released [14]. Municipal waste combustion, hazardous waste incineration, and medical waste incineration account for a significant portion of reported national PCB emissions to air [20]. Additional sources of PCB emissions included treatment, storage, and disposal facilities and landfills; hazardous waste sites; steel and iron reclamation facilities (e.g., auto scrap burning); accidental releases (PCB spills and leaks, and transformer fires); and environmental sinks of past PCB contamination [20]. PCB levels in indoor air are often much higher than in outdoor air [14].

Water and Fish. PCB concentrations are generally higher in water near human activity, and near shorelines. Currently, the major source of PCBs in surface waters is from environmental cycling (i.e., from sediment, air and land). Very small amounts of PCBs can remain in water for years, and their breakdown in water generally occurs over several years. Sediments at the bottom of a water body can act as a reservoir from which PCBs can be released in small amounts to water. PCBs in fish can be hundreds of thousands of times higher than in water because the PCBs accumulate in the fish

I'm concerned about the concentration of PCBs and other chemicals in waters near suburbs near children in swimming at the beach.

Andrea Potter

From: Gerald Reu <g.reu@wasagabeach.com>
Sent: October-21-14 12:15 PM
To: Andrea Potter
Cc: Steve Fournier; [REDACTED]
Subject: FW: environmental assessment for storm water bay Sands Development

Good afternoon Andrea;

Please respond to [REDACTED] and bring her up to speed on the study.
Please copy me with any e-mail correspondence.

Thanks

Gerald Reu, C.E.T.
Project Coordinator
Town of Wasaga Beach

Phone: 705-429-2540 Ext. 2342
Fax: 705-429-8226
Cell: 705-443-7800
Email: g.reu@wasagabeach.com

From: [REDACTED]
Sent: October-21-14 10:44 AM
To: g.reu@wasagabeach.com; [REDACTED]
Subject: environmental assessment for storm water bay Sands Development

My cottage is on [REDACTED] and I have not had any further information on this project. I would like to know where the study is at and whether there will be any meetings to explain the results.
I worry about any more run off going into the Bay and causing pollution or further flooding the way it did running down 58th street several years ago.

Thanking you in advance for any further information.

[REDACTED]

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: September-08-14 8:34 AM
To: 'Andrea Potter'
Subject: FW: Re Bay Sands Development File #113202

Andrea

Please add this name and contact # to the project list.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

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From: [REDACTED]
Sent: September-05-14 6:31 PM
To: fournier@ainleygroup.com; g.reu@wasagabeach.com
Subject: RE: Re Bay Sands Development File #113202

Hi,

I have yet to hear any response in regards to the email below.

[REDACTED]

From: [REDACTED]
Sent: Monday, August 11, 2014 11:04 AM
To: 'fournier@ainleygroup.com'; 'g.reu@wasagabeach.com'
Subject: Re Bay Sands Development File #113202

Hi,

My family owns a [REDACTED]. I would like to be involved and informed in this process as my family owns [REDACTED] and my other family members [REDACTED]. Please keep me informed as I would love to see this development servicing finally come to an end. All my family members are very pleased that you have taken initiative to complete this development after all these years. We are in full support and would like to be involved.

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: July-22-14 8:16 AM
To: 'Andrea Potter'
Subject: FW: Bay Sands Drainage EA

Andrea

Please add this mailing address to [REDACTED] information

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

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From: [REDACTED]
Sent: July-21-14 9:28 PM
To: Steve Fournier, P.Eng.
Subject: RE: Bay Sands Drainage EA

Thank you Mr Fournier! I am so excited that something is actually happening in the development of this area. I do believe you have my correct address but here it is again: [REDACTED]

[REDACTED]

Have a wonderful week!

With kind regards,
[REDACTED]

From: fournier@ainleygroup.com
To: [REDACTED]
CC: potter@ainleygroup.com; g.reu@wasagabeach.com
Subject: Bay Sands Drainage EA
Date: Mon, 21 Jul 2014 13:36:56 -0400

██████████

Prior to our last phone conversation we had replied to an e-mail or phone message you left with the Town of Wasaga Beach. Our response was addressed as per the information contained in our property owners file but it was returned to us by Canada Post as, no one at this address. I had the letter scanned and attached it to this e-mail. It will be helpful if you provide us your mailing address and we will update our files. If possible simply respond to this e-mail listing the address.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
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Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: July-09-14 2:57 PM
To: 'Andrea Potter'
Subject: FW: Bay Sands Development Area

FYI

Please file.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

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From: [REDACTED]
Sent: July-09-14 2:26 PM
To: g.reu@wasagabeach.com
Cc: fournier@ainleygroup.com
Subject: re: Bay Sands Development Area

Dear Mr Reu,

After many years of attempting to understand the lack of any action in the development of the Bay Sands Area, I was most excited to receive your notification that the Town of Wasaga Beach was starting to complete a study which would lead to the development of the areas infrastructures and eventual lot services. For some of us who have owned these properties and continued to pay annual taxes for many years, this is a most exciting development and we are anticipating that progress will continue, leading to our ability to finally build homes on these lots.

Can you please provide us with the towns plan for the future development of these lots? How can we further support your initiative and help to get this project on the way? I believe that there are a number of property owners who would be willing to support you in this initiative.

I anticipate your response and any further information and direction regarding this matter.

Sincerely,

██████████
██████████

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: June-25-14 8:32 AM
To: 'Andrea Potter'
Cc: g.reu@wasagabeach.com
Subject: FW: Bay Sands development

Andrea

Please add this to the file and the list of letters received for which we need to prepare a response. We will prepare a draft and have it reviewed by Gerald Reu before sending it out.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

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From: [REDACTED]
Sent: June-24-14 8:33 PM
To: fournier@ainleygroup.com
Subject: Bay Sands development

Dear Mr Fournier,

I am one of the unfortunate owners of the lots in the [REDACTED]....in the area that is not yet deemed as serviceable. I am wondering if you know anything about this development and what stage it is at. Is there any way to encourage the owners to get together and pay the fees required to get the infrastructures in place? Perhaps you could suggest someone that I could talk to about this?

Thanking you in advance,

[REDACTED]

Andrea Potter

From: Gerald Reu <g.reu@wasagabeach.com>
Sent: July-09-14 11:56 AM
To: Andrea Potter
Subject: FW: Bay Sands Development Class EA

FYI and response.

Thanks

G

From: [REDACTED]
Sent: July-09-14 11:42 AM
To: g.reu@wasagabeach.com
Cc: fournier@ainleygroup.com
Subject: Bay Sands Development Class EA

Thank you for the opportunity to comment on the Environmental Assessment described in Mr Fournier's letter of June 16 2014 (File #113202).

I would like to make certain that as part of the review that the continual flooding of the bottom of 63rd street whenever there is a storm is addressed in whatever work is done. This has been a problem for several years and has not been addressed by the town. Now that this area is covered under the EA being done, I trust that now is the time to deal with this ongoing problem.

[REDACTED]

Andrea Potter

From: Andrea Potter <potter@ainleygroup.com>
Sent: July-22-14 5:34 PM
To: Steve Fournier
Subject: FW: Bay Sands Storm Drain EA

Hi Steve,

Here is another email that needs a response.

Regards,

Andrea Potter, B.E.S.
Environmental Planner
Ainley Group
550 Welham Road, Barrie, ON L4N 8Z7
potter@ainleygroup.com
Tel: (705) 726-3371 Ext. 256

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From: Gerald Reu [<mailto:g.reu@wasagabeach.com>]
Sent: July-22-14 4:04 PM
To: Andrea Potter
Subject: FW: Bay Sands Storm Drain EA

FYI....Please respond to [REDACTED] regarding the study and the fact that they will be put onto the circulation list.

Regards;

G

From: [REDACTED]
Sent: July-22-14 2:40 PM
To: 'g.reu@wasagabeach.com'
Cc: [REDACTED]
Subject: Bay Sands Storm Drain EA

Hi Gerald,

I am writing in response to your letter dated June 16, 2014 regarding the Class EA for the Bay Sands Development Area Storm Drainage. My [REDACTED] [REDACTED] Our property abuts an [REDACTED] [REDACTED] [REDACTED] I write to inform you that both the lot behind my home and the forested area beyond [REDACTED] have a substantial amount of standing water throughout April – June each year. The ‘mini lake’ behind my fence is usually about a foot deep and spans a few hundred meters. The sump pump in our home runs constantly during this time, until the standing water dries up in the warmer summer months.

Our home was built in 2005. We have only been the owners [REDACTED], but according to the former owners and the owners of [REDACTED] [REDACTED], this standing water was not an issue prior to our home being built. While we understand your EA is designed to build the storm drains to prevent flooding, but we are concerned that substantial further development in this area will further reduce the flow of ground water around our home. We hope that this information will be taken into consideration as you perform your study.

Thanks,

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

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Response Provided



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

July 3, 2014.

File #113202

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

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment**

Dear [REDACTED]

Thank you for your interest in The Town of Wasaga Beach investigation of area storm drainage outlet improvements for the Bay Sands Development Area. The Class Environmental Assessment process is in the early stages and we have no detailed information for you at this time. Your name has been included in the project contact list. Our tentative project schedule is to have a Public Information Centre in mid September. Notice of that meeting will be issued to all interested parties.

Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P.Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

T:\113202\Class EA\Consultation\01 Notice of Commence\05-Response\ [REDACTED] July-03-2014.doc



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

July 3, 2014.

File #113202

[REDACTED]

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment**

[REDACTED]

Thank you for your interest, on behalf of your father, in The Town of Wasaga Beach investigation of area storm drainage outlet improvements for the Bay Sands Development Area. The Class Environmental Assessment process is in the early stages and we have no detailed information for you at this time. Your name has been included in the project contact list. Our tentative project schedule is to have a Public Information Centre in mid September. Notice of that meeting will be issued to all interested parties.

The focus of the study is on the servicing the drainage requirements of the Bay Sands Development Area. The alignment of the various drainage alternatives considered will pass through developed and undeveloped lands. The impacts on those lands and their existing and future deficiencies will need to be considered in evaluating and rating the various alternatives but the focus is the Bay Sands Development Area.

Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P.Eng.
Project Manager

pc: [REDACTED]

G. Reu Town of Wasaga Beach
A. Potter Ainley Group

T:\113202\Class EA\Consultation\01 Notice of Commence\05-Response\113202 [REDACTED] July-03-2014.doc



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

July 3, 2014.

File #113202

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

Attn: [REDACTED]
[REDACTED]

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment**

[REDACTED]

Thank you for your interest in The Town of Wasaga Beach investigation of area storm drainage outlet improvements for the Bay Sands Development Area to the [REDACTED]. The Class Environmental Assessment process is in the early stages and we have no detailed information for you at this time. Your company name has been added to the project contact list. Our tentative project schedule is to have a Public Information Centre in mid September. Notice of that meeting will be issued to all interested parties.

Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P.Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

T:\113202\Class EA\Consultation\01 Notice of Commence\05-Response\113202 [REDACTED] July-03-2014.doc



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

July 3, 2014.

File #113202

[REDACTED]

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment**

[REDACTED]

Thank you for your interest in The Town of Wasaga Beach investigation of area storm drainage outlet improvements for the Bay Sands Development Area. The Class Environmental Assessment process is in the early stages and we have no detailed information for you at this time. Your name has been included in the project contact list. Our tentative project schedule is to have a Public Information Centre in mid September. Notice of that meeting will be issued to all interested parties.

We will be considering several drainage options, one of which may involve 62nd Street South and perhaps 61st Street North. At this time we are not investigating drainage outlet options that are along 61st Street South. Please note that the study is to review surface water runoff which may have little or no impact on groundwater levels. It is the groundwater level that is frequently activating the sump pump that you mention in your e-mail to us.

Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P.Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

T:\113202\Class EA\Consultation\01 Notice of Commence\05-Response\113202 [REDACTED] July-03-2014.doc



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

July 3, 2014.

File #113202

[REDACTED]

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment**

[REDACTED]

Thank you for your interest in The Town of Wasaga Beach investigation of area storm drainage outlet improvements for the Bay Sands Development Area. The Class Environmental Assessment process is in the early stages and we have no detailed information for you at this time. Your name has been included in the project contact list. Our tentative project schedule is to have a Public Information Centre (PIC) in mid September. Notice of that meeting will be issued to all interested parties.

We will be considering several drainage options, one of which may involve 67th Street and portions of Shore Lane. Please note that the study is to review surface water runoff which may have little or no impact on groundwater levels depending on the relative elevations of the proposed storm sewers and groundwater level. It is the groundwater level that is frequently activating the sump pump that you mention in your e-mail to us. The drainage alternatives considered will be presented at the PIC and we encourage you to attend and provide input.

Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P.Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

T:\113202\Class EA\Consultation\01 Notice of Commence\05-Response\113202 [REDACTED] July-03-2014.doc



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

[Redacted]

Attn: [Redacted]

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear [Redacted]

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

As public consultation is a key component of the Class EA process, an informal drop-in style Public Information Centre has been arranged to present additional details regarding the project and to receive input from interested persons. You are invited to attend the Public Information Centre scheduled for:

Date: Thursday, November 6, 2014.
Time: 7:00 p.m. - 9:00 p.m.
Location: Wasaga Beach RecPlex
1724 Mosley Street, Wasaga Beach

For additional details regarding this project please refer to the attached copy of the *Notice of Public Information Centre*.

Should you have any further questions or concerns, please contact the undersigned or Mr. Gerald Reu, C.E.T. Project Manager, Town of Wasaga Beach at 705-429-2540 or via email at g.reu@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

[Redacted]

Attn: [Redacted]

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear [Redacted]

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

As public consultation is a key component of the Class EA process, an informal drop-in style Public Information Centre has been arranged to present additional details regarding the project and to receive input from interested persons. You are invited to attend the Public Information Centre scheduled for:

Date: Thursday, November 6, 2014.
Time: 7:00 p.m. - 9:00 p.m.
Location: Wasaga Beach RecPlex
1724 Mosley Street, Wasaga Beach

For additional details regarding this project please refer to the attached copy of the *Notice of Public Information Centre*.

Should you have any further questions or concerns, please contact the undersigned or Mr. Gerald Reu, C.E.T. Project Manager, Town of Wasaga Beach at 705-429-2540 or via email at g.reu@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

T:\113202\Class EA\Consultation\02 Notice of PIC\113202 Bay Sands PIC Agency Letter Oct 2014 DRAFT.doc



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

[REDACTED]

Attn: [REDACTED]

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear [REDACTED]

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

As public consultation is a key component of the Class EA process, an informal drop-in style Public Information Centre has been arranged to present additional details regarding the project and to receive input from interested persons. You are invited to attend the Public Information Centre scheduled for:

Date: Thursday, November 6, 2014.
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Should you have any further questions or concerns, please contact the undersigned or Mr. Gerald Reu, C.E.T. Project Manager, Town of Wasaga Beach at 705-429-2540 or via email at g.reu@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

Andrea Potter

From: Andrea Potter <potter@ainleygroup.com>
Sent: October-24-14 8:41 AM
To: [REDACTED]
Cc: 'Steve Fournier'; [REDACTED]; Gerald Reu (g.reu@wasagabeach.com)
Subject: RE: environmental assessment for storm water bay Sands Development
Attachments: 113202 Bay Sands PIC Notice Oct 2014 FINAL.pdf

Hello [REDACTED],

Thank you for your email sent October 21, 2014. Please be advised that a Public Information Centre (PIC) has been scheduled for Thursday, November 6, 2014. Correspondence regarding the PIC was recently issued and you should be receiving a copy of the notice in the next couple of days. I have also attached a pdf copy of the notice to this email.

If you have any further questions or concerns, please give us a call.

Regards,

Andrea Potter, B.E.S.
Environmental Planner
Ainley Group
550 Welham Road, Barrie, ON L4N 8Z7
potter@ainleygroup.com
Tel: (705) 726-3371 Ext. 256

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From: Gerald Reu [<mailto:g.reu@wasagabeach.com>]
Sent: October-21-14 12:15 PM
To: Andrea Potter
Cc: Steve Fournier; [REDACTED]
Subject: FW: environmental assessment for storm water bay Sands Development

Good afternoon Andrea;

Please respond to [REDACTED] and bring her up to speed on the study.
Please copy me with any e-mail correspondence.

Thanks

Gerald Reu, C.E.T.
Project Coordinator
Town of Wasaga Beach

Phone: 705-429-2540 Ext. 2342
Fax: 705-429-8226
Cell: 705-443-7800
Email: g.reu@wasagabeach.com

From: [REDACTED]
Sent: October-21-14 10:44 AM
To: g.reu@wasagabeach.com; Karen Teasdale
Subject: environmental assessment for storm water bay Sands Development

My cottage is on [REDACTED] and I have not had any further information on this project. I would like to know where the study is at and whether there will be any meetings to explain the results. I worry about any more run off going into the Bay and causing pollution or further flooding the way it did running down 58th street several years ago.

Thanking you in advance for any further information.

[REDACTED]

Steve Fournier, P.Eng.

From: Steve Fournier, P.Eng. [fournier@ainleygroup.com]
Sent: September-08-14 9:37 AM
To: [REDACTED]
Cc: 'g.reu@wasagabeach.com'; 'Andrea Potter'
Subject: RE: Re Bay Sands Development File #113202

[REDACTED]

Okay, we will add your name and address to the contact list.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

***CAUTION:** The information contained in and/or attached to this transmission is solely for the use of the intended recipient. Any copying, distribution or use by others, without the express written consent of the Ainley Group, is strictly prohibited. The recipient is responsible for confirming the accuracy and completeness of the information with the originator. Please advise the sender if you believe this message has been received by you in error.*

From: [REDACTED]
Sent: September-08-14 9:16 AM
To: Steve Fournier, P.Eng.
Subject: Re: Re Bay Sands Development File #113202

Yes my address is different...that address is [REDACTED]. my family address 6901 [REDACTED]
[REDACTED]

My direct cell # [REDACTED].

Looking forward to working with you

[REDACTED]

Sent from my BlackBerry 10 smartphone on the Fido network.

From: Steve Fournier, P.Eng.
Sent: Monday, September 8, 2014 9:12 AM
To: [REDACTED]
Cc: g.reu@wasagabeach.com
Subject: RE: Re Bay Sands Development File #113202

[REDACTED]

Ainley is assisting the Town of Wasaga Beach with the Municipal Class Environmental Assessment for possible stormwater drainage improvements to provide the Bay Sands area with a suitable outlet. We expect to hold a public information meeting this fall where we will present the alternatives considered and their relative impacts and benefits. Once we have the PIC scheduled we will notify all that are on our contact list. We have several names for the U [REDACTED] [REDACTED] on the contact list. If your address is different from [REDACTED] please call me.

Please note that resolving the drainage outlet for the Bay Sands Development is just one step of many that need to be completed before development can proceed but as you and others have noted, they are pleased that the Town has taken the initiative to get things started.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

CAUTION: The information contained in and/or attached to this transmission is solely for the use of the intended recipient. Any copying, distribution or use by others, without the express written consent of the Ainley Group, is strictly prohibited. The recipient is responsible for confirming the accuracy and completeness of the information with the originator. Please advise the sender if you believe this message has been received by you in error.

From: [REDACTED]
Sent: September-05-14 6:31 PM
To: fournier@ainleygroup.com; g.reu@wasagabeach.com
Subject: RE: Re Bay Sands Development File #113202

Hi,

I have yet to hear any response in regards to the email below.

[REDACTED]

From: [REDACTED]
Sent: Monday, August 11, 2014 11:04 AM
To: 'fournier@ainleygroup.com'; 'g.reu@wasagabeach.com'
Subject: Re Bay Sands Development File #113202

Hi,

My family owns a few lots on [REDACTED]). I would like to be involved and informed in this process as my family owns [REDACTED] and my other family members [REDACTED]. Please keep me informed as I would love to see this development servicing finally come to an end. All my family members are very pleased that you have taken initiative to complete this development after all these years. We are in full support and would like to be involved.



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

[Redacted]

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear [Redacted]

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

As public consultation is a key component of the Class EA process, an informal drop-in style Public Information Centre has been arranged to present additional details regarding the project and to receive input from interested persons. You are invited to attend the Public Information Centre scheduled for:

Date: Thursday, November 6, 2014.
Time: 7:00 p.m. - 9:00 p.m.
Location: Wasaga Beach RecPlex
1724 Mosley Street, Wasaga Beach

For additional details regarding this project please refer to the attached copy of the *Notice of Public Information Centre*.

Should you have any further questions or concerns, please contact the undersigned or Mr. Gerald Reu, C.E.T. Project Manager, Town of Wasaga Beach at 705-429-2540 or via email at g.reu@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

July 3, 2014.

File #113202

[Redacted]

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment**

[Redacted]

Thank you for your interest in The Town of Wasaga Beach investigation of area storm drainage outlet improvements for the Bay Sands Development Area. The Class Environmental Assessment process is in the early stages and we have no detailed information for you at this time. Your name has been included in the project contact list. Our tentative project schedule is to have a Public Information Centre in mid September. Notice of that meeting will be issued to all interested parties.

This study will address stormwater drainage for the Bay Sands Development Area. This is one of several services that will be required for the development. This study was initiated by the Town of Wasaga Beach. It is our understanding that upon the successful completion of this study the Town will proceed with studies of other servicing requirements for this area. Preliminary servicing studies have been carried out by the Town for water supply and sanitary sewer servicing. At this time I am not certain of the structure of the purchase agreements for lots within Bay Sands and the methodology to be applied for financing the eventual servicing. We will suggest to the Town that this information be included as background information in the Environmental Study Report that will be prepared as part of this project.

Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P.Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
A. Potter Ainley Group

T:\113202\Class EA\Consultation\01 Notice of Commence\05-Response\113202 [Redacted] July-03-2014.doc

Appendix F

Consultation: Public Information Centre No. 1



Town of Wasaga Beach
Bay Sands Development Area Storm Drainage and Outlet Improvements
Municipal Class Environmental Assessment
NOTICE OF PUBLIC INFORMATION CENTRE

The Bay Sands Development Area of Wasaga Beach was established circa 1970 using a “checkerboard” pattern of land ownership (i.e. individually owned). It is a low density residential area consisting of 100 lots and is currently undeveloped.

To address the stormwater management needs for the Bay Sands Development Area, the Town of Wasaga Beach has retained the Ainley Group to complete a Schedule ‘C’ Municipal Class Environmental Assessment (Class EA). The Class EA process will investigate various drainage options including the provision of storm sewers, storm water management pond(s), improvements to existing outlets and/or the development of new outlets into Nottawasaga Bay.

As illustrated on the accompanying map, the study area for this project will encompass the existing undeveloped residential lots known as Bay Sands as well as the existing residential areas within the outlet areas to Nottawasaga Bay.

PUBLIC INFORMATION CENTRE

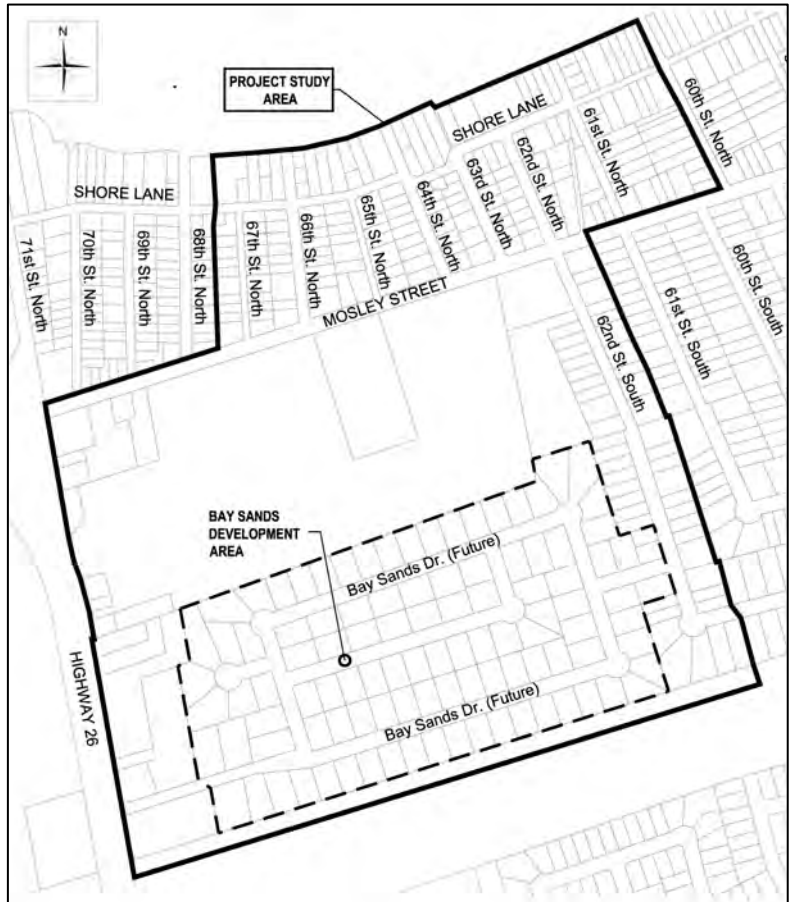
As public consultation is a key component of the Class EA process, an informal drop-in style Public Information Centre has been arranged to present additional details regarding the project and to receive input from interested persons. The Public Information Centre is scheduled for:

Date: Thursday, November 6, 2014.
Time: 7:00 p.m. - 9:00 p.m.
Location: Wasaga Beach RecPlex
1724 Mosley Street, Wasaga Beach

Following the Public Information Centre, comments will be received until December 4, 2014. For further information regarding this project, please contact either of the following members of the study team:

Mr. Steve Fournier, P.Eng.
Project Manager
Ainley Group
550 Welham Road
Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371
Fax: (705) 726-4391
fournier@ainleygroup.com

Mr. Gerald Reu, C.E.T
Project Manager
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Public Works Tel: (705) 429-2540
Public Works Fax: (705) 429-8226
g.reu@wasagabeach.com



This Notice issued October 22, 2014.

Any input received during this process will be maintained on file for use during the project and may be included in project documentation. Information collected will be used 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.



Notices...



Town of Wasaga Beach Bay Sands Development Area Storm Drainage and Outlet Improvements Municipal Class Environmental Assessment Notice of Public Information Centre No. 2

BACKGROUND

In June 2014, the Town of Wasaga Beach initiated a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area located at the western end of the Town of Wasaga Beach. As illustrated on the accompanying map, the study area for this project encompasses the existing undeveloped residential lots known as Bay Sands as well as the existing residential areas within the study drainage area.

This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment (Oct. 2000, as amended 2007, 2011 & 2015)*. The Class EA process will investigate various drainage options including the provision of storm sewers, improvements to existing outlets and/or the development of new outlets into Nottawasaga Bay.

Public Information Centre No. 1 was held November 6, 2014 during Phase 2 of the Class EA process to introduce the project, identify the deficiencies and to present the alternative solutions under consideration to address the deficiencies. Following PIC No. 1 and the receipt of public and agency input, a Preferred Solution was selected.

The project is currently in Phase 3 of the Class EA process and a second Public Information Centre has been scheduled to identify the Preferred Solution that was selected following PIC No. 1 and to present the alternative design concepts under consideration to implement the Preferred Solution.

PUBLIC INFORMATION CENTRE NO. 2

Public Information Centre No. 2 is scheduled as follows and will utilize an informal, 'drop-in' style format:

Date: Thursday, June 22, 2017.

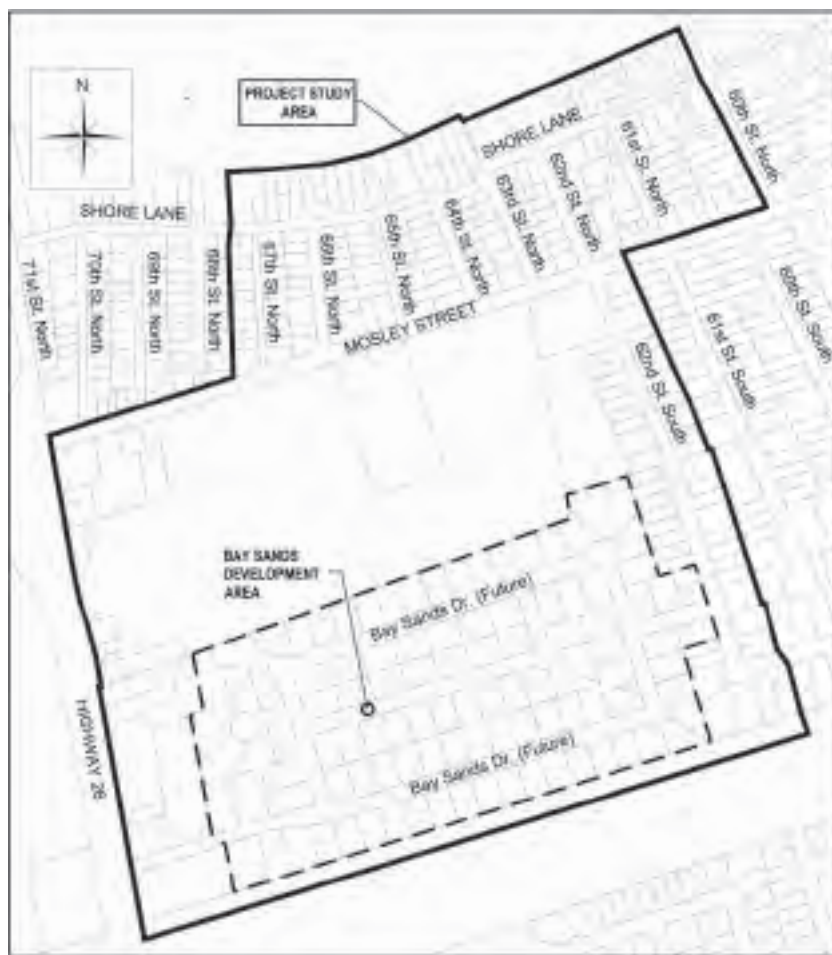
Time: 7:00 p.m. - 9:00 p.m.

Location: Wasaga Beach RecPlex
1724 Mosley Street, Wasaga Beach

Following Public Information Centre No. 2, comments will be received until **July 6, 2017**. For further information regarding this project, please contact either of the following members of the study team:

Mr. Steve Fournier, P.Eng.
Project Manager
Ainley Group
550 Welham Road
Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371
Fax: (705) 726-4391
fournier@ainleygroup.com

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Public Works Tel: (705) 429-2540
Public Works Fax: (705) 429-8226
m.latimer@wasagabeach.com



Subject to comments received following issue of this Notice, a Preferred Design will be selected and the Class EA process will be documented in an Environmental Study Report (ESR) which will be made available for a 30 day public review period. Notification regarding the filing of the Environmental Study Report will be provided when the document is available.

Any input received during this process will be maintained on file for use during the project and may be included in project documentation. Information collected will be used in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*. With the exception of personal information, all comments will become part of the public record.



TOWN OF Wasaga Beach

WWW.WASAGABEACH.COM



Notices...



Town of Wasaga Beach Bay Sands Development Area Storm Drainage and Outlet Improvements Municipal Class Environmental Assessment Notice of Public Information Centre No. 2

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PUBLIC INFORMATION CENTRE NO. 2

Public Information Centre No. 2 is scheduled as follows and will utilize an informal, 'drop-in' style format:

Date: Thursday, June 22, 2017.

Time: 7:00 p.m. - 9:00 p.m.

Location: Wasaga Beach RecPlex
1724 Mosley Street, Wasaga Beach

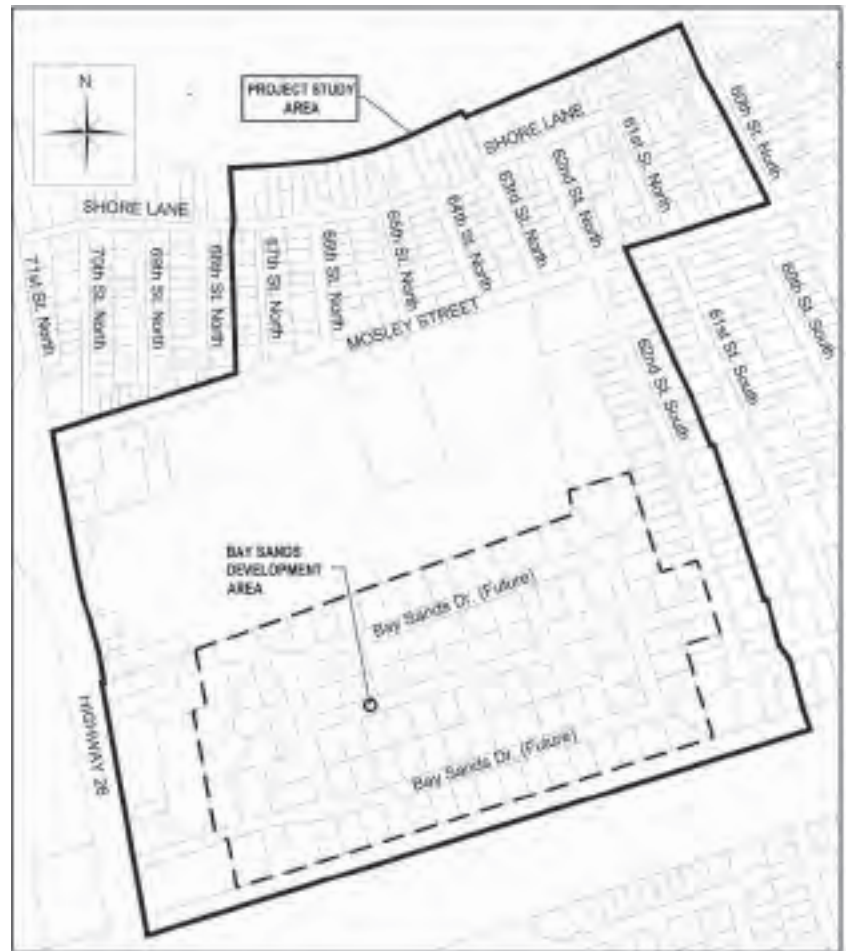
Following Public Information Centre No. 2, comments will be received until **July 6, 2017**. For further information regarding this project, please contact either of the following members of the study team:

Mr. Steve Fournier, P.Eng.
Project Manager
Ainley Group
550 Welham Road
Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371
Fax: (705) 726-4391
fournier@ainleygroup.com

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Public Works Tel: (705) 429-2540
Public Works Fax: (705) 429-8226
m.latimer@wasagabeach.com

Subject to comments received following issue of this Notice, a Preferred Design will be selected and the Class EA process will be documented in an Environmental Study Report (ESR) which will be made available for a 30 day public review period. Notification regarding the filing of the Environmental Study Report will be provided when the document is available.

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705-429-3844
MUNICIPAL OFFICES

Administration • 705-429-3844
Building • 705-429-1120
By-Law Office & Animal Control • 705-429-2511
Chamber of Commerce • 705-429-2247

Planning • 705-429-3847
Economic Development • 705-429-3844
Community Policing • 705-429-7869
Fire • 705-429-5281 Hydro • 705-429-2517

Library • 705-429-5481
Parks/Arena Facilities • 705-429-0412
Public Works • 705-429-2540
Recreation • 705-429-3321

Agency and Indigenous Community Contact List and Letters

**Wasaga Beach Bay Sands Area Storm Drainage Outlet Improvements Schedule 'C' Class EA
Notice of Public Information Centre
AGENCY CONTACT LIST**

Title	First	Last	Title	Company	Address 1	Address 2	Town	PC	Telephone
Provincial & Federal Agencies									
Ms.	Ellen	Campbell	Project Manager, Ontario Region	Canadian Environmental Assessment Agency	55 St. Clair Avenue East	Suite 907	Toronto, ON	M4T 1M2	416-952-7006
Mr.	Rob	Dobos	Manager, Environmental Assessment Section	Environment Canada - Environmental Protection Operations Division - Ontario Region	867 Lakeshore Road	P.O. Box 5050	Burlington, ON	L7R 4A6	905-336-4953
Ms.	Chunmei	Liu	Environmental Resource Planner & EA Coordinator - Air, Pesticides and Environmental Planner (<i>Barrie, Orillia &</i>	Central Region Ministry of Environment	5775 Yonge Street	8th Floor	North York, ON	M2M 4J1	416-326-5745
Ms.	Cindy	Hood	District Manager	Barrie District Office Ministry of Environment	54 Cedar Point Drive	Unit 1201	Barrie, ON	L4N 5R7	1-800-890-8511
Email only to: fisheriesprotection@DFO-MPO.gc.ca				Fisheries & Oceans Canada	e-mail only				1-855-852-8320
Att: Environmental Coordinator (PHE)				Transport Canada - Ontario Region	4900 Yonge Street	4th Floor	Toronto, ON	M2N 6A5	416-952-0485
Ms.	Kelly	Thompson	A/Manager Navigable Waters Protection	Transport Canada Marine Safety & Security Ontario Region	100 Front Street South		Sarnia, ON	N7T 2M4	1-519-383-1863
Mr.	Tom	Chrzan	Director, Regional Services Branch	Ministries of Tourism, Culture & Sport	400 University Avenue	2nd Floor	Toronto, ON	M7A 2R9	416-314-6680
Ms.	Megan	Eplett	Acting District Planner	Midhurst District Ministry of Natural Resources	2284 Nursery Road		Midhurst, ON	L0L 1X0	705-725-7546
Ms.	Carol	Neumann	Rural Planner	Ontario Ministry of Agriculture, Food and Rural Affairs	6484 Wellington Rd. 7	Unit 10	Elora, ON	N0B 1S0	519-846-0941
Mr.	Peter	Berok	Regional Director	Ministry of Transportation, Central Region	1201 Wilson Avenue		Toronto, ON	M3M 1J8	416-235-5484
Mr.	Tim	Haldenby	Municipal Planning Advisor - Team Lead Central Ontario	Ministry of Municipal Affairs and Housing	777 Bay Street	13th Floor	Toronto, ON	M5G 2E5	416-585-6559
Mr.	John	Fisher	Park Superintendent	Wasaga Beach Provincial Park	11-22nd Street North		Wasaga Beach, ON	L9Z 2W9	705-429-6629
Local Government & Other Agencies									
Mr.	Glenn	Switzer	Director, Engineering and Technical Services	Nottawasaga Valley Conservation Authority	John Hix Conservation Administration Centre	8195 8th Line	Utopia, ON	L0M 1T0	705-424-1479
Mr.	Chris	Hibberd	Director, Planning	Nottawasaga Valley Conservation Authority	John Hix Conservation Administration Centre	8195 8th Line	Utopia, ON	L0M 1T0	705-424-1479
Mr.	Christian	Meile	Director, Construction & Transportation Maintenance	County of Simcoe	1110 Highway 26 West		Midhurst, ON	L0L 1X0	705-726-9300
Mr.	Dave	Parks	Director, Planning, Development & Tourism	County of Simcoe	1110 Highway 26 West		Midhurst, ON	L0L 1X0	705-726-9300
Ms.	Kristin	Dibble-Pechkovsky	Planning Officer	Simcoe Muskoka Catholic District School Board	46 Alliance Blvd.		Barrie, ON	L4M 5K3	705-722-3559 ext. 250
Ms.	Holly	Spacek	Planning Officer	Simcoe County District School Board	1170 Highway 26		Midhurst, ON	L0L 1X0	705-728-7570 ext. 11311
Email only to: info@SCSTC.ca				Simcoe County Student Transportation Consortium	64 Cedar Pointe Drive	Unit 1403	Barrie, ON	L4N 5R7	705-733-8965
Mr.	Peter	Tozer	Deputy Chief Operations	County of Simcoe Paramedic Services	1110 Highway 26		Midhurst, ON	L0L 1X0	705-726-9300
Inspector	Kevin	Hunter	Inspector	Huronian West Ontario Provincial Police	1000 River Road West	P.O. Box 140	Wasaga Beach, ON	L9Z 1A2	705-429-3575
Ms.	Ardis	Harris	Corresponding Secretary	Simcoe County Historical Association		P.O. Box 144	Barrie, ON	L4M 4S9	705-796-7649
Att: Chairperson				Wasaga Beach Historical Advisory Committee	30 Lewis Street		Wasaga Beach, ON	L9Z 1A1	705-429-3844 ext. 2223

Wasaga Beach Bay Sands Area Storm Drainage Outlet Improvements Schedule 'C' Class EA

Notice of Public Information Centre

AGENCY CONTACT LIST

Title	First	Last	Title	Company	Address 1	Address 2	Town	PC	Telephone
Aboriginal Consultation									
Att: Consultation Unit				Ministry of Aboriginal Affairs (MAA)	160 Bloor St. East	9th Floor	Toronto, ON	M7A 2E6	416-326-4757
(AANDC <u>not</u> contacted for this project as project is not on Aboriginal lands)				Aboriginal Affairs & Northern Development Canada Consultation Unit (AANDC-CAU)	5H - 5th Floor		Gatineau, QC	K1A 0H4	819-934-3696
Mr.	Brian	Tucker	Manager of Way of Life Framework	The Metis Nation of Ontario	500 Old St. Patrick St.	Unit 3	Ottawa, ON	K1N 9G4	807-274-1386 (direct) 613-798-1488 (Secretary)
Ms.	Lynette	Davis	Director of Operations	Metis National Council	4-340 MacLaren Street		Ottawa, ON	K2P 0M6	613-232-3216
First Nation Communities (as per ATRIS Search May 13, 2014)									
Chief	Christopher	Plain		Aamjiwnaang	978 Tashmoo Avenue		Sarnia, ON	N7T 7H5	519-336-8410
Chief	James Robert	Marsden		Alderville First Nation	P.O. Box 46		Roseneath, ON	K0K 2X0	905-352-2011
Chief	Patsy	Corbiere		Aundeck-Omni-Kaning	R.R. #1, COMP 21		Little Current, ON	P0P 1K0	705-368-2228
Chief	Roland	Monague		Beausoleil First Nation	General Delivery		Cedar Point, ON	L0K 1C0	705-247-2051
Chief	Donna	Big Canoe		Chippewas of Georgina Island	R.R. #2	P.O. Box 13	Sutton West, ON	L0E 1R0	705-437-1337
Chief	Thomas M.	Bressette		Chippewas of Kettle and Stony Point	6247 Indian Lane		Kettle & Stony Point First Nation, ON	N0N 1J1	519-786-2125
Chief	Arlene	Chegahno		Chippewas of Nawash First Nation	R.R. #5		Warton, ON	N0H 2T0	519-534-1689
Chief	Rodney	Noganosh		Chippewas of Rama First Nation	200-5884-Rama Road		Rama, ON	L3V 6H6	705-325-3611
Chief	R.K. (Joe)	Miskokomon		Chippewas of the Thames First Nation	R.R. #1		Muncey, ON	N0L 1Y0	519-289-5555
Chief	Phyllis	Williams		Curve Lake First Nation	General Delivery		Curve Lake, ON	K0L 1R0	705-657-8045
Chief	Gregory Lloyd	Cowie		Hiawatha First Nation	R.R.#2		Keene, ON	K0L 2G0	705-295-4421
Chief	Joe	Hare		M'Chigeeng First Nation	P.O. Box 333	53 Hwy 551	M'Chigeeng, ON	P0P 1G0	705-377-5362
Chief	Kelly	Larocca		Mississauga's of Scugog Island First Nation	22521 Island Road		Port Perry, ON	L9L 1B6	905-985-3337
Mr.	Danny	Stock		Mississauga's of the Credit	P.O. Box 260		Bala, ON	P0C 1A0	705-762-2354
Chief	Maurice Bryan	LaForme		Mississaugas of the Credit	R.R.#6		Hagersville, ON	N0A 1H0	905-768-1133
Chief	Michael	Mitchell		Mohawks of Akwesasne	P.O. Box 579		Cornwall, ON	K6H 5T3	613-575-2250
Chief	Donald	Maracle		Mohawks of the Bay of Quinte	R.R. #1		Deseronto, ON	K0K 1X0	613-396-3424
Chief	Barron	King		Moose Deer Point	P.O. Box 119		MacTier, ON	P0C 1H0	705-375-5209
Chief	Randall	Kahgee		Saugeen	R.R.#1		Southampton, ON	N0H 2L0	519-797-2781
Chief	Richard	Shawanda		Sheguiandah	P.O. Box 101		Sheguiandah, ON	P0P 1W0	705-368-2781
Chief	Gail Ava	Hill		Six Nations of the Grand River	P.O. Box 5000		Ohsweken, ON	N0A 1M0	519-445-2201
Chief	Phillip Angus	Franks		Wahta Mohawk	P.O. Box 260		Bala, ON	P0C 1A0	705-762-2354
Chief	Burton	Kewayosh, Jr.		Walpole Island	R.R.#3		Wallaceburg, ON	N8A 4K9	519-627-1481
Chief	Warren L.	Tabobondung		Wasauksing First Nation	P.O. Box 250		Parry Sound, ON	P2A 2X4	705-746-2531
Chief	Irene	Kells		Zhiibaahaasing First Nation	36 Sagon		Zhiibaahaasing, ON	P0P 1X0	705-283-3963
Utilities									
Mr.	Tony	Dominguez	System Planner	Rogers Communications Inc.	1 Sperling Drive		Barrie, ON	L4M 6B8	705-737-4660 ext. 6907
Mr.	Todd	Bowman	Supervisor of Capital	Powerstream Inc.	161 Cityview Blvd.		Vaughan, ON	L4H 0A9	905-417-6900 ext.31317
Mr.	Michael	Swift	Planner	Powerstream Inc.	161 Cityview Blvd.		Vaughan, ON	L4H 0A9	905-417-6900 ext.24010
Mr.	Paul	Trace	Operations Manager	Wasaga Distribution Inc.	950 River Road West		Wasaga Beach, ON	L9Z 1A2	705-429-2517
Ms.	Wendy	Lefebvre	Manager Access Network	Bell Canada	136 Bayfield Street	2nd Floor	Barrie, ON	L4M 3B1	705-722-2467
Ms.	Joanna	MacDarmid	Planning Department	Hydro One	40 Olympic Drive		Dundas, ON	L9H 7P5	905-627-6058
Ms.	Jennifer	Cooper	Field Rep., Customer Connections	Enbridge Gas	municipalnotices@enbridge.com				
Mr.	James	Duarte	Planning & Design Analyst	Enbridge Gas	498 Markland Street Unit 1		Markham, ON	L6C 1Z6	
Ms.	Shelley	Van Sickle	Manager of Planning, Special Projects	Enbridge Gas	500 Consumers Rd.		North York, ON	M2J 1P8	

**Wasaga Beach Bay Sands Area Storm Drainage Outlet Improvements Schedule 'C' Class EA
 Notice of Public Information Centre
 AGENCY CONTACT LIST**

Title	First	Last	Title	Company	Address 1	Address 2	Town	PC	Telephone
Added Following Issue of Notice of Commencement									
Ms.	Kris	Menzies	Partner	MHBC Planning, Urban Design	113 Collier Street		Barrie, ON	L4M 1H2	
Ms.	Elizabeth	Smith	tony.smith37@sympatico.ca		27 Hales Crescent		Guelph, ON	N1G 1P7	
Ms.	Mary Susan	Harris	Sueharris5018@yahoo.com		27 Hales Crescent		Guelph, ON	N1G 1P7	
Ms.	Fallon	Burch	Consultation Coordinator	Chippewas of the Thames First Nation	320 Chippewa Road		Muncey, ON	N0L 1Y0	
Ms.	Karry	Sandy-McKenzie	Barrister & Solicitor	Chippewas of Rama First Nation	8 Creswick Court		Barrie, ON	L4M 2J7	
Mr.	Frank	Filippo	Director, Land & Construction	Brookvalley Project Management Inc.	137 Bowes Road		Concord, ON	L4K 1H3	
Mr.	Dave	Simpson	Lands & Resources Communications Officer	Alderville First Nation	11696 Second Line	P.O. Box 46	Roseneath, ON	K0K 2X0	



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ■ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Sample Letter

Canadian Environmental Assessment Agency
55 St. Clair Avenue East
Suite 907
Toronto, ON, M4T 1M2

Attn: Ms. Ellen Campbell
Project Manager, Ontario Region

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Ms. Campbell:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

As public consultation is a key component of the Class EA process, an informal drop-in style Public Information Centre has been arranged to present additional details regarding the project and to receive input from interested persons. You are invited to attend the Public Information Centre scheduled for:

Date: Thursday, November 6, 2014.
Time: 7:00 p.m. - 9:00 p.m.
Location: Wasaga Beach RecPlex
1724 Mosley Street, Wasaga Beach

For additional details regarding this project please refer to the attached copy of the *Notice of Public Information Centre*.

Should you have any further questions or concerns, please contact the undersigned or Mr. Gerald Reu, C.E.T. Project Manager, Town of Wasaga Beach at 705-429-2540 or via email at g.reu@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Ministry of Aboriginal Affairs (MAA)
160 Bloor St. East
9th Floor
Toronto, ON, M7A 2E6

Attn: Consultation Unit

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

The Metis Nation of Ontario
500 Old St. Patrick St.
Unit 3
Ottawa, ON, K1N 9G4

Attn: Mr. Brian Tucker
Manager of Way of Life Framework

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Mr. Tucker:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Metis National Council
4-340 MacLaren Street
Ottawa, ON, K2P 0M6

Attn: Ms. Lynette Davis
Director of Operations

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Ms. Davis:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Aamjiwnaang
978 Tashmoo Avenue
Sarnia, ON, N7T 7H5

Attn: Chief Christopher Plain

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Plain:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group



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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Alderville First Nation
P.O. Box 46
Roseneath, ON, K0K 2X0

Attn: Chief James Robert Marsden

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Marsden:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Aundeck-Omni-Kaning
R.R. #1, COMP 21
Little Current, ON, P0P 1K0

Attn: Chief Patsy Corbiere

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Corbiere:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Beausoleil First Nation
General Delivery
Cedar Point, ON, L0K 1C0

Attn: Chief Roland Monague

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Monague:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Chippewas of Georgina Island
R.R. #2
P.O. Box 13
Sutton West, ON, L0E 1R0

Attn: Chief Donna Big Canoe

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Big Canoe:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group



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550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Chippewas of Kettle and Stony Point
6247 Indian Lane
Kettle & Stony Point First Nation, ON, N0N 1J1

Attn: Chief Thomas M. Bressette

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Bressette:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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October 22, 2014.

File #113202

Chippewas of Nawash First Nation
R.R. #5
Warton, ON, N0H 2T0

Attn: Chief Arlene Chegahno

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Chegahno:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Chippewas of Rama First Nation
200-5884-Rama Road
Rama, ON, L3V 6H6

Attn: Chief Rodney Noganosh

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Noganosh:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Chippewas of the Thames First Nation
R.R. #1
Muncey, ON, N0L 1Y0

Attn: Chief R.K. (Joe) Miskokomon

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Miskokomon:

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1724 Mosley Street, Wasaga Beach

For additional details regarding this project please refer to the attached copy of the *Notice of Public Information Centre*.

Should you have any further questions or concerns, please contact the undersigned or Mr. Gerald Reu, C.E.T. Project Manager, Town of Wasaga Beach at 705-429-2540 or via email at g.reu@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Curve Lake First Nation
General Delivery
Curve Lake, ON, K0L 1R0

Attn: Chief Phyllis Williams

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Williams:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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October 22, 2014.

File #113202

Hiawatha First Nation
R.R.#2
Keene, ON, K0L 2G0

Attn: Chief Gregory Lloyd Cowie

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Cowie:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group



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Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

M'Chigeeng First Nation
P.O. Box 333
53 Hwy 551
M'Chigeeng, ON, P0P 1G0

Attn: Chief Joe Hare

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Hare:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Mississauga's of Scugog Island First Nation
22521 Island Road
Port Perry, ON, L9L 1B6

Attn: Chief Kelly Larocca

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Larocca:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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October 22, 2014.

File #113202

Mississauga's of the Credit
P.O. Box 260
Bala, ON, P0C 1A0

Attn: Mr. Danny Stock

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Mr. Stock:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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October 22, 2014.

File #113202

Mississaugas of the Credit
R.R.#6
Hagersville, ON, N0A 1H0

Attn: Chief Maurice Bryan LaForme

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief LaForme:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Mohawks of Akwesasne
P.O. Box 579
Cornwall, ON, K6H 5T3

Attn: Chief Michael Mitchell

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Mitchell:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Mohawks of the Bay of Quinte
R.R. #1
Deseronto, ON, K0K 1X0

Attn: Chief Donald Maracle

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Maracle:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Moose Deer Point
P.O. Box 119
MacTier, ON, P0C 1H0

Attn: Chief Barron King

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief King:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Saugeen
R.R.#1
Southampton, ON, N0H 2L0

Attn: Chief Randall Kahgee

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Kahgee:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Sheguiandah
P.O. Box 101
Sheguiandah, ON, P0P 1W0

Attn: Chief Richard Shawanda

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Shawanda:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Project Manager

pc: G. Reu Town of Wasaga Beach
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October 22, 2014.

File #113202

Six Nations of the Grand River
P.O. Box 5000
Ohsweken, ON, N0A 1M0

Attn: Chief Gail Ava Hill

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Hill:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group



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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Wahta Mohawk
P.O. Box 260
Bala, ON, P0C 1A0

Attn: Chief Phillip Angus Franks

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Franks:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Walpole Island
R.R.#3
Wallaceburg, ON, N8A 4K9

Attn: Chief Burton Kewayosh, Jr.

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Kewayosh, Jr.:

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Project Manager

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Wasauksing First Nation
P.O. Box 250
Parry Sound, ON, P2A 2X4

Attn: Chief Warren L. Tabobondung

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

Dear Chief Tabobondung:

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

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E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

Zhiibaahaasing First Nation
36 Sagon
Zhiibaahaasing, ON, P0P 1X0

Attn: Chief Irene Kells

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
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Notice of Public Information Centre**

Dear Chief Kells:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

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Time: 7:00 p.m. - 9:00 p.m.
Location: Wasaga Beach RecPlex
1724 Mosley Street, Wasaga Beach

For additional details regarding this project please refer to the attached copy of the *Notice of Public Information Centre*.

Should you have any further questions or concerns, please contact the undersigned or Mr. Gerald Reu, C.E.T. Project Manager, Town of Wasaga Beach at 705-429-2540 or via email at g.reu@wasagabeach.com.

Resident Letter



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 22, 2014.

File #113202

ATTN: PROPERTY OWNER

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre**

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project will follow the Schedule 'C' planning process as outlined in the *Municipal Class Environmental Assessment* document (amended 2011).

As public consultation is a key component of the Class EA process, an informal drop-in style Public Information Centre has been arranged to present additional details regarding the project and to receive input from interested persons. You are invited to attend the Public Information Centre scheduled for:

Date: Thursday, November 6, 2014.
Time: 7:00 p.m. - 9:00 p.m.
Location: Wasaga Beach Rec Plex
1724 Mosley Street, Wasaga Beach

For additional details regarding this project please refer to the attached copy of the *Notice of Public Information Centre*.

Should you have any further questions or concerns, please contact the undersigned or Mr. Gerald Reu, C.E.T. Project Manager, Town of Wasaga Beach at 705-429-2540 or via email at g.reu@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P.Eng.
Project Manager

pc: G. Reu Town of Wasaga Beach
 A. Potter Ainley Group

T:\113202\Class EA\Consultation\02 Notice of PIC\113202 Bay Sands PIC Prop Owner Letter Oct 2014 DRAFT.doc

Comments Received

Andrea Potter

From: Gerald Reu <g.reu@wasagabeach.com>
Sent: October-30-14 9:23 AM
To: Steve Fournier; Andrea Potter
Cc: Mike Pincivero; 'Kevin Lalonde'
Subject: FW: Town of Wasaga Beach Bay Sands Development Area Storm Drainage & Outlet Improvements

Good morning Andrea and Steve;

The following email is a response from the Alderville First Nations.

FYI and filing.

Thanks

Gerald Reu, C.E.T.
Project Coordinator
Town of Wasaga Beach

Phone: 705-429-2540 Ext. 2342
Fax: 705-429-8226
Cell: 705-443-7800
Email: g.reu@wasagabeach.com

From: James Bigwin [<mailto:jbigwin@alderville.ca>]
Sent: October-29-14 3:50 PM
To: g.reu@wasagabeach.com
Cc: jbigwin@alderville.ca
Subject: Town of Wasaga Beach Bay Sands Development Area Storm Drainage & Outlet Improvements

October 29, 2014

Ainley & Associates Limited
550 Welham Road
Barrie, ON
L4N 8Z7

Attn: Gerald Reu, C.E.T.
Project Manager
Town of Wasaga Beach

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements**

Dear Mr. Reu,

Thank you for your consultation request to Alderville First Nation regarding the **Town of Wasaga Beach Bay Sands Development Area Storm Drainage & Outlet Improvements** which is being proposed within our Traditional and Treaty Territory. We appreciate the fact that **The Town of Wasaga Beach** recognizes the importance of First Nations Consultation and that your office is conforming to the requirements within the Duty to Consult Process.

As per the Alderville First Nation Consultation Protocol, your proposed project is deemed a level 3, having minimal potential to impact our First Nations' rights, therefore, please keep Alderville apprised of any archaeological findings, burial sites or any environmental impacts, should any occur. I can be contacted at the mailing address above or electronically via email, at the email address below.

In good faith and respect,

Dave Simpson
Lands and Resources
Communications Officer
Alderville First Nation

dsimpson@aldervillefirstnation.ca

Tele: (905) 352-2662
Fax: (905) 352-3242

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: November-04-14 9:24 AM
To: potter@ainleygroup.com
Subject: FW: Bay Sands Development Area Storm Drainage Class EA
Attachments: 20141103113442017.pdf

Andrea

Please add this MTO e-mail to our list of responses regarding Bay Sands.

Regards,

Steve Fournier, P.Eng.
Senior Engineer

550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

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-----Original Message-----

From: Dorton, Peter (MTO) [<mailto:Peter.Dorton@ontario.ca>]
Sent: November-03-14 11:49 AM
To: g.reu@wasagabeach.com; fournier@ainleygroup.com
Cc: Tuz, Sylvester (MTO); Van Voorst, John (MTO)
Subject: Bay Sands Development Area Storm Drainage Class EA

Dear Gerald and Steve:

Concerning the attached circulation, as a considerable portion of the development and study areas fall within MTO's permit control area in relation to old Highway 26 (Lyons Ct.), which remains under MTO jurisdiction, we would appreciate being circulated on the study report and the options under consideration. Any associated works within MTO permit control area will require MTO approvals. Our permit control area is 45m from

any limit if old Hwy 26 ROW and a 395m radius measured from the intersection of old Hwy 26 / Bay Sands Dr..

Please direct future submissions on this project to my attention.

If you have any question please feel free to contact me.

Thanks,
Peter Dorton
Senior Project Manager
MTO Central Region
Corridor Management Section
7th Floor, Building D
1201 Wilson Avenue
Downsview, ON M3M 1J8
Ph: 416-235-4280
Fx: 416-235-4267
Email: peter.dorton@ontario.ca

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: November-18-14 1:53 PM
To: potter@ainleygroup.com
Subject: FW: Bay Sands Class EA File No. 113202

For addition to Bay Sands correspondence.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

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From: Steve Fournier, P.Eng. [<mailto:fournier@ainleygroup.com>]
Sent: November-14-14 8:59 AM
To: 'chibberd@nvca.on.ca'
Subject: FW: Bay Sands Class EA File No. 113202

Mr. Hibbard

We spoke a week ago about the Wasaga Beach Bay Sands Drainage EA. We attach the link listed below to a dropbox that contains the presentation material for the PIC as well as the schematic plan and profile drawings of the alternatives. We would appreciate any comments you may have. Once the NVCA has had a chance to review the material we suggest a meeting would be helpful to review the NVCA permits and requirements that the various alternatives entail.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249

Fax: (705) 726-4391
Cell: (705) 794-2230

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From: Andrea Potter [<mailto:potter@ainleygroup.com>]
Sent: November-06-14 10:55 AM
To: Kris Menzies
Cc: Steve Fournier; Gerald Reu; Mike Pincivero; Kevin Lalonde
Subject: Bay Sands Class EA File No. 113202

https://www.dropbox.com/sh/2ky6c0lyn5vt7o9/AABCOHgoU1w_gU4xb6IK8jwCa?dl=0

Regards,

Andrea Potter, B.E.S.
Environmental Planner
Ainley Group
550 Welham Road, Barrie, ON L4N 8Z7
potter@ainleygroup.com
Tel: (705) 726-3371 Ext. 256

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Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: November-06-14 3:07 PM
To: potter@ainleygroup.com
Subject: FW: Schedule C EA, Bay Sands Development Area Storm Drainage and Outlet Improvements

Andrea

We should send the PIC boards and plan and profile drawings to NVCA on Friday or Monday.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

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From: Chris Hibberd [<mailto:chibberd@nvca.on.ca>]
Sent: November-06-14 2:19 PM
To: Steve Fournier
Cc: g.reu@wasagabeach.com
Subject: Schedule C EA, Bay Sands Development Area Storm Drainage and Outlet Improvements

Hi Steve:

Thank you for providing the Notice of Study of Public Information Centre. As per our recent discussion we understand NVCA staff will be provided with further details on this project as they become available. We look forward to receipt of these details and working with the Town and Ainley on this matter.

Please feel free to contact the undersigned should you have any questions regarding the above comments.

Regards, Chris

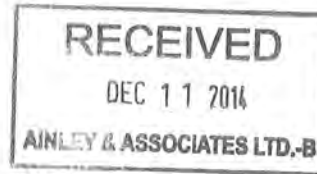
Chris Hibberd, MCIP, RPP
Director of Planning
Nottawasaga Valley Conservation Authority
John Hix Conservation Administrative Centre,
8195 Concession 8th Line, Utopia ON L0M 1T0
P: (705) 424-1479 Ext. 229, email: chibberd@nvca.on.ca

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December 4, 2014

Elizabeth G. Smith
27 Hales Crescent
Guelph, Ontario
N1G 1P7



TO	SEEN
JAM	
SLF	
AP	
FILE NO.	
113202	

RE: Bay Sands Development Area Storm Drainage and Outlet Improvements Alternatives for Stormwater Drainage into Georgian Bay within the NRCA Park Along the Shoreline of Wasaga Beach

Member Municipalities

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

Dear Ms. Smith,

Thank you for sharing your concerns regarding Alternative #3 for the Bay Sands Development Area Storm Drainage Improvements. We appreciate your interest in the outcome of this project.

Currently this project is undergoing a Municipal Class Environmental Assessment. The Ainley Group has been retained by the Town of Wasaga Beach to conduct this process. We have copied the Ainley Group on this letter, so that they can incorporate your comments and provide you with a response.

The Nottawasaga Valley Conservation Authority has an interest in this project and will be commenting on the project with respect to our mandate. We have noted your concerns, and have included them in our file for this project, to be considered when our review takes place.

Sincerely,

For

Glenn Switzer
Director, Engineering & Technical Services

Watershed Counties

- Simcoe
- Dufferin
- Grey

cc: Steve Fournier
Ainley Group

Gerald Reu
Town of Wasaga Beach

Member of



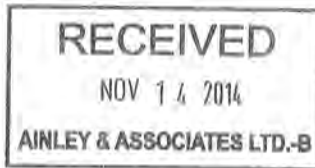
Conserving our Healthy Waters

Ministry of Aboriginal Affairs

160 Bloor St. East, 9th Floor
Toronto, ON M7A 2E6
Tel: (416) 326-4740
Fax: (416) 325-1066
www.aboriginalaffairs.gov.on.ca

Ministère des Affaires Autochtones

160, rue Bloor Est, 9^e étage
Toronto ON M7A 2E6
Tél. : (416) 326-4740
Télééc. : (416) 325-1066
www.aboriginalaffairs.gov.on.ca



Reference: EA#240

Steve Fournier, P.Eng.
Ainley Group
550 Welham Road
Barrie, ON L4N 8Z7

TO	SEEN
JAM	
SJF	
AP	
FILE NO.	
113202	

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Study Commencement**

Dear Steve Fournier:

Thank you for informing the Ministry of Aboriginal Affairs (MAA) of your project. Please note that MAA treats all letters, emails, general notices, etc. about a project as a request for information about which Aboriginal communities may have rights or interests in the project area.

As a member of the government review team, the Ministry of Aboriginal Affairs (MAA) identifies First Nation and Métis communities who may have the following interests in the area of your project:

- reserves;
- land claims or claims in litigation against Ontario;
- existing or asserted Aboriginal or treaty rights, such as harvesting rights; or
- an interest in the area of the project.

MAA is not the approval or regulatory authority for your project, and receives very limited information about projects in the early stages of their development. In circumstances where a Crown-approved project may negatively impact a claimed Aboriginal or treaty right, the Crown may have a duty to consult the Aboriginal community advancing the claim. The Crown often delegates procedural aspects of its duty to consult to proponents. Please note that the information in this letter should not be relied on as advice about whether the Crown owes a duty to consult in respect of your project, or what consultation may be appropriate. Should you have any questions about your consultation obligations, please contact the appropriate ministry.

You should be aware that many First Nations and/or Métis communities either have or assert rights to hunt and fish in their traditional territories. For First Nations, these territories typically include lands and waters outside of their reserves.

In some instances, project work may impact aboriginal archaeological resources. If any Aboriginal archaeological resources could be impacted by your project, you should contact your regulating or approving Ministry to inquire about whether any additional Aboriginal communities should be contacted. Aboriginal communities with an interest in archaeological resources may include communities who are not presently located in the vicinity of the proposed project.

With respect to your project, and based on the brief materials you have provided, we can advise that the project appears to be located in an area where First Nations may have existing or asserted rights or claims in Ontario's land claims process or litigation, that could be impacted by your project. Contact information is below:

Chippewas of Georgina Island R.R. #2, P.O. Box N-13 Sutton West, Ontario L0E 1R0	Chief Donna Big Canoe (705) 437-1337 (Fax) 437-4597 dbigcanoe@georginaisland.com
Beausoleil First Nation (Christian Island) 11 O-Gema Miikaan Christian Island, ON L9M 0A9	Chief Roland Monague (705) 247-2051 (Fax) 247-2239 bfchief@chimnissing.ca
Chippewas of Rama 5884 Rama Road, Suite 200 Rama, Ontario L0K 1T0	Chief Rodney Noganosh (705) 325-3611 (Fax) 325-0879 chief@ramafirstnation.ca

For your information, MAA is aware of Métis communities that have asserted rights near your project. Contact information is below:

Georgian Bay Métis Council 355 Cranston Crescent P.O. Box 4 Midland, ON L4R 4K6	Michael Duquette, President (705) 526-6335 (Fax): 705-526-7537 website: www.georgianbaymetisCouncil.com
---	--

Please copy any correspondence to Georgian Bay Métis Council to the Métis Nation of Ontario. Contact information is below:

Métis Nation of Ontario Head Office 500 Old St. Patrick Street, Unit D Ottawa, Ontario, K1N 9G4	Métis Consultation Unit Fax: (613) 725-4225
--	--

The information upon which the above comments are based is subject to change. First Nation or Métis communities can make claims at any time, and other developments can occur that could result in additional communities being affected by or interested in your undertaking.

Through Aboriginal Affairs and Northern Development (AANDC), the Government of Canada sometimes receives claims that Ontario does not receive, or with which Ontario does not become involved. AANDC's Consultation and Accommodation Unit (CAU) established a "single window" to respond to requests for baseline information held by AANDC on established or potential Aboriginal Treaty and rights. To request information from the Ontario Subject Matter Expert send an email to: UCA-CAU@aadnc-aandc.gc.ca

Additional details about your project or changes to it that suggest impacts beyond what you have provided to date may necessitate further consideration of which Aboriginal communities may be affected by or interested in your undertaking. If you think that further consideration may be required, please bring your inquiry to whatever government body oversees the regulatory process for your project. MAA does not wish to be kept informed of the progress of the project; please be sure to remove MAA from the mailing list.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Corwin Troje', written in a cursive style.

Corwin Troje
Manager, Ministry Partnerships Unit
Aboriginal Relations and Ministry Partnerships Branch

113202



Ministry of Tourism, Culture & Sport Ministère du Tourisme et de la Culture

Culture Services Unit
Programs and Services Branch
401 Bay Street, Suite 1700
Toronto ON M7A 0A7

Unité des services culturels
Direction des programmes et des services
401, rue Bay, Bureau 1700
Toronto ON M7A 0A7
Tél. : 416 314-7159
Télééc. : 416 212-1802

Tel. 416 314-7159
Fax: 416 212-1802

December 29, 2014 (EMAIL ONLY)

Mr. Steve Fournier, Consultant Project Manager
Ainley & Associates Limited
550 Welham Road
Barrie, ON L4N 8Z7
E: fournier@ainleygroup.com

MTCS file #: 0002254
Proponent: Town of Wasaga Beach
Subject: Notice of PIC – Municipal Class EA
Bay Sands Development Area Storm Drainage & Outlet Improvements
Location: Town of Wasaga Beach

Dear Mr. Fournier

Thank you for providing the Ministry of Tourism, Culture and Sport (MTCS) with the Notice of Public Information Centre for the above named project. MTCS's interest in this EA project relates to its mandate of conserving Ontario's cultural heritage, which includes:

- Archaeological resources, including land-based and marine;
- Built heritage resources, including bridges and monuments; and,
- Cultural heritage landscapes.

Under the EA process, the proponent is required to determine a project's potential impact on cultural heritage resources.

While some cultural heritage resources may have already been formally identified, others may be identified through screening and evaluation. Aboriginal communities may have knowledge that can contribute to the identification of cultural heritage resources, and we suggest that any engagement with Aboriginal communities includes a discussion about known or potential cultural heritage resources that are of value to these communities. Municipal Heritage Committees, historical societies and other local heritage organizations may also have knowledge that contributes to the identification of cultural heritage resources.

Archaeological Resources

This EA project may impact archaeological resources and you may screen the project with the MTCS *Criteria for Evaluating Archaeological Potential* to determine if an archaeological assessment is needed. MTCS archaeological sites data are available at archaeologicalsites@ontario.ca. If this EA project area exhibits archaeological potential, then an archaeological assessment (AA) should be undertaken by an OHA licensed consultant archaeologist, who is responsible for submitting the report directly to MTCS for review.

Built Heritage and Cultural Heritage Landscapes

The attached MTCS checklist *Screening for Impacts to Built Heritage and Cultural Heritage Landscapes* helps determine whether your EA project may impact cultural heritage resources. The Clerk for the municipality encompassing the EA project can provide information on property registered or designated under the *Ontario Heritage Act*. Municipal Heritage Planners can also provide information that will assist you in completing the checklist

If potential or known heritage resources exist, MTCS recommends that a Heritage Impact Assessment (HIA), prepared by a qualified consultant, be completed to assess potential project impacts. Our Ministry's *Info Sheet #5: Heritage Impact Assessments and Conservation Plans* outlines the scope of HIAs. Please send the HIA to MTCS and the Town's planning staff for review, and make it available to local organizations or individuals who have expressed interest in heritage.

Environmental Assessment Reporting

All technical heritage studies and their recommendations are to be addressed and incorporated into EA projects. Please advise MTCS whether any technical heritage studies will be completed for your EA project, and provide them to MTCS before issuing a Notice of Completion. If your screening has identified no known or potential cultural heritage resources, or no impacts to these resources, please include the completed checklists and supporting documentation in the EA report or file. MTCS is in no way liable if the information in the completed checklists is found to be inaccurate or incomplete.

Thank-you for circulating MTCS on this project: please continue to do so through the EA process, and contact me for any questions or clarification.

Sincerely,

Rosi Zirger
Heritage Planner
rosi.zirger@ontario.ca

Copied to: Gerald Reu, Project. Manager, Town of Wasaga Beach

Please notify MTCS if archaeological resources are impacted by EA project work. All activities impacting archaeological resources must cease immediately, and a licensed archaeologist is required to carry out a determination of their nature and significance.

If human remains are encountered, all activities must cease immediately and the local police be contacted as well as the Cemeteries Regulation Unit of the Ministry of Consumer Services must be contacted. In situations where human remains are associated with archaeological resources, MTCS should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act.

Screening for Impacts to Built Heritage and Cultural Heritage Landscapes

This checklist is intended to help proponents determine whether their project could affect known or potential cultural heritage resources. The completed checklist should be returned to the appropriate Heritage Planner or Heritage Advisor at the Ministry of Tourism and Culture.

Step 1 – Screening for Recognized Cultural Heritage Value

YES	NO	Unknown	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Is the subject property designated or adjacent* to a property designated under the <i>Ontario Heritage Act</i> ?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Is the subject property listed on the municipal heritage register or a provincial register/list? (e.g. Ontario Heritage Bridge List)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Is the subject property within or adjacent to a Heritage Conservation District?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. Does the subject property have an Ontario Heritage Trust easement or is it adjacent to such a property?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Is there a provincial or federal plaque on or near the subject property?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Is the subject property a National Historic Site?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Is the subject property recognized or valued by an Aboriginal community?

Step 2 – Screening Potential Resources

YES	NO	Unknown	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Built heritage resources
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. Does the subject property or an adjacent property contain any buildings or structures over forty years old[†] that are:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▪ Residential structures (e.g. house, apartment building, shanty or trap line shelter)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▪ Farm buildings (e.g. barns, outbuildings, silos, windmills)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▪ Industrial, commercial or institutional buildings (e.g. a factory, school, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▪ Engineering works (e.g. bridges, water or communications towers, roads, water/sewer systems, dams, earthworks, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▪ Monuments or Landmark Features (e.g. cairns, statues, obelisks, fountains, reflecting pools, retaining walls, boundary or claim markers, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Is the subject property or an adjacent property associated with a known architect or builder?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Is the subject property or an adjacent property associated with a person or event of historic interest?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4. When the municipal heritage planner was contacted regarding potential cultural heritage value of the subject property, did they express interest or concern?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cultural heritage landscapes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. Does the subject property contain landscape features such as:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▪ Burial sites and/or cemeteries
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▪ Parks or gardens
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▪ Quarries, mining, industrial or farming operations
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▪ Canals
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▪ Prominent natural features that could have special value to people (such as waterfalls, rocky outcrops, large specimen trees, caves, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	▪ Evidence of other human-made alterations to the natural landscape (such as trails, boundary or way-finding markers, mounds, earthworks, cultivation, non-native species, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. Is the subject property within a Canadian Heritage River watershed?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. Is the subject property near the Rideau Canal Corridor UNESCO World Heritage Site?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. Is there any evidence from documentary sources (e.g., local histories, a local recognition program, research studies, previous heritage impact assessment reports, etc.) or local knowledge or Aboriginal oral history, associating the subject property/ area with historic events, activities or persons?

Note:

If the answer is "yes" to any question in Step 1, proceed to Step 3.

The following resources can assist in answering questions in Step 1:

Municipal Clerk or Planning Department – Information on properties designated under the Ontario Heritage Act (individual properties or Heritage Conservation Districts) and properties listed on a Municipal Heritage register.

Ontario Heritage Trust – Contact the OHT directly regarding easement properties. A list of OHT plaques can be found on the website: [Ontario Heritage Trust](#)

Parks Canada – A list of National Historic Sites can be found on the website: [Parks Canada](#)

Ministry of Tourism and Culture – The Ontario Heritage Properties Database includes close to 8000 identified heritage properties. Note while this database is a valuable resource, it has not been updated since 2005, and therefore is not comprehensive or exhaustive. [Ontario Heritage Properties Database](#)

Local or Provincial archives

Local heritage organizations, such as the municipal heritage committee, historical society, local branch of the Architectural Conservancy of Ontario, etc.

Consideration should also be given to obtaining oral evidence of CHRs. For example, in many Aboriginal communities, an important means of maintaining knowledge of cultural heritage resources is through oral tradition.

If the answer is "yes" to any question in Step 2, an evaluation of cultural heritage value is required. If cultural heritage resources are identified, proceed to Step 3.

If the answer to any question in Step 1 or to questions 2-4, 6-8 in Step 2, is "unknown", further research is required.

If the answer is "yes" to any of the questions in Step 3, a heritage impact assessment is required.

If uncertainty exists at any point, the services of a qualified person should be retained to assist in completing this checklist. All cultural heritage evaluation reports and heritage impact assessment reports must be prepared by a qualified person. Qualified persons means individuals (professional engineers, architects, archaeologists, etc.) having relevant, recent experience in the identification and conservation of cultural heritage resources. Appropriate evaluation involves gathering and recording information about the property sufficient to understand and substantiate its heritage value; determining cultural heritage value or interest based on the advice of qualified persons and with appropriate community input. If the property meets the criteria in Ontario Regulation 9/06 under the Ontario Heritage Act, it is a cultural heritage resource.

† The 40 year old threshold is an indicator of potential when conducting a preliminary survey for identification of cultural heritage resources. While the presence of a built feature that is 40 or more years old does not automatically signify cultural heritage value, it does make it more likely that the property could have cultural heritage value or interest. Similarly, if all the built features on a property are less than 40 years old, this does not automatically mean the property has no cultural heritage value. Note that age is not a criterion for designation under the *Ontario Heritage Act*.

Step 3 – Screening for Potential Impacts		
YES	NO	
<input type="checkbox"/>	<input type="checkbox"/>	Will the proposed undertaking/project involve or result in any of the following potential impacts to the subject property or an adjacent* property?
<input type="checkbox"/>	<input type="checkbox"/>	Destruction, removal or relocation of any, or part of any, heritage attribute or feature.
<input type="checkbox"/>	<input type="checkbox"/>	Alteration (which means a change in any manner and includes restoration, renovation, repair or disturbance).
<input type="checkbox"/>	<input type="checkbox"/>	Shadows created that alter the appearance of a heritage attribute or change the exposure or visibility of a natural feature or plantings, such as a garden.
<input type="checkbox"/>	<input type="checkbox"/>	Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.
<input type="checkbox"/>	<input type="checkbox"/>	Direct or indirect obstruction of significant views or vistas from, within, or to a built or natural heritage feature.
<input type="checkbox"/>	<input type="checkbox"/>	A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.
<input type="checkbox"/>	<input type="checkbox"/>	Soil disturbance such as a change in grade, or an alteration of the drainage pattern, or excavation, etc.

* For the purposes of evaluating potential impacts of development and site alteration "adjacent" means: contiguous properties as well as properties that are separated from a heritage property by narrow strip of land used as a public or private road, highway, street, lane, trail, right-of way, walkway, green space, park, and/or easement or as otherwise defined in the municipal official plan.

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: November-07-14 3:22 PM
To: [REDACTED]
Cc: potter@ainleygroup.com; g.reu@wasagabeach.com
Subject: RE: Bay Sands drainage comment sheet
Attachments: 113202 Bay Sands Drainage EA PIC 1 Comment Sheet.pdf

[REDACTED]

Thank you for your comment. It will be entered as one of the comments received. The questions do not have to be on the form provided at the meeting so if you have any other general comments on the material presented you may simply e-mail them to us. For reference we attach a copy of the comment sheet that was provided at the PIC.

Regards,

Steve Fournier, P.Eng.
Senior Engineer

550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

CAUTION: The information contained in and/or attached to this transmission is solely for the use of the intended recipient. Any copying, distribution or use by others, without the express written consent of the Ainley Group, is strictly prohibited. The recipient is responsible for confirming the accuracy and completeness of the information with the originator. Please advise the sender if you believe this message has been received by you in error.

-----Original Message-----

From: [REDACTED]
Sent: November-07-14 2:56 PM
To: fournier@ainleygroup.com
Subject: Bay Sands drainage comment sheet

Hello:

I was at the session at the Wasaga Beach RecPlex last evening, but didn't hand in my comment sheet. After reading it over at home this morning, I'd like to let you know that our preliminary preferred solution is Alternative 3.
Thank you for the information.

Sincerely,

[Redacted signature block]



**BAY SANDS DRAINAGE
Municipal Class Environmental Assessment Schedule 'C'**

Public Information Centre – Thursday, November 6, 2014
7:00 pm to 8:00 pm at the Wasaga Beach Rec Plex
1724 Mosley Street

COMMENT SHEET

The Town of Wasaga Beach is proceeding with a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to provide drainage improvements to accommodate the development of Bay Sands Residential Subdivision. The study area for this project will encompass the existing undeveloped residential lots known as Bay Sands as well as the existing residential areas within the outlet areas to Nottawasaga Bay. More specifically, the study area is described as the area between 60th Street North and 68th Street North, north of Mosley Street as well as the Bay Sands Area between 62nd Street and Highway 26. Through the Class EA process, the Town of Wasaga Beach is reviewing options in an effort to select a Preferred Solution that will address identified deficiencies and result in the least amount of impact on the area environment (physical, natural, social & economic).

Comments received from this public meeting will be reviewed to assist in the selection of the Preferred Solution. Please provide the following information to assist in the selection process and to ensure that your concerns are addressed.

Name of Respondent: _____

Representing (Agency, Property Owner, Tenant, etc.): _____

Address and Postal Code: _____

Telephone Number: _____

1. PROBLEM STATEMENT

The purpose of this Class EA is to address the stormwater management needs for the Bay Sands Development Area. The existing drainage routes are currently under capacity for large storm events and cannot accommodate additional developed area. Providing improvements to accommodate Bay Sands Development provides an opportunity to address existing deficiencies as well. The Class EA process will investigate various drainage options including the provision of storm sewers, storm water management pond(s), improvements to existing outlets and/or the development of new outlets into Nottawasaga Bay.

2. PRELIMINARY PREFERRED SOLUTION

Based on the analysis so far the Project Team has identified two of the Alternatives warrant further investigation in their opinion. These are Alternative 2B with a new outlet to Nottawasaga Bay along 61st Street and Alternative 3 along 67th Street to the existing outlet north of Shore Lane on the 67th Street alignment:

- The 67th Street alternative has the shortest road reconstruction so construction impacts are minimized and it utilizes an existing drainage outlet to the Bay that has sufficient capacity;
- The reconstruction of 62nd Street provides an opportunity to address existing drainage issues along that corridor as well as the Bay Sands drainage requirements and the construction is within the existing road right-of-way;

3. Do you have a preference between Alternative 2B and Alternative 3. Does that alternative effectively address the Problem Statement as defined in Section 1 above and that it generates the least amount of negative impact on the area environment (physical, natural, social, and economic)? Please mark your preference with an X.

ALT 2B ALT 3

4. If you disagree with the Preliminary Preferred Solution, please select which of the remaining alternatives you feel best resolves the objective of the undertaking:

Alternative 1 Do Nothing. Retain the existing drainage corridors with no improvements

Alternative 2a Reconstruct 62nd Street to an urban standard south of Mosley Street with new storm sewer and improve existing drainage channel from Nottawasaga Bay to 61st Street on the south side of Shore Lane.

Alternative 2c Reconstruct 62nd Street to an urban standard south of Mosley Street and from Mosley to Shore Lane with new storm sewer. Construct new quality control pond on north side of Shore Lane and create a new outlet to the bay along the 62nd Street alignment.

5. Please identify below specific concerns you have with any, or all, of the solutions identified.

There is currently flooding that occurs each spring on the north side of Baysands proposed development up to the south side of Mosley. We are concerned that, without adding drainage through 67th Street, the flooding in this area would ~~get~~ increase

6. What do you consider to be of key concern? ^{when the Baysands homes} further reduce the opportunity for ground water to flow/absorb naturally.

Alt 2B would not address the already flooding that occurs north of proposed Baysands Development.

* We prefer Alt. 3 in addition to ~~the~~ alleviating the flooding that occurs as mentioned as well as this option only effects urbanization of 67th street only vs. 62nd, Shorelane + 61st. N.

7. Do you wish to continue to be informed of the Class EA planning process for this project?

YES

NO

Please!

Please submit this Comment Sheet by **October 10, 2014** to either of the following contacts:

Ainley Group

Steve Fournier, P.Eng.

Project Manager

550 Welham Road

Barrie, Ontario L4N 8Z7

Tel: 705-726-3371

Fax: 705-726-4391

Email: fournier@ainleygroup.com

Town of Wasaga Beach

Gerald Reu, C.E.T.

Project Coordinator

30 Lewis Street

Wasaga Beach, ON L9Z 1A1

Tel: 705 429-2540 Ext 2342

Fax: 705-429-8226

Email: g.reu@wasagabeach.com

Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments received will become part of the public record. Thank you for your participation.

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: October-29-14 1:41 PM
To: [REDACTED] g.reu@wasagabeach.com
Cc: 'Andrea Potter'
Subject: RE: Bay Sands Development Area Storm Drainage

[REDACTED]

A few weeks following the Public Information Centre a summary will be prepared of questions received at the PIC and responses provided. A copy of that summary will be provided to you. Eventually there will be the publication of the Environmental Study Report (ESR) that will be available for review at the Town office, probably a local library and perhaps the Town web site. Notice of its availability will be sent to all those on the contact list.

Regards,

Steve Fournier, P.Eng.
Senior Engineer

550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

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-----Original Message-----

From: [REDACTED]
Sent: October-29-14 12:57 PM
To: g.reu@wasagabeach.com; fournier@ainleygroup.com
Subject: Bay Sands Development Area Storm Drainage

Re: Notice of Public Information Centre As a [REDACTED], this information is of importance to my [REDACTED]. Unfortunately, we have an out of town engagement the evening of Thursday November 6th. Are there plans to have this information available at any other time or location? Also, the information letter I received was incorrectly addressed. [REDACTED] should be addressed to [REDACTED]

[REDACTED]. Would you please change this information in your records and for further correspondence.

[REDACTED] and she did receive an information letter at her permanent residence in [REDACTED]

Thank you for your attention to this matter. I can be reached by email or phone.

Regards

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

Sent from my iPad

Andrea Potter

From: Andrea Potter <potter@ainleygroup.com>
Sent: November-13-14 3:58 PM
To: [REDACTED]
Cc: Steve Fournier; Kevin Lalonde; Mike Pincivero
Subject: Bay Sands Class EA File No. 113202

Hello [REDACTED]

As discussed, the material presented at last week's meeting is available on the Town's website. Please click the link below and it will take you directly to this location.

<http://www.wasagabeach.com/Whats%20New%20and%20Public%20Notices%20Documents/Bay%20Sands%20Area%20Drainage%20Improvements%20Class%20EA.pdf#search=bay%20sands>

Regards,

Andrea Potter, B.E.S.
Environmental Planner
Ainley Group
550 Welham Road, Barrie, ON L4N 8Z7
potter@ainleygroup.com
Tel: (705) 726-3371 Ext. 256

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**BAY SANDS DRAINAGE
Municipal Class Environmental Assessment Schedule 'C'**

Public Information Centre – Thursday, November 6, 2014
7:00 pm to 8:00 pm at the Wasaga Beach Rec Plex
1724 Mosley Street

COMMENT SHEET

The Town of Wasaga Beach is proceeding with a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to provide drainage improvements to accommodate the development of Bay Sands Residential Subdivision. The study area for this project will encompass the existing undeveloped residential lots known as Bay Sands as well as the existing residential areas within the outlet areas to Nottawasaga Bay. More specifically, the study area is described as the area between 60th Street North and 68th Street North, north of Mosley Street as well as the Bay Sands Area between 62nd Street and Highway 26. Through the Class EA process, the Town of Wasaga Beach is reviewing options in an effort to select a Preferred Solution that will address identified deficiencies and result in the least amount of impact on the area environment (physical, natural, social & economic).

Comments received from this public meeting will be reviewed to assist in the selection of the Preferred Solution. Please provide the following information to assist in the selection process and to ensure that your concerns are addressed.

Name of Respondent: _____

Representing (Agency, Property Owner, Tenant, etc.): _____

Address and Postal Code: _____

Telephone Number: _____

1. PROBLEM STATEMENT

The purpose of this Class EA is to address the stormwater management needs for the Bay Sands Development Area. The existing drainage routes are currently under capacity for large storm events and cannot accommodate additional developed area. Providing improvements to accommodate Bay Sands Development provides an opportunity to address existing deficiencies as well. The Class EA process will investigate various drainage options including the provision of storm sewers, storm water management pond(s), improvements to existing outlets and/or the development of new outlets into Nottawasaga Bay.

2. PRELIMINARY PREFERRED SOLUTION

Based on the analysis so far the Project Team has identified two of the Alternatives warrant further investigation in their opinion. These are Alternative 2B with a new outlet to Nottawasaga Bay along 61st Street and Alternative 3 along 67th Street to the existing outlet north of Shore Lane on the 67th Street alignment:

- The 67th Street alternative has the shortest road reconstruction so construction impacts are minimized and it utilizes an existing drainage outlet to the Bay that has sufficient capacity;
- The reconstruction of 62nd Street provides an opportunity to address existing drainage issues along that corridor as well as the Bay Sands drainage requirements and the construction is within the existing road right-of-way;

3. Do you have a preference between Alternative 2B and Alternative 3. Does that alternative effectively address the Problem Statement as defined in Section 1 above and that it generates the least amount of negative impact on the area environment (physical, natural, social, and economic)? Please mark your preference with an X.

ALT 2B

ALT 3

4. If you disagree with the Preliminary Preferred Solution, please select which of the remaining alternatives you feel best resolves the objective of the undertaking:

Alternative 1

Do Nothing. Retain the existing drainage corridors with no improvements

Alternative 2a

Reconstruct 62nd Street to an urban standard south of Mosley Street with new storm sewer and improve existing drainage channel from Nottawasaga Bay to 61st Street on the south side of Shore Lane.

Alternative 2c

Reconstruct 62nd Street to an urban standard south of Mosley Street and from Mosley to Shore Lane with new storm sewer. Construct new quality control pond on north side of Shore Lane and create a new outlet to the bay along the 62nd Street alignment.

5. Please identify below specific concerns you have with any, or all, of the solutions identified.

What discussions have taken place with MNR? This will be a huge impact on the provincial part.

6. What do you consider to be of key concern?

Will the increase of water flow make the beach worse than it is? It is wet, and has become impassible due to plant life and standing water. This is a huge change over the last 30 years.

7. Do you wish to continue to be informed of the Class EA planning process for this project?



Please submit this Comment Sheet by **October 10, 2014** to either of the following contacts:

Ainley Group

Steve Fournier, P.Eng.

Project Manager

550 Welham Road

Barrie, Ontario L4N 8Z7

Tel: 705-726-3371

Fax: 705-726-4391

Email: fournier@ainleygroup.com

Town of Wasaga Beach

Gerald Reu, C.E.T.

Project Coordinator

30 Lewis Street

Wasaga Beach, ON L9Z 1A1

Tel: 705 429-2540 Ext 2342

Fax: 705-429-8226

Email: g.reu@wasagabeach.com

Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments received will become part of the public record. Thank you for your participation.

Andrea Potter

From: Gerald Reu <g.reu@wasagabeach.com>
Sent: October-30-14 10:10 AM
To: Andrea Potter; Steve Fournier
Cc: Mike Pincivero
Subject: Bat Sands PIC Information Request

Good morning;

██████████, ██████████ would like to receive a paper copy of the PIC information boards by mail. ██████████ are unable to attend the meeting on the 6th.

Please send them a copy of the PIC information when it is available. His telephone number is ██████████ if you need to speak with him.

Thanks;

Gerald Reu, C.E.T.
Project Coordinator
Town of Wasaga Beach

Phone: 705-429-2540 Ext. 2342
Fax: 705-429-8226
Cell: 705-443-7800
Email: g.reu@wasagabeach.com



TRANSMITTAL

Ainley & Associates Limited
550 Welham Road, Barrie, Ontario L4N 8Z7
Tel: (705) 726-3371 Fax: (705) 726-4391
Email: barrie@ainleygroup.com

To:
[Redacted]
[Redacted]
[Redacted]

Date: November 17, 2014.

Project:
Wasaga Beach Bay Sands Class EA

Attention: [Redacted]
[Redacted]

Project No. 113202

We are sending you the material listed below in the manner noted:

- Drawings Reports Digital Files _____
- Mailing Courier Hand Delivered _____

NO. OF COPIES	REV. NO.	DESCRIPTION
1	Final Hard Copy	Bay Sands Class EA Public Information Centre Presentation Material

REMARKS:

Hello [Redacted]

Please find enclosed copies of the PIC presentation material. Should you require anything further, please do not hesitate to call.

pc: Steve Fournier

Andrea Potter
Ainley Group

The Beach is Just the Beginning...



**BAY SANDS DRAINAGE
Municipal Class Environmental Assessment Schedule 'C'**



Public Information Centre – Thursday, November 6, 2014
7:00 pm to 8:00 pm at the Wasaga Beach Rec Plex
1724 Mosley Street

COMMENT SHEET

The Town of Wasaga Beach is proceeding with a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to provide drainage improvements to accommodate the development of Bay Sands Residential Subdivision. The study area for this project will encompass the existing undeveloped residential lots known as Bay Sands as well as the existing residential areas within the outlet areas to Nottawasaga Bay. More specifically, the study area is described as the area between 60th Street North and 68th Street North, north of Mosley Street as well as the Bay Sands Area between 62nd Street and Highway 26. Through the Class EA process, the Town of Wasaga Beach is reviewing options in an effort to select a Preferred Solution that will address identified deficiencies and result in the least amount of impact on the area environment (physical, natural, social & economic).

Comments received from this public meeting will be reviewed to assist in the selection of the Preferred Solution. Please provide the following information to assist in the selection process and to ensure that your concerns are addressed.

Name of Respondent: _____

Representing (Agency, Property Owner, Tenant, etc.): _____

Address and Postal Code: _____

Telephone Number: _____

1. PROBLEM STATEMENT

The purpose of this Class EA is to address the stormwater management needs for the Bay Sands Development Area. The existing drainage routes are currently under capacity for large storm events and cannot accommodate additional developed area. Providing improvements to accommodate Bay Sands Development provides an opportunity to address existing deficiencies as well. The Class EA process will investigate various drainage options including the provision of storm sewers, storm water management pond(s), improvements to existing outlets and/or the development of new outlets into Nottawasaga Bay.

2. PRELIMINARY PREFERRED SOLUTION

Based on the analysis so far the Project Team has identified two of the Alternatives warrant further investigation in their opinion. These are Alternative 2B with a new outlet to Nottawasaga Bay along 61st Street and Alternative 3 along 67th Street to the existing outlet north of Shore Lane on the 67th Street alignment:

- The 67th Street alternative has the shortest road reconstruction so construction impacts are minimized and it utilizes an existing drainage outlet to the Bay that has sufficient capacity;
- The reconstruction of 62nd Street provides an opportunity to address existing drainage issues along that corridor as well as the Bay Sands drainage requirements and the construction is within the existing road right-of-way;


3. Do you have a preference between Alternative 2B and Alternative 3. Does that alternative effectively address the Problem Statement as defined in Section 1 above and that it generates the least amount of negative impact on the area environment (physical, natural, social, and economic)? Please mark your preference with an X.

ALT 2B ALT 3

4. If you disagree with the Preliminary Preferred Solution, please select which of the remaining alternatives you feel best resolves the objective of the undertaking:

- Alternative 1 Do Nothing. Retain the existing drainage corridors with no improvements
- Alternative 2a Reconstruct 62nd Street to an urban standard south of Mosley Street with new storm sewer and improve existing drainage channel from Nottawasaga Bay to 61st Street on the south side of Shore Lane.
- Alternative 2c Reconstruct 62nd Street to an urban standard south of Mosley Street and from Mosley to Shore Lane with new storm sewer. Construct new quality control pond on north side of Shore Lane and create a new outlet to the bay along the 62nd Street alignment.

5. Please identify below specific concerns you have with any, or all, of the solutions identified.

Thinking of selling. 

6. What do you consider to be of key concern?

7. Do you wish to continue to be informed of the Class EA planning process for this project?

YES

NO

Please submit this Comment Sheet by **October 10, 2014** to either of the following contacts:

Ainley Group

Steve Fournier, P.Eng.

Project Manager

550 Welham Road

Barrie, Ontario L4N 8Z7

Tel: 705-726-3371

Fax: 705-726-4391

Email: fournier@ainleygroup.com

Town of Wasaga Beach

Gerald Reu, C.E.T.

Project Coordinator

30 Lewis Street

Wasaga Beach, ON L9Z 1A1

Tel: 705 429-2540 Ext 2342

Fax: 705-429-8226

Email: g.reu@wasagabeach.com

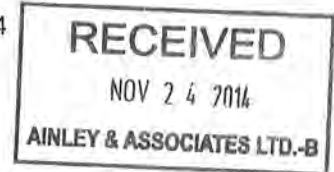
Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments received will become part of the public record. Thank you for your participation.

The Beach is Just the Beginning...



**BAY SANDS DRAINAGE
Municipal Class Environmental Assessment Schedule 'C'**

Public Information Centre – Thursday, November 6, 2014
7:00 pm to 8:00 pm at the Wasaga Beach Rec Plex
1724 Mosley Street



COMMENT SHEET

TO	SEEN
JAM	
SLF	
AP	
113202	

FILE #

The Town of Wasaga Beach is proceeding with a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to provide drainage improvements to accommodate the development of Bay Sands Residential Subdivision. The study area for this project will encompass the existing undeveloped residential lots known as Bay Sands as well as the existing residential areas within the outlet areas to Nottawasaga Bay. More specifically, the study area is described as the area between 60th Street North and 68th Street North, north of Mosley Street as well as the Bay Sands Area between 62nd Street and Highway 26. Through the Class EA process, the Town of Wasaga Beach is reviewing options in an effort to select a Preferred Solution that will address identified deficiencies and result in the least amount of impact on the area environment (physical, natural, social & economic).

Comments received from this public meeting will be reviewed to assist in the selection of the Preferred Solution. Please provide the following information to assist in the selection process and to ensure that your concerns are addressed.

Name of Respondent: _____

Representing (Agency, Property Owner, Tenant, etc.): Property Owner

Address and Postal Code: _____

Telephone Number: _____

1. PROBLEM STATEMENT

The purpose of this Class EA is to address the stormwater management needs for the Bay Sands Development Area. The existing drainage routes are currently under capacity for large storm events and cannot accommodate additional developed area. Providing improvements to accommodate Bay Sands Development provides an opportunity to address existing deficiencies as well. The Class EA process will investigate various drainage options including the provision of storm sewers, storm water management pond(s), improvements to existing outlets and/or the development of new outlets into Nottawasaga Bay.

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- The 67th Street alternative has the shortest road reconstruction so construction impacts are minimized and it utilizes an existing drainage outlet to the Bay that has sufficient capacity;
- The reconstruction of 62nd Street provides an opportunity to address existing drainage issues along that corridor as well as the Bay Sands drainage requirements and the construction is within the existing road right-of-way;

3. Do you have a preference between Alternative 2B and Alternative 3. Does that alternative effectively address the Problem Statement as defined in Section 1 above and that it generates the least amount of negative impact on the area environment (physical, natural, social, and economic)? Please mark your preference with an X.

ALT 2B



ALT 3



4. If you disagree with the Preliminary Preferred Solution, please select which of the remaining alternatives you feel best resolves the objective of the undertaking:

Alternative 1

Do Nothing. Retain the existing drainage corridors with no improvements

Alternative 2a

Reconstruct 62nd Street to an urban standard south of Mosley Street with new storm sewer and improve existing drainage channel from Nottawasaga Bay to 61st Street on the south side of Shore Lane.

Alternative 2c

Reconstruct 62nd Street to an urban standard south of Mosley Street and from Mosley to Shore Lane with new storm sewer. Construct new quality control pond on north side of Shore Lane and create a new outlet to the bay along the 62nd Street alignment.

5. Please identify below specific concerns you have with any, or all, of the solutions identified.

Environmental Impact on water quality of Georgian Bay. That all waters + sediments entering the Bay meet environmental standards. Preference would be that no drainage go into the lake water!

6. What do you consider to be of key concern?

Above - maintaining water quality of the lake. What testing exists for quality of water? What does it test for ie which contaminants can be monitored?

I would also like to know how this comment sheet was made available to all property owners in areas of proposed drainage routes. I was given mine by a family member who made the trip up to Wasaga on a rainy, week night. Were copies mailed to property owners?

7. Do you wish to continue to be informed of the Class EA planning process for this project?

YES

NO

Please submit this Comment Sheet by **October 10, 2014** to either of the following contacts:

Ainley Group

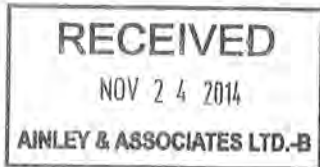
Steve Fournier, P.Eng.
Project Manager
550 Welham Road
Barrie, Ontario L4N 8Z7
Tel: 705-726-3371
Fax: 705-726-4391
Email: fournier@ainleygroup.com

Town of Wasaga Beach

Gerald Reu, C.E.T.
Project Coordinator
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Tel: 705 429-2540 Ext 2342
Fax: 705-429-8226
Email: g.reu@wasagabeach.com

Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments received will become part of the public record. Thank you for your participation.

T:\113202\Class EA\PIC\113202 Bay Sands Drainage EA PIC 1 Comment Sheet.doc



[REDACTED]

TO	SEEN
JAM	
SLF	
AP	
FILE NO. 113202	

November 20, 2014

COPY

Mayor and Members of Council
Town of Wasaga Beach
c/o Twyla Nicholson, Town Clerk
30 Lewis Street
Wasaga Beach, Ontario
L9Z 1A1

Re: Bay Sands Development – Drainage-- Public Information Night, November 6, 2014

This is in response to the recent Public Information Meeting held to discuss the storm drainage alternatives to permit urban residential development of the Bay Sands Development property.

My [REDACTED] We have owned at this location since [REDACTED] My wife’s family has owned property on [REDACTED] and continues to do so. Although this is not our principal residence, we have established roots and attachments to this area.

May I start by saying that we take no position regarding the residential development of the Bay Sands property. Our concern relates to the impact that storm servicing of that development may have on our own homes and our neighbourhood. Our west Shore Lane community is a very stable and well established stretch of the Town that has seen incremental new redevelopment that has maintained the scale and architectural character of the area.

Redevelopment of the Bay Sands area will dramatically change the volumes of storm water which will now flow through our community. The conversion of vacant unbuilt lands into asphalt roads, driveways and roof tops, will dramatically change the volume of rainfall that now flows off the property. The water that previously would have infiltrated into the sandy soils will now flow either overland or through pipes onto our beach and then into Nottawasaga Bay. We understand that the rate of flow is intended to be preserved by the “post development flows equal pre development flows” principle, but the volumes will increase and infiltration will be lost.

The beach in our area is clearly under some stress. The Ministry of Natural Resources continues to protect the vegetation and particularly the invasive phragmites that have overtaken this stretch of beach. The vegetation impedes evaporation and absorption and the areas in front of some of

our homes resemble wetlands. The volume of water that will flow to the bay will, by very definition of this project, increase and add to the standing water problem we currently have.

Although the body of water known as Nottawasaga Bay may be able to absorb the additional storm water volume, the beach known as Wasaga Beach will be further stressed by any additional water that is dumped on the sand.

The project alternatives as presented deal exclusively with the “conveyance” of water and don’t address any strategy for reduction of proposed post development storm water from the Bay Sands site by infiltration, evaporation or diversion. Is the present level of infiltration being preserved and is there any consideration to enhancing that level?

We are very concerned about any proposal that involves construction of infrastructure on either the north or south side of Shore Lane. We particularly feel that any consideration of a storm pond on Shore Lane will have considerable adverse impact on the neighbourhood. This will involve removal of trees and vegetation as well as the introduction of standing water and the risks that this entails for both children and with respect to mosquitos.

Finally, we are concerned that this “project” might evolve into a re-design of storm drainage infrastructure in our area and ultimately additional cost through local improvement or otherwise on our neighbourhood in order to “fix” problems we currently don’t have.

We urge you to carefully consider the impacts on our community before final approvals to any of the alternatives are given.

Thank you for your consideration.
Yours truly

[Redacted Signature]

Copy: Gerald Reu, C.E.T., Town of Wasaga Beach
Steve Fournier, P. Eng., Ainley Group ✓

Andrea Potter

From: [REDACTED]
Sent: November-10-14 9:40 AM
To: Andrea Potter
Cc: 'Gerald Reu'; 'Steve Fournier'
Subject: RE: Bay Sands Development Area Storm Drainage EA

Thank you Andrea. Now received.

■

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

From: Andrea Potter [mailto:potter@ainleygroup.com]
Sent: November-10-14 9:18 AM
To: [REDACTED]
Cc: 'Gerald Reu'; 'Steve Fournier'
Subject: RE: Bay Sands Development Area Storm Drainage EA

Hello [REDACTED]

The plan/profile drawings have been added to the same dropbox link as the PIC presentation material sent to you last week. If you have any questions, please give me a call.

Regards,

Andrea Potter, B.E.S.
Environmental Planner
Ainley Group
550 Welham Road, Barrie, ON L4N 8Z7
potter@ainleygroup.com
Tel: (705) 726-3371 Ext. 256

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From: [REDACTED]
Sent: November-07-14 6:45 AM
To: Andrea Potter
Cc: 'Gerald Reu'; 'Steve Fournier'
Subject: Re: Bay Sands Development Area Storm Drainage EA

Good morning all.

Are the materials from last night's PIC now available to be sent? Kindly let me know.

[REDACTED]

Sent from my BlackBerry 10 smartphone on the Rogers network.

From: [REDACTED]
Sent: Thursday, November 6, 2014 7:11 AM
To: [REDACTED]; Andrea Potter
Cc: 'Gerald Reu'; 'Steve Fournier'
Subject: RE: Bay Sands Development Area Storm Drainage EA

Good morning Andrea.

Can you let me know if the material is now ready to be sent to me? As you know, I am not able to attend this evening.

Thank you

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: November-04-14 9:38 AM
To: 'Andrea Potter'
Cc: 'Gerald Reu'; 'Steve Fournier'
Subject: RE: Bay Sands Development Area Storm Drainage EA

Thank you Andrea.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Andrea Potter [<mailto:potter@ainleygroup.com>]
Sent: November-04-14 9:14 AM
To: [REDACTED]
Cc: 'Gerald Reu'; 'Steve Fournier'
Subject: RE: Bay Sands Development Area Storm Drainage EA

Good Morning [REDACTED],

Unfortunately, we are still in the process of resolving an issue that has arisen. While revisions have been made to the drawings, these will have to be sent back to the Town and a third party for review before we can issue to the public.

As soon as they are finalized I will ensure that you receive a copy.

Regards,

Andrea Potter, B.E.S.
Environmental Planner
Ainley Group
550 Welham Road, Barrie, ON L4N 8Z7
potter@ainleygroup.com
Tel: (705) 726-3371 Ext. 256

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From: [REDACTED]
Sent: November-03-14 8:47 PM
To: Andrea Potter
Cc: Gerald Reu; Steve Fournier
Subject: RE: Bay Sands Development Area Storm Drainage EA

Hello Ms. Potter,

I was wondering if you are now in a position to forward the PIC boards and information to me? I had told a couple of my neighbours on Shore Lane that I was expecting it today. Please let me know.

Thanks

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: October-31-14 5:24 PM
To: 'Andrea Potter'
Cc: Gerald Reu; Steve Fournier
Subject: RE: Bay Sands Development Area Storm Drainage EA

Thank you. I understand and will wait till Monday.

Have a good weekend.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Andrea Potter [<mailto:potter@ainleygroup.com>]
Sent: October-31-14 5:23 PM
To: [REDACTED]

Cc: Gerald Reu; Steve Fournier
Subject: RE: Bay Sands Development Area Storm Drainage EA

Hello [REDACTED]

I cannot issue the draft PIC material to you as I am still making important revisions. Forwarding you what I have right now will only confuse the matter. This material should be available on Monday and I would be happy to forward you a copy at that time.

Regards,

Andrea Potter, B.E.S.
Environmental Planner
Ainley Group
550 Welham Road, Barrie, ON L4N 8Z7
potter@ainleygroup.com
Tel: (705) 726-3371 Ext. 256

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From: Steve Fournier, P.Eng. [<mailto:fournier@ainleygroup.com>]
Sent: October-31-14 4:16 PM
To: potter@ainleygroup.com
Subject: FW: Bay Sands Development Area Storm Drainage EA

Please forward a copy of the PIC display boards and drawings to [REDACTED] at the e-mail address listed below. I have spoken with him and explained that they are still draft ad subject to change.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

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From: [REDACTED]
Sent: October-31-14 12:50 PM
To: fournier@ainleygroup.com; g.reu@wasagabeach.com
Subject: Bay Sands Development Area Storm Drainage EA

Mr. Fournier,

I previously wrote to you and Mr. Reu advising that I was unable to attend the Public Information Centre and wished to be kept informed as to this project.

Earlier today, I was speaking to Mr. Reu regarding the project and he was most helpful in answering some of my questions. He advised that I can request from you reduced copies of the PIC boards that will be presented that evening. Would you kindly send them to me by email?

Thank you for your consideration.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: October-29-14 9:56 AM
To: 'Andrea Potter'
Subject: FW: Bay Sands storm drainage
Attachments: Wasaga Bay Sands drainage meeting notice Nov 6.14.pdf

Andrea

If these people are not currently on the contact list please add them.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

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From: [REDACTED]
Sent: October-29-14 8:39 AM
To: g.reu@wasagabeach.com; fournier@ainleygroup.com
Subject: Bay Sands storm drainage

Messrs. Reu and Fournier,

We have received a copy of the Notice of Public Information Centre for Municipal Class Environmental Assessment for the Bay Sands storm drainage and outlet improvements. My [REDACTED]. We will not be able to attend the public information evening on November 6, 2014 but are very interested and concerned about the potential for surface drainage and drainage outlets affecting both our properties and affecting the beach on which we front. Please keep us informed as this project continues to be reviewed and evaluated.

Thank you.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Andrea Potter

From: Mike Pincivero <pwengineer@wasagabeach.com>
Sent: November-11-14 3:58 PM
To: 'Steve Fournier'
Cc: 'Andrea Potter'; publicworksdirector@wasagabeach.com
Subject: Bay Sands Drainage PIC Comment
Attachments: 20141111155929.pdf

Hi Steve.

For your files and response, see attached.

Regards,

Mike Pincivero, P.Eng.
Manager of Engineering Services, RMO/RMI

Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, Ontario
L9Z 1A1

Office: (705) 429-2540 ext. 2307

Fax: (705) 429-8226

Cell: (705) 441-4123

pwengineer@wasagabeach.com

The Beach is Just the Beginning...



MAKE IT TO GERARD REC - Wasaga



**BAY SANDS DRAINAGE
Municipal Class Environmental Assessment Schedule 'C'**

Public Information Centre – Thursday, November 6, 2014
7:00 pm to 8:00 pm at the Wasaga Beach Rec Plex
1724 Mosley Street

COMMENT SHEET

The Town of Wasaga Beach is proceeding with a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to provide drainage improvements to accommodate the development of Bay Sands Residential Subdivision. The study area for this project will encompass the existing undeveloped residential lots known as Bay Sands as well as the existing residential areas within the outlet areas to Nottawasaga Bay. More specifically, the study area is described as the area between 60th Street North and 68th Street North, north of Mosley Street as well as the Bay Sands Area between 62nd Street and Highway 26. Through the Class EA process, the Town of Wasaga Beach is reviewing options in an effort to select a Preferred Solution that will address identified deficiencies and result in the least amount of impact on the area environment (physical, natural, social & economic).

Comments received from this public meeting will be reviewed to assist in the selection of the Preferred Solution. Please provide the following information to assist in the selection process and to ensure that your concerns are addressed.

Name of Respondent: [REDACTED]

Representing (Agency, Property Owner, Tenant, etc.): AS ABOVE

Address and Postal Code: [REDACTED]

Telephone Number: [REDACTED]

1. PROBLEM STATEMENT

The purpose of this Class EA is to address the stormwater management needs for the Bay Sands Development Area. The existing drainage routes are currently under capacity for large storm events and cannot accommodate additional developed area. Providing improvements to accommodate Bay Sands Development provides an opportunity to address existing deficiencies as well. The Class EA process will investigate various drainage options including the provision of storm sewers, storm water management pond(s), improvements to existing outlets and/or the development of new outlets into Nottawasaga Bay.

2. PRELIMINARY PREFERRED SOLUTION

Based on the analysis so far the Project Team has identified two of the Alternatives warrant further investigation in their opinion. These are Alternative 2B with a new outlet to Nottawasaga Bay along 61st Street and Alternative 3 along 67th Street to the existing outlet north of Shore Lane on the 67th Street alignment:

- The 67th Street alternative has the shortest road reconstruction so construction impacts are minimized and it utilizes an existing drainage outlet to the Bay that has sufficient capacity;
- The reconstruction of 62nd Street provides an opportunity to address existing drainage issues along that corridor as well as the Bay Sands drainage requirements and the construction is within the existing road right-of-way;

?

3. Do you have a preference between Alternative 2B and Alternative 3. Does that alternative effectively addresses the Problem Statement as defined in Section 1 above and that it generates the least amount of negative impact on the area environment (physical, natural, social, and economic)? Please mark your preference with an X.

ALT 2B

ALT 3

4. If you disagree with the Preliminary Preferred Solution, please select which of the remaining alternatives you feel best resolves the objective of the undertaking:

- No!*
- ABSOLUTELY No!*
- Alternative 1 Do Nothing. Retain the existing drainage corridors with no improvements
 - Alternative 2a Reconstruct 62nd Street to an urban standard south of Mosley Street with new storm sewer and improve existing drainage channel from Nottawasaga Bay to 61st Street on the south side of Shore Lane.
 - Alternative 2c Reconstruct 62nd Street to an urban standard south of Mosley Street and from Mosley to Shore Lane with new storm sewer. Construct new quality control pond on north side of Shore Lane and create a new outlet to the bay along the 62nd Street alignment.

5. Please identify below specific concerns you have with any, or all, of the solutions identified.

① WHY IS THE TOWN FUNDING THIS STUDY IN ORDER TO BENEFIT
A FEW LAND OWNERS WHO WISH TO MAKE MONEY FROM
A BAY SANDS DEVELOPMENT

② WE ALREADY HAVE SEVERAL OUTLETS IN THE SUBJECT AREA

6. What do you consider to be of key concern?

① YOU WOULD EFFECTIVELY BE DRAINING A SWAMP INTO THE
BAY, WITH THE POLLUTANTS ETC. OUR GRAND CHILDREN SWIM
IN THIS BAY.

② MAKE THE "DEVELOPER" (A FEW LAND OWNERS) PAY FOR
A RETENTION POND ON THEIR PROPERTY AND ALLOW THE
POLLUTED WATER TO DRAIN NATURALLY THROUGH THE
SANDS.

7. Do you wish to continue to be informed of the Class EA planning process for this project?

YES

NO

Please submit this Comment Sheet by **October 10, 2014** to either of the following contacts:

Ainley Group

Steve Fournier, P.Eng.
Project Manager
550 Welham Road
Barrie, Ontario L4N 8Z7
Tel: 705-726-3371
Fax: 705-726-4391
Email: fournier@ainleygroup.com

S/B Nov 10/14

Town of Wasaga Beach

Gerald Reu, C.E.T.
Project Coordinator
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Tel: 705 429-2540 Ext 2342
Fax: 705-429-8226
Email: g.reu@wasagabeach.com

Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments received will become part of the public record. Thank you for your participation.

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: December-05-14 8:53 AM
To: 'Andrea Potter'
Subject: FW: Bay Sands PIC#1 Comments
Attachments: Bay Sands PIC#1 Comments [REDACTED].pdf

Andrea

Another one for Alt 3. Please file.

Regards,

Steve Fournier, P.Eng.
Senior Engineer

550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

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-----Original Message-----

From: [REDACTED]
Sent: December-04-14 1:41 PM
To: g.reu@wasagabeach.com
Cc: fournier@ainleygroup.com
Subject: Bay Sands PIC#1 Comments

Gerald:
Please find attached my comments regarding the Bay Sands Drainage EA.
Ron

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



The Beach is Just the Beginning...



**BAY SANDS DRAINAGE
Municipal Class Environmental Assessment Schedule 'C'**

Public Information Centre – Thursday, November 6, 2014
7:00 pm to 8:00 pm at the Wasaga Beach Rec Plex
1724 Mosley Street

COMMENT SHEET

The Town of Wasaga Beach is proceeding with a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to provide drainage improvements to accommodate the development of Bay Sands Residential Subdivision. The study area for this project will encompass the existing undeveloped residential lots known as Bay Sands as well as the existing residential areas within the outlet areas to Nottawasaga Bay. More specifically, the study area is described as the area between 60th Street North and 68th Street North, north of Mosley Street as well as the Bay Sands Area between 62nd Street and Highway 26. Through the Class EA process, the Town of Wasaga Beach is reviewing options in an effort to select a Preferred Solution that will address identified deficiencies and result in the least amount of impact on the area environment (physical, natural, social & economic).

Comments received from this public meeting will be reviewed to assist in the selection of the Preferred Solution. Please provide the following information to assist in the selection process and to ensure that your concerns are addressed.

Name of Respondent: _____

Representing (Agency, Property Owner, Tenant, etc.): _____

Address and Postal Code: _____

Telephone Number: _____

1. PROBLEM STATEMENT

The purpose of this Class EA is to address the stormwater management needs for the Bay Sands Development Area. The existing drainage routes are currently under capacity for large storm events and cannot accommodate additional developed area. Providing improvements to accommodate Bay Sands Development provides an opportunity to address existing deficiencies as well. The Class EA process will investigate various drainage options including the provision of storm sewers, storm water management pond(s), improvements to existing outlets and/or the development of new outlets into Nottawasaga Bay.

2. PRELIMINARY PREFERRED SOLUTION

Based on the analysis so far the Project Team has identified two of the Alternatives that warrant further investigation these are Alternative 2B with a new outlet to Nottawasaga Bay along 61st Street and Alternative 3 along 67th Street to the existing outlet north of Shore Lane on the 67th Street alignment:

- The 67th Street alternative has the shortest road reconstruction so construction impacts are minimized and it utilizes an existing drainage outlet to the Bay that has sufficient capacity;
- The reconstruction of 62nd Street provides an opportunity to address existing drainage issues along that corridor as well as the Bay Sands drainage requirements and the construction is within the existing road right-of-way;

3. Do you have a preference between Alternative 2B and Alternative 3. Does that alternative effectively address the Problem Statement as defined in Section 1 above and that it generates the least amount of negative impact on the area environment (physical, natural, social, and economic)? Please mark your preference with an X.

ALT 2B

ALT 3

4. If you disagree with the Preliminary Preferred Solution, please select which of the remaining alternatives you feel best resolves the objective of the undertaking:

Alternative 1

Do Nothing. Retain the existing drainage corridors with no improvements

Alternative 2a

Reconstruct 62nd Street to an urban standard south of Mosley Street with new storm sewer and improve existing drainage channel from Nottawasaga Bay to 61st Street on the south side of Shore Lane.

Alternative 3 is preferred. Alternative 2c is preferred over 2B.

Alternative 2c

Reconstruct 62nd Street to an urban standard south of Mosley Street and from Mosley to Shore Lane with new storm sewer. Construct new quality control pond on north side of Shore Lane and create a new outlet to the bay along the 62nd Street alignment.

5. Please identify below specific concerns you have with any, or all, of the solutions identified.

- See Attached.

6. What do you consider to be of key concern?

Beach Quality - minimize outlets crossing the beach

Water Quality - minimize contaminants entering the Bay.

7. Do you wish to continue to be informed of the Class EA planning process for this project?

YES

NO

Please submit this Comment Sheet by **October 10, 2014** to either of the following contacts:

Ainley Group

Steve Fournier, P.Eng.

Project Manager

550 Welham Road

Barrie, Ontario L4N 8Z7

Tel: 705-726-3371

Fax: 705-726-4391

Email: fournier@ainleygroup.com

Town of Wasaga Beach

Gerald Reu, C.E.T.

Project Coordinator

30 Lewis Street

Wasaga Beach, ON L9Z 1A1

Tel: 705-429-2540 Ext 2342

Fax: 705-429-8226

Email: g.reu@wasagabeach.com

Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments received will become part of the public record. Thank you for your participation.

December 4, 2014

Gerald Reu, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1

Re: Bay Sands Drainage – Municipal Class EA PIC#1 Comments

The following comments are provided to assist in the evaluation of alternatives to hopefully arrive at the best possible solution.

Preliminary Preferred Solution

The PIC information does not recommend a preliminary preferred solution, however the comment sheet provided suggests that both alternatives 3 and 2B are preliminary preferred solutions. Minimal justification is provided for choosing these alternatives.

Alternative 3

The evaluation matrix provides a comparison of alternatives, which appears to suggest that alternative 3 would be the best alternative from a physical, social and economic perspective. Alternative 3 scores poorly under natural environment, however the whole area west of 62nd Street and south of Mosley Street is designated for residential development in the Official Plan. The majority of this area including the Bay Sands area is regulated by the NVCA. The area affected by the proposed drainage channel is insignificant relative to the area proposed for future development and will be disturbed in any event as development proceeds. As such, the apparent disadvantage of alternative 3 relative to alternatives 2B and 2C is exaggerated in the matrix and should be modified.

Alternative 3 also provides significant benefit to the vacant lands south of Mosley Street by providing stormwater collection and treatment capacity that will be required for future development. This benefit does not appear to be reflected in the matrix.

Alternative 2B

Based on the comment sheet, this alternative appears to be favoured over alternative 2C, although it has several technical, economic and social disadvantages.

1. 2B would appear to be the most expensive alternative. It requires the construction of an additional 100 metres of large diameter storm sewer and appurtenances along Shore Lane, with associated disruption to existing services and utilities. The construction of 70 metres of large sewer from Shore Lane to the beach will be considerably more difficult, expensive and disruptive along 61st Street than the 2C alternative through the vacant lands north of 62nd Street.

The matrix appears to illustrate land acquisition costs as being equal to construction costs. If total costs were compared, I expect that alternative 3 would be most preferred, followed by alternative 2C with alternative 2B least preferred. The matrix does not clarify this distinction.

Similarly, operating and maintenance costs should be less for alternative 2C than alternative 2B as there is significantly less infrastructure to maintain. A fair comparison of the construction, maintenance and operating costs of alternatives 2B and 2C should compare both options with an oil/grit separator for quality control. The additional cost of providing better treatment through a SWM facility with alternative 2C should not be considered as a disadvantage for this alternative. It is an opportunity to provide better quality control prior to discharge to the Bay.

2. Directing overland flows from 62nd Street along Shore Lane to 61st Street is an unacceptable risk to the properties in this area. 61st Street does not provide a positive overland outlet to the Bay. A dune running parallel with the shoreline causes 61st Street to rise approximately 750mm at the north end of the street. This effectively prevents overland flow to the Bay. The provision of a large inlet structure at the intersection of Shore Lane and 61st Street would require a much larger sewer to the outlet and would be subject to blockage. A more effective and less risky approach would be to grade the vacant land north of 62nd Street in conjunction with alternative 2C to allow overland flows to continue north to the Bay unimpeded. This would be similar to the approach used at 57th, 58th and other outlets along Shore Lane.
3. Alternative 2B would require construction of a new outlet within 50 metres of the existing outlet. This would be a very large structure located in close proximity to an existing cottage, proposed for redevelopment. The combination of the two outlets in close proximity and the large outlet structure would be aesthetically undesirable for local residents and visitors.

Alternative 2C provides a wide (60 metres) vacant parcel reasonably separated from other outlets and which could be easily separated and screened from adjacent residences.

The matrix should indicate a preference for alternative 2C relative to 2B under social environment impacts of adjacent properties, noise, traffic and property access.

4. Alternative 2B incorporates an oil/grit separator to provide quality control for all of the drainage area north of the SWM pond at Bay Sands. An oil/grit separator will not provide the same degree of treatment for water entering the Bay as the current ditching and infiltration approach. Urbanization will generate more surface runoff with associated contaminants.

Alternative 2C provides the opportunity to significantly improve the quality of the drainage water entering the Bay, relative to 2B.

The matrix properly identifies this advantage for 2C.

5. The matrix suggests that alternatives 2 and 3 all equally address surface water quantity control. Alternatives 2C and 3 do provide the opportunity for significant quantity control for the drainage area north of Bay Sands, however 2B provides no quantity control for the area north of Bay Sands and will in fact increase the runoff quantities and peak flows relative to the existing condition.

The matrix should identify 2B as least preferred for quantity control.

Pond Evaluation

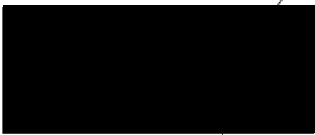
The pond evaluation matrix should recognize that the lands required for Alternative 3 will eventually be developed resulting in disruption to the natural environment. The construction of Alternative 3 only affects the timing of the impact.

As mentioned previously, the lands south of Mosley will eventually require stormwater collection and treatment, which can be provided by Alternative 3.

Alternative 3 provides the potential for the greatest benefit, for the largest land area at the least cost per hectare served. This is not reflected in the matrix.

Alternative 4

This alternative appears to have been dismissed for technical reasons based on a preliminary review. The preliminary storm sewer routing illustrated for this alternative is unnecessarily long and appears to initially be directed in a southerly direction against the natural fall of the land. A more direct route to the 71st Street ROW through the lands to the north would reduce the length of the outlet pipe by over 40% with a corresponding improvement in grade. This alternative may warrant further consideration as an outlet for some or all of the lands south of Mosley Street.





**BAY SANDS DRAINAGE
Municipal Class Environmental Assessment Schedule 'C'**

Public Information Centre – Thursday, November 6, 2014
7:00 pm to 8:00 pm at the Wasaga Beach Rec Plex
1724 Mosley Street

COMMENT SHEET

The Town of Wasaga Beach is proceeding with a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to provide drainage improvements to accommodate the development of Bay Sands Residential Subdivision. The study area for this project will encompass the existing undeveloped residential lots known as Bay Sands as well as the existing residential areas within the outlet areas to Nottawasaga Bay. More specifically, the study area is described as the area between 60th Street North and 68th Street North, north of Mosley Street as well as the Bay Sands Area between 62nd Street and Highway 26. Through the Class EA process, the Town of Wasaga Beach is reviewing options in an effort to select a Preferred Solution that will address identified deficiencies and result in the least amount of impact on the area environment (physical, natural, social & economic).

Comments received from this public meeting will be reviewed to assist in the selection of the Preferred Solution. Please provide the following information to assist in the selection process and to ensure that your concerns are addressed.

Name of Respondent: _____

Representing (Agency, Property Owner, Tenant, etc.): _____

Address and Postal Code: _____

Telephone Number: _____

1. PROBLEM STATEMENT

The purpose of this Class EA is to address the stormwater management needs for the Bay Sands Development Area. The existing drainage routes are currently under capacity for large storm events and cannot accommodate additional developed area. Providing improvements to accommodate Bay Sands Development provides an opportunity to address existing deficiencies as well. The Class EA process will investigate various drainage options including the provision of storm sewers, storm water management pond(s), improvements to existing outlets and/or the development of new outlets into Nottawasaga Bay.

2. PRELIMINARY PREFERRED SOLUTION

Based on the analysis so far the Project Team has identified two of the Alternatives warrant further investigation in their opinion. These are Alternative 2B with a new outlet to Nottawasaga Bay along 61st Street and Alternative 3 along 67th Street to the existing outlet north of Shore Lane on the 67th Street alignment:

- The 67th Street alternative has the shortest road reconstruction so construction impacts are minimized and it utilizes an existing drainage outlet to the Bay that has sufficient capacity;
- The reconstruction of 62nd Street provides an opportunity to address existing drainage issues along that corridor as well as the Bay Sands drainage requirements and the construction is within the existing road right-of-way;

3. Do you have a preference between Alternative 2B and Alternative 3. Does that alternative effectively address the Problem Statement as defined in Section 1 above and that it generates the least amount of negative impact on the area environment (physical, natural, social, and economic)? Please mark your preference with an X.

ALT 2B

ALT 3

4. If you disagree with the Preliminary Preferred Solution, please select which of the remaining alternatives you feel best resolves the objective of the undertaking:

Alternative 1

Do Nothing. Retain the existing drainage corridors with no improvements

Alternative 2a

Reconstruct 62nd Street to an urban standard south of Mosley Street with new storm sewer and improve existing drainage channel from Nottawasaga Bay to 61st Street on the south side of Shore Lane.

Alternative 2c

Reconstruct 62nd Street to an urban standard south of Mosley Street and from Mosley to Shore Lane with new storm sewer. Construct new quality control pond on north side of Shore Lane and create a new outlet to the bay along the 62nd Street alignment.

5. Please identify below specific concerns you have with any, or all, of the solutions identified.

6. What do you consider to be of key concern?

7. Do you wish to continue to be informed of the Class EA planning process for this project?

YES

NO

Please submit this Comment Sheet by **October 10, 2014** to either of the following contacts:

Ainley Group

Steve Fournier, P.Eng.
Project Manager
550 Welham Road
Barrie, Ontario L4N 8Z7
Tel: 705-726-3371
Fax: 705-726-4391
Email: fournier@ainleygroup.com

Town of Wasaga Beach

Gerald Reu, C.E.T.
Project Coordinator
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Tel: 705 429-2540 Ext 2342
Fax: 705-429-8226
Email: g.reu@wasagabeach.com

Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments received will become part of the public record. Thank you for your participation.

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: December-05-14 8:50 AM
To: 'Andrea Potter'
Subject: FW: Bay Sand Development Area Drainage Class EA Comments
Attachments: Bay Sands Comments [REDACTED] Bay Sands Comments [REDACTED]001.jpg; Bay Sands Comments [REDACTED]2.jpg

Andrea

Please file in Bay Sands correspondance

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

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From: [REDACTED]
Sent: December-04-14 2:58 PM
To: fournier@ainleygroup.com
Subject: Bay Sand Development Area Drainage Class EA Comments

Attn: Steve Fournier

Please see attached and note that my comments would be in agreement with the comments submitted by our neighbours

[REDACTED]

[REDACTED]

[REDACTED]



**BAY SANDS DRAINAGE
Municipal Class Environmental Assessment Schedule 'C'**

Public Information Centre – Thursday, November 6, 2014
7:00 pm to 8:00 pm at the Wasaga Beach Rec Plex
1724 Mosley Street

COMMENT SHEET

The Town of Wasaga Beach is proceeding with a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to provide drainage improvements to accommodate the development of Bay Sands Residential Subdivision. The study area for this project will encompass the existing undeveloped residential lots known as Bay Sands as well as the existing residential areas within the outlet areas to Nottawasaga Bay. More specifically, the study area is described as the area between 60th Street North and 68th Street North, north of Mosley Street as well as the Bay Sands Area between 62nd Street and Highway 26. Through the Class EA process, the Town of Wasaga Beach is reviewing options in an effort to select a Preferred Solution that will address identified deficiencies and result in the least amount of impact on the area environment (physical, natural, social & economic).

Comments received from this public meeting will be reviewed to assist in the selection of the Preferred Solution. Please provide the following information to assist in the selection process and to ensure that your concerns are addressed.

Name of Respondent: _____

Representing (Agency, Property Owner, Tenant, etc.): OWNER

Address and Postal Code: _____

Telephone Number: _____

1. PROBLEM STATEMENT

The purpose of this Class EA is to address the stormwater management needs for the Bay Sands Development Area. The existing drainage routes are currently under capacity for large storm events and cannot accommodate additional developed area. Providing improvements to accommodate Bay Sands Development provides an opportunity to address existing deficiencies as well. The Class EA process will investigate various drainage options including the provision of storm sewers, storm water management pond(s), improvements to existing outlets and/or the development of new outlets into Nottawasaga Bay.

2. PRELIMINARY PREFERRED SOLUTION

Based on the analysis so far the Project Team has identified two of the Alternatives that warrant further investigation these are Alternative 2B with a new outlet to Nottawasaga Bay along 61st Street and Alternative 3 along 67th Street to the existing outlet north of Shore Lane on the 67th Street alignment:

- The 67th Street alternative has the shortest road reconstruction so construction impacts are minimized and it utilizes an existing drainage outlet to the Bay that has sufficient capacity;
- The reconstruction of 62nd Street provides an opportunity to address existing drainage issues along that corridor as well as the Bay Sands drainage requirements and the construction is within the existing road right-of-way;

3. Do you have a preference between Alternative 2B and Alternative 3. Does that alternative effectively address the Problem Statement as defined in Section 1 above and that it generates the least amount of negative impact on the area environment (physical, natural, social, and economic)? Please mark your preference with an X.

ALT 2B

ALT 3

4. If you disagree with the Preliminary Preferred Solution, please select which of the remaining alternatives you feel best resolves the objective of the undertaking:

- Alternative 1 Do Nothing. Retain the existing drainage corridors with no improvements
- Alternative 2a Reconstruct 62nd Street to an urban standard south of Mosley Street with new storm sewer and improve existing drainage channel from Nottawasaga Bay to 61st Street on the south side of Shore Lane.
- Alternative 2c Reconstruct 62nd Street to an urban standard south of Mosley Street and from Mosley to Shore Lane with new storm sewer. Construct new quality control pond on north side of Shore Lane and create a new outlet to the bay along the 62nd Street alignment.

5. Please identify below specific concerns you have with any, or all, of the solutions identified.

6. What do you consider to be of key concern?

7. Do you wish to continue to be informed of the Class EA planning process for this project?



YES



NO

Please submit this Comment Sheet by **October 10, 2014** to either of the following contacts:

Ainley Group

Steve Fournier, P.Eng.
Project Manager
550 Welham Road
Barrie, Ontario L4N 8Z7
Tel: 705-726-3371
Fax: 705-726-4391
Email: fournier@ainleygroup.com

Town of Wasaga Beach

Gerald Reu, C.E.T.
Project Coordinator
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Tel: 705-429-2540 Ext 2342
Fax: 705-429-8226
Email: g.reu@wasagabeach.com

Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments received will become part of the public record. Thank you for your participation.

T:\113202\Class EAPIC\113202 Bay Sands Drainage EA PIC 1 Comment Sheet A.doc

No. 7125 P. 1
TD COMMERCIAL BANKING CENTRE
Dec. 5. 2014 7:45AM

FAX COVER SHEET

TO: Steve Fournier
COMPANY: Ainley Group
FAX NO: 705 726 4391

FROM: 

NUMBER OF PAGES (INCLUDING COVER SHEET):
DATE OF TRANSMISSION:
TIME OF TRANSMISSION:

4
Dec 5 2014

"This Fax is intended only for the addressee and may contain information that is legally privileged, confidential and/or exempt from disclosure under applicable law. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you have received this communication in error, or are not the named recipient(s), please immediately notify the sender."

Message: Bay Sands Dvpt. Response
See my email sent last night

OPERATOR: _____
PHONE NO: _____

RECEIVED
DEC 06 2014
AINLEY & ASSOCIATES LTD.-B

TO	SEEN
JAM	
SF	
AP	
FILE NO. 113202	

Dec. 5. 2014 7:45AM TD COMMERCIAL BANKING CENTRE No. 7125 P. 2



BAY SANDS DRAINAGE
Municipal Class Environmental Assessment Schedule "C"



Public Information Centre – Thursday, November 6, 2014
7:00 pm to 8:00 pm at the Wasaga Beach Rec Plex
1724 Mosley Street

COMMENT SHEET

The Town of Wasaga Beach is proceeding with a Schedule "C" Municipal Class Environmental Assessment (Class EA) to provide drainage improvements to accommodate the development of Bay Sands Residential Subdivision. The study area for this project will encompass the existing undeveloped residential lots known as Bay Sands as well as the existing residential areas within the outlet areas to Nottawasaga Bay. More specifically, the study area is described as the area between 60th Street North and 68th Street North, north of Mosley Street as well as the Bay Sands Area between 62nd Street and Highway 26. Through the Class EA process, the Town of Wasaga Beach is reviewing options in an effort to select a Preferred Solution that will address identified deficiencies and result in the least amount of impact on the area environment (physical, natural, social & economic).

Comments received from this public meeting will be reviewed to assist in the selection of the Preferred Solution. Please provide the following information to assist in the selection process and to ensure that your concerns are addressed.

Name of Respondent: [REDACTED]

Representing (Agency, Property Owner, Tenant, etc.): [REDACTED]

Address and Postal Code: [REDACTED]

Telephone Number: [REDACTED]

1. PROBLEM STATEMENT

The purpose of this Class EA is to address the stormwater management needs for the Bay Sands Development Area. The existing drainage routes are currently under capacity for large storm events and cannot accommodate additional developed area. Providing improvements to accommodate Bay Sands Development provides an opportunity to address existing deficiencies as well. The Class EA process will investigate various drainage options including the provision of storm sewers, storm water management pond(s), improvements to existing outlets and/or the development of new outlets into Nottawasaga Bay.

2. PRELIMINARY PREFERRED SOLUTION

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- The reconstruction of 62nd Street provides an opportunity to address existing drainage issues along that corridor as well as the Bay Sands drainage requirements and the construction is within the existing road right-of-way;

3. Do you have a preference between Alternative 2B and Alternative 3. Does that alternative effectively address the Problem Statement as defined in Section 1 above and that it generates the least amount of negative impact on the area environment (physical, natural, social, and economic)? Please mark your preference with an X.

ALT 2B

ALT 3

4. If you disagree with the Preliminary Preferred Solution, please select which of the remaining alternatives you feel best resolves the objective of the undertaking:

Alternative 1

Do Nothing. Retain the existing drainage corridors with no improvements

Alternative 2a

Reconstruct 62nd Street to an urban standard south of Mosley Street with new storm sewer and improve existing drainage channel from Nottawasaga Bay to 61st Street on the south side of Shore Lane.

Alternative 2c

Reconstruct 62nd Street to an urban standard south of Mosley Street and from Mosley to Shore Lane with new storm sewer. Construct new quality control pond on north side of Shore Lane and create a new outlet to the bay along the 62nd Street alignment.

5. Please identify below specific concerns you have with any, or all, of the solutions identified.

See my email => grading impact on homeowners + driveways for 61st option

6. What do you consider to be of key concern?

See my email => grading impact on homeowners + driveways for 61st option

No. 7125 P. 3
Dec. 5, 2014 7:45AM TD COMMERCIAL BANKING CENTRE

7. Do you wish to continue to be informed of the Class EA planning process for this project?

YES

NO

Please submit this Comment Sheet by October 10, 2014 to either of the following contacts.

Ainley Group
Steve Fournier, P.Eng.
Project Manager
550 Welham Road
Barrie, Ontario L4N 8Z7
Tel: 705-726-3371
Fax: 705-726-4391
Email: fournier@ainleygroup.com

Town of Wasaga Beach
Gerald Reu, C.E.T.
Project Coordinator
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Tel: 705-429-2540 Ext 2342
Fax: 705-429-8226
Email: g.reu@wasagabeach.com

Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments received will become part of the public record. Thank you for your participation.

T:\113202\Class EA\PIC\113202 Bay Sands Drainage EA, PIC 1 Comment Sheet A.doc

No. 7125 P. 4

TD COMMERCIAL BANKING CENTRE

Dec. 5, 2014 7:45AM

Andrea Potter

From: [REDACTED]
Sent: October-31-14 7:21 AM
To: Steve Fournier, P.Eng.
Cc: potter@ainleygroup.com; g.reu@wasagabeach.com; [REDACTED]
Subject: RE: Bay Sands Development Drainage EA

Sorry, yes. Leave that as is, but you have our email addresses now.

Thxs.

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

From: Steve Fournier, P.Eng. [mailto:fournier@ainleygroup.com]
Sent: Thursday, October 30, 2014 3:31 PM
To: [REDACTED]
Cc: potter@ainleygroup.com; g.reu@wasagabeach.com; [REDACTED]
Subject: RE: Bay Sands Development Drainage EA

[REDACTED]

Yes, our records have a contact for [REDACTED]. Should we just leave the contact information as is?

Regards,

Steve Fournier, P.Eng.
Senior Engineer



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From: [REDACTED]
Sent: October-30-14 2:44 PM
To: 'fournier@ainleygroup.com'

Cc: 'potter@ainleygroup.com'; 'g.reu@wasagabeach.com'; [REDACTED]
Subject: Re: Bay Sands Development Drainage EA

We are 3 61st street north on the water. My mother [REDACTED] is a main contact [REDACTED] along with myself.

Thxs.

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

Sent from my blackberry handheld

From: Steve Fournier, P.Eng. [<mailto:fournier@ainleygroup.com>]
Sent: Thursday, October 30, 2014 01:44 PM
To: [REDACTED]
Cc: 'Andrea Potter' <potter@ainleygroup.com>; g.reu@wasagabeach.com <g.reu@wasagabeach.com>
Subject: RE: Bay Sands Development Drainage EA

The meeting is at the Rec Plex on Mosley Street. Thursday November 6 from 7:00 pm to 9:00 pm. We do not have you on our contact list but will add your name and address to it now. We have a [REDACTED] [REDACTED] I believe it was for [REDACTED] [REDACTED] If you are on the water then your address will be [REDACTED] [REDACTED]

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

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From: [REDACTED]
Sent: October-30-14 1:01 PM
To: fournier@ainleygroup.com
Cc: potter@ainleygroup.com; g.reu@wasagabeach.com
Subject: FW: Bay Sands Development Drainage EA

Hi Steve,

I understand there is a meeting next Thursday to discuss the options at the RexPlex. Do you know what time it is scheduled for?

We are located at [REDACTED], so are directly impacted .

Thxs.

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

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

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

December 4, 2014

Via E-Mail (Fournier@ainleygroup.com)

Re: Bay Sands Drainage – Comments

My name is [REDACTED] and I represent my mother and property owner [REDACTED]
[REDACTED] My contact information is [REDACTED], main email
address is [REDACTED] My mother's contact information via phone is [REDACTED]
address of record for correspondence in this matter is [REDACTED]
[REDACTED]

Our family is in favour of the Alt 3 option, with a secondary option being Alt 2C.

It was suggested at the information session that significant grading of the street would be required to implement the 61st street option, this is going to be a major issue because the grading rises substantially from Shore Lane, peaking at the end of the road before descending toward the Bay. This will cause a grading issue for the driveways of 61st street north (3 houses) plus the property to the west which will have a further steep embankment along the property line. This will also alter the character of the street which is a major throughfare for pedestrians to use to access the beach as well as for the numerous children who use the street to play, including my own [REDACTED] my adjacent neighbours with [REDACTED], and my neighbours to the west with numerous children and grandchildren.

Two elbows in a pipe from 62nd street to Shore Lane to 61st street will be required with the 61st street option. The potential impact of this option was not presented at the information meeting. With Alt 3 option and Alt 2C, water can be straight line drainage via 67th or 62nd street directly into the bay and in the case of 62nd street, through MNR lands.

The properties located at the corner of 61st street north and Shore Lane are close to the intersection and with an oil and grit separator required to be maintained at the base of 61st street as a result of the proposed configuration this will have a negative impact on the surrounding houses and cottages.

Alternative 4 was dismissed as a preferred option but this seems to contradict the 10 year Capital Works forecast for storm drain projects slated for 2018. Perhaps this alternative should be pursued further.

In conclusion, Alternative 3 will have the lowest overall capital cost and lowest operating and maintenance costs vs 61st street option which requires significant amendments to grading and the diversion of water flow from 62nd street.

Sincerely,

[REDACTED]

[REDACTED]

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: November-17-14 8:39 AM
To: potter@ainleygroup.com
Subject: FW: BAY SANDS DEVELOPMENT AREA STORM DRAINAGE
Attachments: wasaga beach .docx

Andrea

Please add this to pur Bay Sands Comments Received file.

Regards,

Steve Fournier, P.Eng.
Senior Engineer

550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

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-----Original Message-----

From: [REDACTED]
Sent: November-16-14 7:17 PM
To: admin@wasagabeach.com; rkelso@wasagabeach.com; g.reu@wasagabeach.com; fournier@ainleygroup.com
Subject: BAY SANDS DEVELOPMENT AREA STORM DRAINAGE

TO: Pam Archdekin-Deputy Clerk - Town of Wasaga Beach
Ray Kelso-Manager of Planning & Development-Town of Wasaga Beach
Gerald Reu-Project Manager -Town of Wasaga Beach
Steve Fournier-Project Manager-Ainley Group

Please find attached my response to the Public Meeting onThursday November

6th, 2014.



November 16, 2014

Mayor Elect and Members of Council Elect
Town of Wasaga Beach
c/o Town Clerk
30 Lewis Street
Wasaga Beach, Ontario
L9Z 1A1

RE: BAY SANDS DEVELOPMENT AREA
STORM DRAINING AND OUTLET IMPROVEMENTS
SCHEDULE "C" MUNICIPAL CLASS ENVIRONMENT ASSESSMENT
November 6, 2014

I am writing in response to the Public Information meeting held on November 6th, 2014 regarding drainage alternatives for the Bay Sands area. I have owned and enjoyed our family beachfront property on Shorelane for the past 20 years [REDACTED] [REDACTED] and the numerous amenities available in the community of Wasaga Beach.

My first visit to the Beach was with my parents as a young immigrant to Canada in 1957. We have always had a fascination and excitement with the Town of Wasaga Beach, watching it grow, develop and advance with the times, but always respecting and protecting the very thing that brought us all here year after year, namely - "The Beach".

That is why I was shocked and became very concerned when on November 6th, 2014 at the Public Information Centre the drainage proposals for the "BAY SANDS PROJECT" included a "Retention Pond" on a property adjacent to ours, at the north end of 62nd Street North. This land is presently owned by the Ministry of Natural Resources. The proposal was outlined by the Ainley Engineering firm and is referred to as Alternative 2C. This property is rich in biodiversity, and acts as a stable home for many different species of birds. This I know because my property is adjacent to the Ministry Site and I will be directly affected by any construction on this site by a "Retention Pond".

Any "Retention Pond" or drainage infrastructure built on the Ministry land at 62nd Street North, following alternative 2C, would have a major impact on the valuation of my property and those of adjoining properties. I would naturally seek remedies in a court of law.

I was encouraged to read from the schedule that Alternative # 3 was already partially in place, and one that the Consulting Engineers said would have fewer impacts. This proposal involves placing a direct storm line from the Bay Sands community to a large "Retention Pond" on the South side of Mosley Street which would be well away from the Beach , where the loss of vegetation and habitat is minimal with the placement of an open pond on this property. The storm line would then continue north on 67th Street to an existing grit separator where 67th Street North meets Shorelane.

In reference to this existing outlet and Alternative #3 , the Ainely study stated that "this outlet has sufficient capacity to accommodate all contributing lands." . This new "Retention Pond" proposed south of Mosley could also accommodate any future development needs.

The locating of "Retention Ponds" well away from our beach should be an imperative for all of us with a long history of care and respect for the safety, prosperity, and visual appeal of Wasaga Beach.

In closing I would like to remind you all, that our beach is truly a treasure that we are duty bound to protect and preserve. When we stroll the sandy beach on a summer evening, we should enjoy the sunsets and not a view of any "Retention Pond".

Regards,

[Redacted signature block]

[Redacted contact information]

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: November-18-14 2:05 PM
To: [REDACTED]
Cc: potter@ainleygroup.com
Subject: RE: Bay Sands E.A.

[REDACTED]

The PIC presentation material has been placed on the Town of Wasaga Beach site. We provide the link listed below.

<http://www.wasagabeach.com/Whats%20New%20and%20Public%20Notices%20Documents/Bay%20Sands%20Area%20Drainage%20Improvements%20Class%20EA.pdf#search=bay%20sands>

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

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From: [REDACTED]
Sent: November-18-14 1:08 PM
To: fournier@ainleygroup.com
Subject: Bay Sands E.A.

Steve

Last week you offered to forward me a link to additional information(Drawings) regarding the Bay Sands E.A.

I haven't received anything to date.

Thanks

[REDACTED]

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: November-13-14 10:52 AM
To: potter@ainleygroup.com
Subject: FW: Environmental Assessment Bay Sands Storm Sewer

Andrea

Please add this to comments received. I believe their name is already on the contact list

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
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From: [REDACTED]
Sent: November-13-14 10:14 AM
To: fournier@ainleygroup.com
Subject: Environmental Assessment Bay Sands Storm Sewer

Steve

Thank you for forwarding the "Comment Sheet" regarding the Bay Sands Drainage E.A.

I regret not being able to attend the November 6 meeting. It appears that additional information may have been presented to those in attendance and not included on the comment sheet, making the ability to respond to the questions asked a little more difficult.

- 1) Alternate 2(b) (with a new outlet to Nottawasaga Bay along 61st)
 - Presumably the internal Bay Sands drainage is designed to exit the east end of the development and the alignment of the proposed storm sewer is north on 62nd Street to Shorelane.
 - There is no mention of a change in the alignment of the sewer between 62nd and 61st Street
 - There is no mention if 62nd Street ,north and south, is to be reconstructed to urban standards as proposed in Alternates 2(a) and 2(b).

- If the intent is to construct to an urban standard ,will this work be performed under a Local Improvement program

2) Alternate 3

- Presumably the design of the internal Bay Sands storm sewer would facilitate an exit somewhere in the N.W. section of the subdivision.
- Likely in the area of the intersection of a southern projection of the 67 th Street road allowance.
- Have discussions been held with the current owners of private lands located between Mosley Street and the Subdivision regarding the feasibility of the proposed sewer crossing their property?
- Who would own this sewer ? Who would be responsible for the cost of installing and maintaining the same?

Wasaga Beach's , published , 10 year forecast for storm sewer construction includes for a storm sewer on 62nd street complete with minor curb / storm sewer work on the last remaining section of Shorelane where curbs have not been installed.

Would this work on Shorelane be included in Alternate 3?

I must bring to your attention that the current "Google Earth" aerial photograph of Nottawasga Bay provides an excellent example of the quantity of sediment that flows into the Bay from the 71st Street drainage channel

The comment sheet , under Alternate 2(c) ,refers to a "quality control pond". I presume your reference is the same as a Storm Retention Pond where the design provides for the containment of excess rain water until the sewers are able to handle the flow.

The pond would also allow the settlement of suspended solids through the extended retention time.

The comment sheet recommends the construction of a quality control pond in only one of the four options. It would appear that Storm Retention Ponds or similar alternate design options should be considered for all options.

Is the water quality of the effluent an integral part of the Environmental Assessment?

On a separate note , my e-mail of November 10 included an inquiry regarding a definition of "checkerboard development" and also some history of the subdivision.

- 1) Am I to assume that in this case "checkerboard" refers to the fact that individual lot owners will be building at different times?
- 2) Is the servicing proposed for the development to urban standards (i.e. - inclusive of water, storm and sanitary sewers, curbs and sidewalks)?

Thanks

██████████
██████████████████
██████████
██████████████████

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: November-10-14 10:12 AM
To: potter@ainleygroup.com
Subject: FW: Environmental Assessment Bay Sands Storm Sewer

Andrea

Please add to list of comments received. I will prepare a response and list u=you as a Cc:

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

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From: [REDACTED]
Sent: November-10-14 9:43 AM
To: fournier@ainleygroup.com
Subject: Environmental Assessment Bay Sands Storm Sewer

Good Morning Steve

I was not able to attend meeting held last week to discuss various options for the above Environmental Assessment.

My sister attended the meeting and I gather a form listing various options was distributed to the attendees.

It would be appreciated if you could e-mail me a copy of the form.

I joined Bill Ainley in 1969 just about the time that Bay Sands was created. All I can recall regarding the development is that the name "Dowling" was attached to the file.

Are you able to provide me with a definition of "checkerboard type development" (which is probably illegal today) and a little history of the Bay Sands Subdivision and how it applies to the current situation.

Considering :

- 1) 1970, not sure if the lands were within the limits of Wasaga Beach.
- 2) Standards of the day were likely septic systems, open ditches and roads.
- 3) The Towns 10 year Storm Sewer Construction forecast indicates a \$1.85 million dollar storm sewer on 62 Street to service the Bay Sands land. Construction scheduled somewhere around 2018
- 4) What services are being proposed for the development at this time? I assume the 104 property owners own landlocked, unserviced property
- 5) What has brought the development to the forefront after 40 years or have there been ongoing discussions regarding the lands.
- 6) What responsibility does the Town have? What responsibility do the property owners have?

My property at Wasaga Beach is [REDACTED]

Thanks

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

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: October-27-14 2:12 PM
To: 'Andrea Potter'
Subject: FW: Change of Address for Property Owner - File #113202

Andrea

When you get a chance please update the mailing address for [REDACTED] on our Bay Sands contact list

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

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From: [REDACTED]
Sent: October-27-14 1:54 PM
To: fournier@ainleygroup.com
Subject: Change of Address for Property Owner - File #113202

Hi Steve, I received a letter from Ainley & Associates on June 16, 2014 with regards to the Bay Sands Development Area Storm Drainage & Outlet Improvements. Can you update your records with the following new address for me please. I have contacted the Town of Wasaga Beach Tax Dept with this address change.

New address:

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

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

File # 113202

Paula Ney

From: [REDACTED]
Sent: November 3, 2014 7:58 PM
To: Paula Ney
Subject: RE: Wasaga Beach Bay Sands Development Notice of Public Information Meeting - Ainley file #113202

Thank you for informing me of the meeting to be held on November 6 regarding the Bay sands project. Unfortunately due to other commitments I will not be able to attend- I would really appreciate though if you inform me of the outcome of the meeting, so that I may pass the information to [REDACTED].

Regards [REDACTED]

From: ney@ainleygroup.com
To: [REDACTED]
CC: potter@ainleygroup.com
Subject: Wasaga Beach Bay Sands Development Notice of Public Information Meeting - Ainley file #113202
Date: Thu, 23 Oct 2014 15:08:47 -0400

Attn: [REDACTED]

Please see attached information regarding the above noted project.

Thank you.

Regards,

Paula Ney
Administrative Assistant



550 Welham Road
Barrie, Ontario, L4N 8Z7
ney@ainleygroup.com
Tel: (705) 726-3371 Ext. 232
Fax: (705) 726-4391

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**BAY SANDS DRAINAGE
Municipal Class Environmental Assessment Schedule 'C'**

Public Information Centre – Thursday, November 6, 2014
7:00 pm to 8:00 pm at the Wasaga Beach Rec Plex
1724 Mosley Street

COMMENT SHEET

The Town of Wasaga Beach is proceeding with a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to provide drainage improvements to accommodate the development of Bay Sands Residential Subdivision. The study area for this project will encompass the existing undeveloped residential lots known as Bay Sands as well as the existing residential areas within the outlet areas to Nottawasaga Bay. More specifically, the study area is described as the area between 60th Street North and 68th Street North, north of Mosley Street as well as the Bay Sands Area between 62nd Street and Highway 26. Through the Class EA process, the Town of Wasaga Beach is reviewing options in an effort to select a Preferred Solution that will address identified deficiencies and result in the least amount of impact on the area environment (physical, natural, social & economic).

Comments received from this public meeting will be reviewed to assist in the selection of the Preferred Solution. Please provide the following information to assist in the selection process and to ensure that your concerns are addressed.

Name of Respondent: _____

Representing (Agency, Property Owner, Tenant, etc.): _____

Address and Postal Code: _____

Telephone Number: _____

1. PROBLEM STATEMENT

The purpose of this Class EA is to address the stormwater management needs for the Bay Sands Development Area. The existing drainage routes are currently under capacity for large storm events and cannot accommodate additional developed area. Providing improvements to accommodate Bay Sands Development provides an opportunity to address existing deficiencies as well. The Class EA process will investigate various drainage options including the provision of storm sewers, storm water management pond(s), improvements to existing outlets and/or the development of new outlets into Nottawasaga Bay.

2. PRELIMINARY PREFERRED SOLUTION

Based on the analysis so far the Project Team has identified two of the Alternatives warrant further investigation in their opinion. These are Alternative 2B with a new outlet to Nottawasaga Bay along 61st Street and Alternative 3 along 67th Street to the existing outlet north of Shore Lane on the 67th Street alignment:

- The 67th Street alternative has the shortest road reconstruction so construction impacts are minimized and it utilizes an existing drainage outlet to the Bay that has sufficient capacity;
- The reconstruction of 62nd Street provides an opportunity to address existing drainage issues along that corridor as well as the Bay Sands drainage requirements and the construction is within the existing road right-of-way;

3. Do you have a preference between Alternative 2B and Alternative 3. Does that alternative effectively address the Problem Statement as defined in Section 1 above and that it generates the least amount of negative impact on the area environment (physical, natural, social, and economic)? Please mark your preference with an X.

ALT 2B

ALT 3

4. If you disagree with the Preliminary Preferred Solution, please select which of the remaining alternatives you feel best resolves the objective of the undertaking:

Alternative 1

Do Nothing. Retain the existing drainage corridors with no improvements

Alternative 2a

Reconstruct 62nd Street to an urban standard south of Mosley Street with new storm sewer and improve existing drainage channel from Nottawasaga Bay to 61st Street on the south side of Shore Lane.

Alternative 2c

Reconstruct 62nd Street to an urban standard south of Mosley Street and from Mosley to Shore Lane with new storm sewer. Construct new quality control pond on north side of Shore Lane and create a new outlet to the bay along the 62nd Street alignment.

5. Please identify below specific concerns you have with any, or all, of the solutions identified.

Currently in twelve blocks (57-71st) there are 4 existing outlets. If you put another that is a very high ratio in a small area.

6. What do you consider to be of key concern?

What are the environmental impacts to the beach?
 Vegetation surrounds the existing outlets, phragmites etc. Outlet @ 67th street is blocked by vegetation.
 Beach is becoming wetter + vegetation taking over.
 MWR needs extra resources to maintain the outlets on the beachfront.
 West end of beach has highest # of outlets and is the wettest. + most vegetation.
 Is there a relationship?

7. Do you wish to continue to be informed of the Class EA planning process for this project?

YES

NO

Please submit this Comment Sheet by **October 10, 2014** to either of the following contacts:

Ainley Group

Steve Fournier, P.Eng.
Project Manager
550 Welham Road
Barrie, Ontario L4N 8Z7
Tel: 705-726-3371
Fax: 705-726-4391
Email: fournier@ainleygroup.com

Town of Wasaga Beach

Gerald Reu, C.E.T.
Project Coordinator
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Tel: 705 429-2540 Ext 2342
Fax: 705-429-8226
Email: g.reu@wasagabeach.com

Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments received will become part of the public record. Thank you for your participation.

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: December-05-14 8:54 AM
To: 'Andrea Potter'
Subject: FW: Bay Sands Drainage Class EA Comments
Attachments: Bay Sands Drainage Class EA Comments [REDACTED].pdf

Andrea

One for Alt 2C. Please file.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-2230

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From: Gerald Reu [<mailto:g.reu@wasagabeach.com>]
Sent: December-04-14 1:27 PM
To: Steve Fournier; Andrea Potter
Cc: Mike Pincivero
Subject: FW: Bay Sands Drainage Class EA Comments

FYI

From: [REDACTED]
Sent: December-04-14 1:14 PM
To: g.reu@wasagabeach.com
Cc: [REDACTED]
[REDACTED] Class EA Comments

Dear Mr. Reu,
Attached please find comments submitted on behalf of [REDACTED]:

CONFIDENTIALITY WARNING

This e-mail message, including any attachment(s), is confidential. If we sent this communication to you in error, please do not disclose it to anyone else or use the information in it. Please notify the sender of the transmission error and then delete our communication from your system without printing, copying or forwarding it. Thank you for your co-operation.

AVERTISSEMENT CONCERNANT LE CARACTERE CONFIDENTIEL DE L'INFORMATION

Le present courriel, y compris toute piece qui y est jointe, est confidentiel. Si nous vous avons envoye cette communication par erreur, nous vous prions de ne la divulguer a personne ni a utiliser l'information qu'elle contient. Veuillez informer l'expediteur de l'erreur de transmission et effacer ensuite notre communication de votre systeme sans l'imprimer, ni la copier ni la retransmettre. Nous vous remercions de votre cooperation.



**BAY SANDS DRAINAGE
Municipal Class Environmental Assessment Schedule 'C'**

Public Information Centre – Thursday, November 6, 2014
7:00 pm to 8:00 pm at the Wasaga Beach Rec Plex
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COMMENT SHEET

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Comments received from this public meeting will be reviewed to assist in the selection of the Preferred Solution. Please provide the following information to assist in the selection process and to ensure that your concerns are addressed.

Name of Respondent: _____

Representing (Agency, Property Owner, Tenant, etc.): Owner

Address and Postal Code: _____

Telephone Number: _____

1. PROBLEM STATEMENT

The purpose of this Class EA is to address the stormwater management needs for the Bay Sands Development Area. The existing drainage routes are currently under capacity for large storm events and cannot accommodate additional developed area. Providing improvements to accommodate Bay Sands Development provides an opportunity to address existing deficiencies as well. The Class EA process will investigate various drainage options including the provision of storm sewers, storm water management pond(s), improvements to existing outlets and/or the development of new outlets into Nottawasaga Bay.

2. PRELIMINARY PREFERRED SOLUTION

Based on the analysis so far the Project Team has identified two of the Alternatives warrant further investigation in their opinion. These are Alternative 2B with a new outlet to Nottawasaga Bay along 61st Street and Alternative 3 along 67th Street to the existing outlet north of Shore Lane on the 67th Street alignment:

- The 67th Street alternative has the shortest road reconstruction so construction impacts are minimized and it utilizes an existing drainage outlet to the Bay that has sufficient capacity;
- The reconstruction of 62nd Street provides an opportunity to address existing drainage issues along that corridor as well as the Bay Sands drainage requirements and the construction is within the existing road right-of-way;

3. Do you have a preference between Alternative 2B and Alternative 3. Does that alternative effectively addresses the Problem Statement as defined in Section 1 above and that it generates the least amount of negative impact on the area environment (physical, natural, social, and economic)? Please mark your preference with an X.

ALT 2B

ALT 3

4. If you disagree with the Preliminary Preferred Solution, please select which of the remaining alternatives you feel best resolves the objective of the undertaking:

Alternative 1

Do Nothing. Retain the existing drainage corridors with no improvements

Alternative 2a

Reconstruct 62nd Street to an urban standard south of Mosley Street with new storm sewer and improve existing drainage channel from Nottawasaga Bay to 61st Street on the south side of Shore Lane.

Alternative 2c

Reconstruct 62nd Street to an urban standard south of Mosley Street and from Mosley to Shore Lane with new storm sewer. Construct new quality control pond on north side of Shore Lane and create a new outlet to the bay along the 62nd Street alignment.

5. Please identify below specific concerns you have with any, or all, of the solutions identified.

See attached

6. What do you consider to be of key concern?

See attached

7. Do you wish to continue to be informed of the Class EA planning process for this project?

YES

NO

Please submit this Comment Sheet by **October 10, 2014** to either of the following contacts:

Ainley Group

Steve Fournier, P.Eng.
Project Manager
550 Welham Road
Barrie, Ontario L4N 8Z7
Tel: 705-726-3371
Fax: 705-726-4391
Email: fournier@ainleygroup.com

Town of Wasaga Beach

Gerald Reu, C.E.T.
Project Coordinator
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Tel: 705 429-2540 Ext 2342
Fax: 705-429-8226
Email: g.reu@wasagabeach.com

Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments received will become part of the public record. Thank you for your participation.

December 4, 2014

5. Please identify below specific concerns you have with any, or all, of the solutions identified.

I strongly oppose the proposal to create a new outlet to Nottawasaga Bay along 61st Street (Alternative 2B) because out of all of the options, this does not generate the least amount of negative impact on the area environment.

Instead of Alternative 2B, I would urge the Town of Wasaga Beach to further investigate drainage Alternative 3 at 67th street and in the further alternative, 2C for the following reasons:

- a) The diagram of existing drainage catchment areas provided at the Public Information Centre clearly illustrated that most of the future Bay Sands Drive development site already naturally flows to the existing outlet at 67th Street. Further, this existing outlet to the bay has sufficient capacity. It does not make sense to divert the water from the 67th Street Drainage Area to the 61st Street Drainage Area and it certainly does not make sense to build a new outlet at 61st Street when one already exists at 67th.
- b) The evaluation matrix identifies Alternatives 2C and 3 as the most preferred for surface runoff quality because they provide additional quality control. Alternative 2B is not ideal in this regard.
- c) In terms of impact on the physical environment, Alternative 3 is the most preferred because it affects the shortest length of an existing r.o.w and will have a lesser impact on existing utilities and services (water and sewage).
- d) Alternative 3 is assessed as "most preferred" for each of the six factors listed as social environment considerations: adjacent property impacts, noise, archeological, built heritage, traffic impacts and property access. In contrast, Alternative 2B is assessed as "most preferred" in only one of those same six factors – built heritage. Clearly, from a social environment perspective, Alternative 3 is the "lesser of two evils".
- e) Finally, Alternative 3 has the lowest overall cost for construction and property acquisition.

The fact that Alternative 3 crosses Nottawasaga Valley Conservation Authority regulated land should not be given disproportionate consideration over other factors.

6. What do you consider to be of key concern?

The preliminary assessment is silent on water quality, which I consider a key concern. The Town of Wasaga Beach should strive to maintain water quality while also reducing the impact on areas downstream of the new Bay Sands development. Alternative 3 appears to address these issues.

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: October-30-14 12:15 PM
To: [REDACTED]
Cc: 'Andrea Potter'; g.reu@wasagabeach.com
Subject: Bay Sands Development Drainage EA

[REDACTED]

The upcoming public information centre is to present several alternatives that are being considered for a drainage outlet and compare their benefits and impacts. It is only after this meeting when we have considered the comments and information received that we will assist the Town of Wasaga Beach in selecting a preferred alternative to pursue further and refine the design (the current plans for all the alternatives to be presented at the PIC are only preliminary). A few weeks following the PIC a summary will be prepared of the comments received and responses provided and how it affected the selection of the preferred alternative. This summary is typically mailed to those on the contact list. Eventually we will complete the Environmental Study Report (ESR) and will provide notice of where it is available for review (typically at the Town office, a local library and possibly on the Town's web site).

At this time we provide the following summary of alternatives that will be presented at the PIC:

Alternative 1 - Do Nothing (always considered as the base condition)

Alternative 2A – Reconstruct 62 Street to Shore Lane to an urban standard with curb and gutter and storm sewer and improve the existing channel outlet to the Bay between 61st Street and the Bay

Alternative 2B – Same as 2A but a new outlet is provided north of Shore Lane along the 61st St stub to the Bay.

Alternative 2C – Same as 2A but a new outlet is provided north of Shore Lane along the 62nd Street Stub to the Bay.

Alternative 3 - Provide a channel across the private lands to the north of Bay Sands development to Mosley Street to connect to 67th Street north of Mosley. Reconstruct 67th Street to an urban standard and connect to the existing storm sewer outlet to

the Bay on the north side of Shore Lane that already has sufficient capacity.

Alternative 4 - A preliminary investigation was made of the existing outlet to the Bay along 71st Street north of Mosley Street but it was found that there was insufficient grade and the alternative was not developed any further.

We appreciate your interest in the project and your e-mail and this response will form part of the ESR. It will also serve to remind us that we are to provide you with a summary of the PIC, notice of any additional PIC that may be considered and the availability of the ESR. When you receive that summary you may still ask questions if you so wish.

Regards,

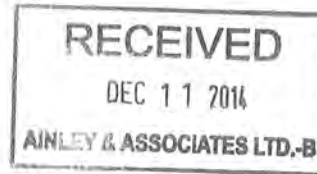
Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7



December 4, 2014



TO	SEEN
JAM	
SLF	
AP	
FILE NO.	
113202	

RE: Bay Sands Development Area Storm Drainage and Outlet Improvements Alternatives for Stormwater Drainage into Georgian Bay within the NRCA Park Along the Shoreline of Wasaga Beach

Member Municipalities

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

Dear [Redacted]

Thank you for sharing your concerns regarding Alternative #3 for the Bay Sands Development Area Storm Drainage Improvements. We appreciate your interest in the outcome of this project.

Currently this project is undergoing a Municipal Class Environmental Assessment. The Ainley Group has been retained by the Town of Wasaga Beach to conduct this process. We have copied the Ainley Group on this letter, so that they can incorporate your comments and provide you with a response.

The Nottawasaga Valley Conservation Authority has an interest in this project and will be commenting on the project with respect to our mandate. We have noted your concerns, and have included them in our file for this project, to be considered when our review takes place.

Sincerely,

Glenn Switzer
Director, Engineering & Technical Services

For

cc: Steve Fournier Gerald Reu
 Ainley Group Town of Wasaga Beach

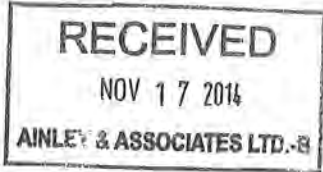
Watershed Counties

- Simcoe
- Dufferin
- Grey

Member of



Conserving our Healthy Waters



TO	SEEN
JAM	
SLF	
FILE NO. 113202	

Nottawasaga Valley Conservation Authority
Mr. Glenn Switzer
Director
Engineering and Technical Services
9195 8th Line
Utopia, Ontario
L0M1T0

RE: Bay Sands Development Area Storm Drainage and Outlet Improvements
Alternatives for storm water drainage
into Georgian Bay within the NRCA park area along the shoreline of Wasaga Beach

Dear Glenn,

During the November 6, 2014 public meeting organized by Ainley and Associates at the Recplex on Mosley Street concerning drainage route alternatives for the Bay Sands Development, it was observed that while flora, fauna and flood control had been taken into account in the choice of alternative drainage routes to Georgian Bay preferred by the planner, the local impact on beach water and the lake bed close to shore had not been considered.

I have some concerns about Alternative #3 which involves using the 67th Street culvert as the outlet for the greater flows of drainage which the Bay Sand area would require. Presently, this culvert is used for a very limited and local drainage area. My concern is that the area of the lake from 71 Street to the 67th Street right-of-way will not effectively clear the effluent and sediment away from the shore since the current in this area is greatly reduced. The culvert rests in the lee of a point of land which extends out from the campground at the foot of 71st Street. The current generally misses this area as it rounds the point and pushes eastward. This area has always had a stony lake bed because the impeded current cannot carry sand in to cover the stones.

Greater drainage from storm ponds planned for the Bay Sands Project, especially at times of heavy runoff in the spring and following heavy rainfalls will bring with it greater loads of sediment including lawn fertilizer, road pollution from vehicle use and Pcb's leaching from asphalt. This is already the case with the large channel which carries field and highway 26 drainage into the lake at 71st street. In the accompanying photos, please note the white plume of effluent entering the lake from this channel after a heavy rainfall. Once the plume reaches the end of the point, the eastward current pushes the sediment-filled effluent back to shore between 66th and 65th Streets. Should the 67th Street alternative drainage outlet be implemented, there will be two such flows into the same lee area within a short distance of each other.

In summer, residents come to swim and play in the shallows at the foot of 66th Street, next to the culvert or along the narrow strip of beach left to us between 66th and 64th Street. Wetland growth has filled in the rest so there is little local choice as to where

to enjoy the beach and a large number of summer renters do use this area. (Please see the photos of beach use at 66th Street taken one day last summer with the culvert in the background).

I learned at the November 6th meeting that when sediment is dredged from a storm pond, it must be taken away for special treatment before being discarded. If such precautions must be taken, why is it alright to load up this small elbow of the Bay which has less capacity to clear and dilute sediment than a coastline exposed to strong wave action and current such as is found at the 62nd street alternative?

The second preferred alternative at 62nd Street comes with three variations: 2a which considers using an existing natural channel located beside the 61st street right-of-way but which would entail likely buying two homes in order to widen the channel; 2b, which is the preferred alternative, routing the drainage pipe down 62nd Street but exiting at the 61st Street right-of-way and 2c, also routing the drainage pipe down 62nd Street but continuing through MNR property to exit at the 62nd street right-of-way. All three alternatives are close together and located where the wave action and current are strong enough to carry away and dilute effluent. Moreover, no one swims in this area. Phragmites has grown to the water's edge between 63rd Street and the 61st Street right-of-way.

It was obvious at the meeting that there is concern about the effect of yet another drainage channel into the Bay, no matter where it goes. I hear there are already four outlets into the Bay between Beach 6 and 62nd Street, not counting two more in the lee area ending at 71st Street. Are we taking the Bay's capacity to absorb pollution for granted just as the passenger pigeon presence was taken for granted as they were overused for human consumption?

Other options were discussed at the meeting such as filtration of storm water through the sand in the area contiguous to the Bay Sands property. Land would have to be purchased from a present owner.

Is it possible to pipe storm water to the nearby Lamont Creek which would then carry the water to the Nottawasaga river? I understand, the Nottawasaga has suffered from low flow in recent years.

Was a storm water pipe laid down when Mosley Street was widened from the Main End to 45th Street? If so, could this be extended to 62nd Street? These are questions for Ainley and Associates to examine, certainly. After all, not every municipality has a lake to solve drainage problems but they all manage to find solutions.

I'm sure you monitor the effects of pollution in the Bay water, especially along the shore. Would you please give close consideration to the particularities of the 67th Street location (alternative 3)? I would be grateful if you would give your input in this decision to me, Mr. Fournier, project manager at Ainley and Associates, Mr. Reu, the town project manager and Mr. Fisher, Superintendent of Parks at Wasaga Beach.

Best regards from [REDACTED]

Cc Steve Fournier (705) 726-3371, Gerald Reu (705) 429-2540, John Fisher (705) 429-
Ainley & Assoc. Town Wasaga Beach Superintendent, Parks [REDACTED]



Culvert
 →
 67th
 Street

→ 71st Street

Beach use beside culvert, 2014

67 Street Alternative #3
 Bay Sands Drainage Study
 Ainley & Assoc.

Drainage plume in the lee of point and travelling close to shore eastward

↓ 71st Street channel ↓ Summer beach area



Andrea Potter

From: Gerald Reu <g.reu@wasagabeach.com>
Sent: October-27-14 8:08 AM
To: Andrea Potter
Cc: Steve Fournier
Subject: FW: Recplex meeting about Bay Sands Project
Attachments: DSCN1354.JPG; DSCN1355.JPG; DSCN0726.JPG; DSCN0725.JPG; DSCN0724.JPG

Good morning;

Please add these comments and photos to your file as comments regarding the EA.

Regards;

Gerald Reu, C.E.T.
Project Coordinator
Town of Wasaga Beach

Phone: 705-429-2540 Ext. 2342
Fax: 705-429-8226
Cell: 705-443-7800
Email: g.reu@wasagabeach.com

From: [REDACTED]
Sent: October-25-14 11:15 PM
To: g.reu@wasagabeach.com
Cc: barrie@ainleygroup.com
Subject: Re: Recplex meeting about Bay Sands Project

Dear Mr. Reu, I will drive to Wasaga Beach from Guelph and return the same evening since our cottage is now put to bed for the winter. I must say a week-end, afternoon meeting would have been easier for us cottagers.

It is important to me, however, to urge you to avoid using the new culvert at the foot of 67th Street for drainage of the much greater area which the Bay Sands Development will occupy. My reason is this: there is already a large channel for runoff which enters our swimming area a mere four streets to the west of the new culvert (beside 71st Street, the campground road). The current carries heavy runoff from this channel, once it clears the Point, back into our swimming area. (Please see the

photos # 5.4 and 3 attached where large areas of white inflow are visibly carried eastward and inward by the current.) Agricultural fertilizers, vehicle residue and PCBs which leach out of asphalt in small quantities with every rain already end up in the water where we swim. It would be unhealthy, in my opinion, to create another large-capacity runoff outlet at 67th Street so close to the Stayner road outlet at 71st Street. Such a decision can only increase the amount of fertilizer and PCBs emptying into the swimming area, this time from lawns and roads in the Bay Sands Subdivision. This is especially true when one considers that beachfront in the lee of the campground Point, an area which includes both the 71st Street outlet and the 67th Street culvert is sheltered from the eastward-moving current and therefore has, except for the most vigorous inflow periods, reduced capacity to move sediment out to deeper waters and away from the shore.

Please observe the popular use of the beach at the foot of 66th Street just to the east of the culvert in these photos # 1 and 2, taken one sunny day this past summer (2014). Renters and owners use this spot for swimming every sunny day during the warm weather.

Whether or not the 67th Street culvert is being considered in the Bay Sands Project I won't know until I come to the November 6th meeting at the RecPlex. It never hurts to be proactive, however, so I don't consider writing this note as wasted time. My view as a cottage owner and one who has been coming to the beach for the last sixty-eight years may contribute information which is pertinent and as yet unconsidered.

[Redacted]

Wasaga Beach

[Redacted]

Sincerely,

[Redacted]

[Redacted],

[Redacted]







Andrea Potter

From: Andrea Potter <potter@ainleygroup.com>
Sent: November-18-14 10:02 AM
To: [REDACTED]
Cc: Steve Fournier
Subject: Bay Sands Class EA File No. 113202
Attachments: 113202 Bay Sands Drainage EA PIC 1 Comment Sheet.pdf

Hello [REDACTED]

In reviewing the file for the above noted project I see that you sent an email previously. I am following up to see if you were able to attend the Public Information Centre held November 6th for this project. If you were unable to attend the meeting, not to worry, I have provided a link to the Town's website so that you can view the presentation material.

<http://www.wasagabeach.com/Whats%20New%20and%20Public%20Notices%20Documents/Bay%20Sands%20Area%20Drainage%20Improvements%20Class%20EA.pdf#search=bay%20sands>

I have also attached a copy of the comment sheet. Please disregard the October 10th deadline for receipt of comments as indicated on the comment sheet. This was a typo. We ask that you submit any comments as soon as possible.

If you have any questions regarding the PIC material or the project in general please be sure to call.

Regards,

Andrea Potter, B.E.S.
Environmental Planner
Ainley Group
550 Welham Road, Barrie, ON L4N 8Z7
potter@ainleygroup.com
Tel: (705) 726-3371 Ext. 256

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From: Gerald Reu [<mailto:g.reu@wasagabeach.com>]
Sent: October-21-14 12:15 PM
To: Andrea Potter
Cc: Steve Fournier; Mike Neumann
Subject: FW: environmental assessment for storm water bay Sands Development

Good afternoon Andrea;

Please respond to [REDACTED] and bring her up to speed on the study.
Please copy me with any e-mail correspondence.

Thanks

Gerald Reu, C.E.T.

Project Coordinator
Town of Wasaga Beach

Phone: 705-429-2540 Ext. 2342
Fax: 705-429-8226
Cell: 705-443-7800
Email: g.reu@wasagabeach.com

From: [REDACTED]
Sent: October-21-14 10:44 AM
To: g.reu@wasagabeach.com; [REDACTED]
Subject: environmental assessment for storm water bay Sands Development

My cottage is on [REDACTED] and I have not had any further information on this project. I would like to know where the study is at and whether there will be any meetings to explain the results. I worry about any more run off going into the Bay and causing pollution or further flooding the way it did running down 58th street several years ago.

Thanking you in advance for any further information.

[REDACTED]

Andrea Potter

From: Andrea Potter <potter@ainleygroup.com>
Sent: November-17-14 3:30 PM
To: 'Steve Fournier, P.Eng.'; [REDACTED]
Subject: RE: Re Bay Sands Development File #113202 (Re Meeting Thursday November 6, 2014.)

Hello [REDACTED]

The material presented at last week's meeting is available on the Town's website. Please click the link below and it will take you directly to this location.

<http://www.wasagabeach.com/Whats%20New%20and%20Public%20Notices%20Documents/Bay%20Sands%20Area%20Drainage%20Improvements%20Class%20EA.pdf#search=bay%20sands>

Regards,

Andrea Potter, B.E.S.
Environmental Planner
Ainley Group
550 Welham Road, Barrie, ON L4N 8Z7
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Tel: (705) 726-3371 Ext. 256

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From: Steve Fournier, P.Eng. [<mailto:fournier@ainleygroup.com>]
Sent: November-17-14 10:14 AM
To: [REDACTED]
Cc: potter@ainleygroup.com
Subject: RE: Re Bay Sands Development File #113202 (Re Meeting Thursday November 6, 2014.)

[REDACTED]

We will be sending you a link to the Town of Wasaga Beach where they will post the PIC material for review. I expect we will send you the link by tomorrow.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249

Fax: (705) 726-4391
Cell: (705) 794-2230

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From: [REDACTED]
Sent: November-17-14 8:54 AM
To: Steve Fournier, P.Eng.
Cc: 'g.reu@wasagabeach.com'
Subject: RE: Re Bay Sands Development File #113202 (Re Meeting Thursday November 6, 2014.)

Hi

I was unable to attend to the meeting on November 6, 2014 regarding the Bay Sands Development. I would like to see if you can forward me any corresponding documentation so I can put my input into this as well. My family owns [REDACTED] and we are looking forward to having this development finally completed.

Thanks,

[REDACTED]

From: [REDACTED]
Sent: Friday, November 07, 2014 6:28 AM
To: Steve Fournier, P.Eng.
Subject: Re: Re Bay Sands Development File #113202

Also can you change my mailing address to

[REDACTED]
[REDACTED]

Thanks

Sent from my BlackBerry 10 smartphone on the Fido network.

From: Steve Fournier, P.Eng.
Sent: Monday, September 8, 2014 9:36 AM
To: [REDACTED]
Cc: g.reu@wasagabeach.com; 'Andrea Potter'
Subject: RE: Re Bay Sands Development File #113202

[REDACTED]

Okay, we will add your name and address to the contact list.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
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From: [REDACTED]
Sent: September-08-14 9:16 AM
To: Steve Fournier, P.Eng.
Subject: Re: Re Bay Sands Development File #113202

Yes my address is different...that address is my [REDACTED]. my family address [REDACTED].

My direct cell # is [REDACTED]

Looking forward to working with you

[REDACTED]

Sent from my BlackBerry 10 smartphone on the Fido network.

From: Steve Fournier, P.Eng.
Sent: Monday, September 8, 2014 9:12 AM
To: [REDACTED]
Cc: g.reu@wasagabeach.com
Subject: RE: Re Bay Sands Development File #113202

[REDACTED]

Ainley is assisting the Town of Wasaga Beach with the Municipal Class Environmental Assessment for possible stormwater drainage improvements to provide the Bay Sands area with a suitable outlet. We expect to hold a public information meeting this fall where we will present the alternatives considered and their relative impacts and benefits. Once we have the PIC scheduled we will notify all that are on our contact list. We have several names for the Ussia family on the contact list. If your address is different from [REDACTED] call me.

Please note that resolving the drainage outlet for the Bay Sands Development is just one step of many that need to be completed before development can proceed but as you and others have noted, they are pleased that the Town has taken the initiative to get things started.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



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From: [REDACTED]
Sent: September-05-14 6:31 PM
To: fournier@ainleygroup.com; g.reu@wasagabeach.com
Subject: RE: Re Bay Sands Development File #113202

Hi,

I have yet to hear any response in regards to the email below.

[REDACTED]

From: [REDACTED]
[REDACTED] 11, 2014 11:04 AM
To: 'fournier@ainleygroup.com'; 'g.reu@wasagabeach.com'
Subject: Re Bay Sands Development File #113202

Hi,

My family owns a few [REDACTED]). I would like to be involved and informed in this process as my family owns [REDACTED] and my other family members own [REDACTED]. Please keep me informed as I would love to see this development servicing finally come to an end. All my family members are very pleased that you have taken initiative to complete this development after all these years. We are in full support and would like to be involved.

Looking forward to your response.

[REDACTED]
[REDACTED]

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: November-07-14 9:36 AM
To: potter@ainleygroup.com
Subject: FW: Re Bay Sands Development File #113202

Andrea

Please update contact info

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
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From: [REDACTED]
Sent: November-07-14 6:28 AM
To: Steve Fournier, P.Eng.
Subject: Re: Re Bay Sands Development File #113202

Also can you change my mailing address to

[REDACTED]
[REDACTED]

Thanks

Sent from my BlackBerry 10 smartphone on the Fido network.

From: Steve Fournier, P.Eng.
Sent: Monday, September 8, 2014 9:36 AM
To: [REDACTED]
Cc: g.reu@wasagabeach.com; 'Andrea Potter'
Subject: RE: Re Bay Sands Development File #113202

[REDACTED]

Okay, we will add your name and address to the contact list.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



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Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
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From: [REDACTED]
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Subject: Re: Re Bay Sands Development File #113202

Yes my address is different...that address is [REDACTED]. my family address [REDACTED]
[REDACTED]

My direct cell # is [REDACTED].

Looking forward to working with you

[REDACTED]

Sent from my BlackBerry 10 smartphone on the Fido network.

From: Steve Fournier, P.Eng.
Sent: Monday, September 8, 2014 9:12 AM
To: [REDACTED]
Cc: g.reu@wasagabeach.com
Subject: RE: Re Bay Sands Development File #113202

[REDACTED]

Ainley is assisting the Town of Wasaga Beach with the Municipal Class Environmental Assessment for possible stormwater drainage improvements to provide the Bay Sands area with a suitable outlet. We expect to hold a public information meeting this fall where we will present the alternatives considered and their relative impacts and benefits. Once we have the PIC scheduled we will notify all that are on our contact list. We have several names for the Ussia family on the contact list. If your address is different from [REDACTED] please call me.

Please note that resolving the drainage outlet for the Bay Sands Development is just one step of many that need to be completed before development can proceed but as you and others have noted, they are pleased that the Town has taken the initiative to get things started.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



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From: [REDACTED]
Sent: September-05-14 6:31 PM
To: fournier@ainleygroup.com; g.reu@wasagabeach.com
Subject: RE: Re Bay Sands Development File #113202

Hi,

I have yet to hear any response in regards to the email below.

[REDACTED]

From: [REDACTED]
Sent: Monday, August 11, 2014 11:04 AM
To: 'fournier@ainleygroup.com'; 'g.reu@wasagabeach.com'
Subject: Re Bay Sands Development File #113202

Hi,

My family owns a few lots on [REDACTED]). I would like to be involved and informed in this process as my family owns [REDACTED] and my other family members own [REDACTED]. Please keep me informed as I would love to see this development servicing finally come to an end. All my family members are very pleased that you have taken initiative to complete this development after all these years. We are in full support and would like to be involved.

Looking forward to your response.

[REDACTED]
[REDACTED]

Andrea Potter

From: Andrea Potter <potter@ainleygroup.com>
Sent: November-17-14 5:35 PM
To: [REDACTED]
Cc: Steve Fournier
Subject: RE: Bay Sands EA

Hello [REDACTED],

The material presented at the Public Information Centre (November 6, 2014) is available on the Town's website. Please click the link below and it will take you directly to this location.

<http://www.wasagabeach.com/Whats%20New%20and%20Public%20Notices%20Documents/Bay%20Sands%20Area%20Drainage%20Improvements%20Class%20EA.pdf#search=bay%20sands>

Regards,

Andrea Potter, B.E.S.
Environmental Planner
Ainley Group
550 Welham Road, Barrie, ON L4N 8Z7
potter@ainleygroup.com
Tel: (705) 726-3371 Ext. 256

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From: Steve Fournier, P.Eng. [<mailto:fournier@ainleygroup.com>]
Sent: October-31-14 9:23 AM
To: [REDACTED]
Cc: potter@ainleygroup.com; g.reu@wasagabeach.com
Subject: Bay Sands EA

[REDACTED]

The informal Public Information Centre (PIC) is held to present the various alternative solutions considered to provide a drainage outlet for Bay Sands and compare their benefits and impacts. It provides interested parties and agencies an opportunity to provide their comments on the alternatives or point out aspects they believe should be covered in more detail or provide us with information on the area that we are not aware of. We can forward a pdf copy of the PIC presentation material to you if you have ADOBE on your computer. Please send me an e-mail if this would be satisfactory or if you prefer hardcopy in which case we will send reduced size copies of the display boards (11x17 inch). You can provide comments on the material received, by mail or e-mail, and they will be given the same weight as those comments received at the meeting. The alternatives, as presented at the PIC, are only preliminary designs. Only once a preferred solution is selected will the design be developed further and refined. A few weeks following the PIC we will prepare a summary of the PIC, the questions received and the responses provided and how those comments may have affected the selection of the preferred alternative.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



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Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: November-05-14 1:10 PM
To: potter@ainleygroup.com
Subject: FW: Bay Sands EA

Andrea

Same with this one.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
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From: [REDACTED]
Sent: November-05-14 12:02 PM
To: fournier@ainleygroup.com
Subject: FW: Bay Sands EA

From: [REDACTED]
To: fournier@ainleygroup.com
Subject: RE: Bay Sands EA
Date: Wed, 5 Nov 2014 12:00:26 -0500

Hello Mr Fournier,
Thank you for your explanation. Unfortunately I am unable to get to Wasaga tomorrow for the meeting although I am very interested in this development. The truth is that I really would not have much of a voice in providing solutions to the drainage concerns. This I believe is best left in your hands. I would however like to be more instrumental in finding a way to engage the land owners of the Baysands development to try and do more in supporting the town to allow for the infrastructures so that we can finally build in this area. It has been such a long and unproductive situation now lasting almost 40 years. It really is unfortunate that we can not seem to unite in order to expediate the process.

Wishing you the best of luck in achieving your goal tomorrow!!
Please do send me any information that is relevant so that I can try and support you as best as I can.

Sincerely,

██████████

cc Gerald Reu

From: fournier@ainleygroup.com
To: ██████████
CC: potter@ainleygroup.com; g.reu@wasagabeach.com
Subject: Bay Sands EA
Date: Fri, 31 Oct 2014 09:22:59 -0400

██████████

The informal Public Information Centre (PIC) is held to present the various alternative solutions considered to provide a drainage outlet for Bay Sands and compare their benefits and impacts. It provides interested parties and agencies an opportunity to provide their comments on the alternatives or point out aspects they believe should be covered in more detail or provide us with information on the area that we are not aware of. We can forward a pdf copy of the PIC presentation material to you if you have ADOBE on your computer. Please send me an e-mail if this would be satisfactory or if you prefer hardcopy in which case we will send reduced size copies of the display boards (11x17 inch). You can provide comments on the material received, by mail or e-mail, and they will be given the same weight as those comments received at the meeting. The alternatives, as presented at the PIC, are only preliminary designs. Only once a preferred solution is selected will the design be developed further and refined. A few weeks following the PIC we will prepare a summary of the PIC, the questions received and the responses provided and how those comments may have affected the selection of the preferred alternative.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



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Andrea Potter

From: Andrea Potter <potter@ainleygroup.com>
Sent: November-17-14 5:35 PM
To: [REDACTED]
Cc: Steve Fournier
Subject: RE: Bay Sands EA

Hello [REDACTED],

The material presented at the Public Information Centre (November 6, 2014) is available on the Town's website. Please click the link below and it will take you directly to this location.

<http://www.wasagabeach.com/Whats%20New%20and%20Public%20Notices%20Documents/Bay%20Sands%20Area%20Drainage%20Improvements%20Class%20EA.pdf#search=bay%20sands>

Regards,

Andrea Potter, B.E.S.
Environmental Planner
Ainley Group
550 Welham Road, Barrie, ON L4N 8Z7
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From: Steve Fournier, P.Eng. [<mailto:fournier@ainleygroup.com>]
Sent: October-31-14 9:23 AM
To: [REDACTED]
Cc: potter@ainleygroup.com; g.reu@wasagabeach.com
Subject: Bay Sands EA

[REDACTED]

The informal Public Information Centre (PIC) is held to present the various alternative solutions considered to provide a drainage outlet for Bay Sands and compare their benefits and impacts. It provides interested parties and agencies an opportunity to provide their comments on the alternatives or point out aspects they believe should be covered in more detail or provide us with information on the area that we are not aware of. We can forward a pdf copy of the PIC presentation material to you if you have ADOBE on your computer. Please send me an e-mail if this would be satisfactory or if you prefer hardcopy in which case we will send reduced size copies of the display boards (11x17 inch). You can provide comments on the material received, by mail or e-mail, and they will be given the same weight as those comments received at the meeting. The alternatives, as presented at the PIC, are only preliminary designs. Only once a preferred solution is selected will the design be developed further and refined. A few weeks following the PIC we will prepare a summary of the PIC, the questions received and the responses provided and how those comments may have affected the selection of the preferred alternative.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



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Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: January-28-15 10:12 AM
To: [REDACTED]
Cc: potter@ainleygroup.com; 'Mike Pincivero'
Subject: RE: Bay Sands EA

[REDACTED]

Following the Public Information Meeting we compiled the question received and have prepared responses to each one and these should be going out shortly. At this time we are pursuing the refinement of Alternative 3 (draining across the lands to the north to 67th Street and then out to Nottawasga Bay) as the preferred alternative. We will keep you posted, but remember this is a long process and the Drainage EA is just one of many steps.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



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Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
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From: [REDACTED]
Sent: January-28-15 9:34 AM
To: Steve Fournier, P.Eng.
Subject: RE: Bay Sands EA

Hello Mr Fournier,

Hoping that you are well. I am inquiring about the results of the study in the Bay Sands area. Have things moved forward at all? There really is not much insight I could offer in regards to the design. As a [REDACTED] my main interest is to be able to build on this site and I understand that this will not happen without a cost. Please keep me informed as I can't imagine that most of the owners are not anxious to get things moving in preparation of the infrastructures.

With kind regards,
[REDACTED]

From: fournier@ainleygroup.com
To: [REDACTED]

CC: potter@ainleygroup.com; g.reu@wasagabeach.com

Subject: Bay Sands EA

Date: Fri, 31 Oct 2014 09:22:59 -0400

[REDACTED]

The informal Public Information Centre (PIC) is held to present the various alternative solutions considered to provide a drainage outlet for Bay Sands and compare their benefits and impacts. It provides interested parties and agencies an opportunity to provide their comments on the alternatives or point out aspects they believe should be covered in more detail or provide us with information on the area that we are not aware of. We can forward a pdf copy of the PIC presentation material to you if you have ADOBE on your computer. Please send me an e-mail if this would be satisfactory or if you prefer hardcopy in which case we will send reduced size copies of the display boards (11x17 inch). You can provide comments on the material received, by mail or e-mail, and they will be given the same weight as those comments received at the meeting. The alternatives, as presented at the PIC, are only preliminary designs. Only once a preferred solution is selected will the design be developed further and refined. A few weeks following the PIC we will prepare a summary of the PIC, the questions received and the responses provided and how those comments may have affected the selection of the preferred alternative.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



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Andrea Potter

From: Gerald Reu <g.reu@wasagabeach.com>
Sent: July-09-14 11:56 AM
To: Andrea Potter
Subject: FW: Bay Sands Development Class EA

FYI and response.

Thanks

G

From: [REDACTED]
Sent: July-09-14 11:42 AM
To: g.reu@wasagabeach.com
Cc: fournier@ainleygroup.com
Subject: Bay Sands Development Class EA

Thank you for the opportunity to comment on the Environmental Assessment described in Mr Fournier's letter of June 16 2014 (File #113202).

I would like to make certain that as part of the review that the continual flooding of the bottom of 63rd street whenever there is a storm is addressed in whatever work is done. This has been a problem for several years and has not been addressed by the town. Now that this area is covered under the EA being done, I trust that now is the time to deal with this ongoing problem.

[REDACTED]

Response Provided

December 9, 2014.

File #113202

[REDACTED]

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment**

[REDACTED]

Thank you for your interest in The Town of Wasaga Beach investigation of area storm drainage outlet improvements for the Bay Sands Development Area. In response to the questions you posed in your e-mail of December 2, 2014 we provide the following response:

- 1) Cost Sharing
 - a. The municipality's current 10 year storm sewer construction forecast includes the 62nd Street Storm Sewer including miscellaneous storm sewers / curb work on Shore lane. (Est Cost \$1.85 million, scheduled for approximately 2018).
 - b. Is there a cost sharing formula for the proposed storm sewer and road urbanization on 62nd Street. I would assume the road urbanization would proceed under a Local Improvement Program. The storm sewer is required primarily for the servicing of the Bay Sands Subdivision. **The urbanization of 62nd Street would require the installation of storm sewer even if Bay Sands was not being considered. On the other hand the urbanization of 62nd Street facilitates the accommodation of Bay Sands s without worsening existing drainage issues along 62nd Street. At this time we do not have a "cost formula" in place for cost sharing of the 62nd Street**
 - c. The 67th Street option includes a drainage ditch constructed across private lands and a storm water management pond constructed on private lands on the south side of Mosley Street. Who is responsible for the cost of this work? Is it included as a servicing cost to be borne by the various owners of the subdivision? If the 67th Street option was chosen as the preferred solution, **the cost of the outlet across the private lands and installation of storm sewer along 67th Street would be applied to the owners of the lots in Bay Sands as would the cost of land acquisition for the portion across private lands and would require the co-operation of that landowner.**
- 2) With respect to the 67th Street option. What will happen to the ditch and storm water management pond when the private lands south of Mosley Street are developed? At this time the position of the ditch and SWM Pond are only schematic. **If the 67th Street option proceeds it will require the co-operation of that landowner. The landowner may require that the position of the channel and pond be set so that it is advantageous to the**

development of their property at some time in the future and easily adapted to any SWM facility that they would require.

- 3) Does the topography of the private lands lend itself for the ditch construction? The ditch would benefit the drainage of this property. **As we mentioned the straight line channel arrangement is schematic and the grade of the existing ground along the centreline is developed from contour mapping. Our preliminary investigation shows that the grades are feasible but we also note that general grading / fill would likely be required on the sides of the channel. This situation can be reduced by selecting other routes across the private property once we have detailed topographic information. In our opinion the proposed ditch or channel could also benefit the drainage of this private property if appropriately designed and positioned.**
- 4) The terms “Water Control Pond” and “Storm Water Management Pond” have been applied to different options. Can you provide a definition for both? **The terms as used in the PIC presentation material can be used interchangeably.**
- 5) I am having some difficulty understanding the explanation of the different scenarios for storm sewer ponds within the limits of the subdivision. Can you help me understand these scenarios. **We were trying to demonstrate that the SWM Pond locations for alternatives 2 a, b and c can be distributed in various ways based on preliminary analysis of possible road and lot grading scenarios for the Bay Sands development. A single pond could be located near the east end of the development or a single pond along the north side near the middle of the north limit. In that case the pond would cover approximately 5 Bay Sands lots. Or two ponds could be provided, basically splitting the volume requirements amongst the two positions mentioned. In that case each of the ponds would cover approximately 3 or 4 lots so a total of 7 lots would be removed from possible development. So it is not as efficient a use of land. A third scenario shows the SWM Pond outside the Bay Sands Development near the northeast corner, again this would require the co-operation of the adjacent landowner but would preserve the number of developable lots in Bay Sands. Keep in mind that each of the lots within Bay Sands has an owner that may or may not be open to the possibility of selling their property so it can be used as SWM Pond area. By demonstrating that various scenarios for SWM Pond location are feasible we are simply trying to keep our options open as much as possible.**
- 6) The 71st Street Option does not appear on the Comment Sheet. Has this option been removed? **Yes, this option has been removed. Preliminary analysis shows that the resulting grade of the storm sewer to connect to the existing channel on the west side of 71st Street on the south side of Mosley Street would be limited to approximately 0.06 % grade. This is far too much below the typical standard design grade of minimum 0.2% for a sewer of that size. Within the PIC presentation material this alternative is described on boards 8 and 13 as Option 4 and then dropped from further consideration because of lack of grade.**

We trust the above response helps answer your questions. Please call or e-mail us if there aspects that require further clarification.

Yours truly,
Ainley & Associates Limited



Steve Fournier, P.Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach
 A. Potter Ainley Group



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February 26, 2015

File #113202

[REDACTED]

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment**

[REDACTED]

Thank you for your interest in The Town of Wasaga Beach investigation of area storm drainage outlet improvements for the Bay Sands Development Area. In response to the questions you posed in your letter to the Town of Wasaga Beach of November 20, 2014 we provide the following response:

- 1) We note your concern that "Redevelopment of the Bay Sands area will dramatically change the volume of storm water which will flow through our community".

The design of the storm sewer drainage and Storm Water Management Pond will attenuate peak flows to predevelopment rates. But as noted this does not fully control overall volume. The volume of runoff can be addressed only in part by the SWM Pond. Other features such as on site infiltration galleries on the individual lots will also be implemented to help maintain the ground water balance. Infiltration galleries are a well proven method of reducing total runoff volume where sandy soils and suitable separation from water table are available. Their key function is to take the runoff from roof areas for the average small rainfall events and discharge them via the eaves trough to infiltration galleries on each lot in the Bay Sands development. The aim is to match the annual average ground water recharge of the site in its undeveloped condition. Maintaining the groundwater balance will be condition of the MOE and NVCA to be satisfied to obtain the required Environmental Compliance Approval (ECA) for the storm sewer and SWM Pond for the subdivision. However during large storm events we acknowledge that there may be an increase in volume for that event, though the flow rate is maintained to predevelopment rates. Through zoning restrictions, for the Bay Sands development, limits can be set on size of home and percentage of lot coverage. The combination of zoning, individual lot infiltration measures and SWM Pond develops a layered solution to the control of runoff volume.

- 2) You describe your concern that “the increased volume of water that will flow to the Bay will, by very definition of this project, increase and add to the standing water problem that currently exists (and further aggravate the increase in vegetation, native and invasive, to the detriment of the beach)”. You also note that Wasaga Beach will be further stressed by any additional water that is dumped on the sand.

As noted above if the Bay Sands Development does proceed there will be a multi-pronged approach to the maintenance of the ground water balance to minimize the increase in volume of runoff. Further discussion will be held with MNR and Parks Canada on methods to be applied to control unwanted vegetation at the storm sewer outlet to the beach area. This will be pursued further in the detailed design.

- 3) Your comments included “The project alternatives as presented deal exclusively with the conveyance of water and don’t address any strategy for reduction of proposed post development storm water from the Bay Sands site by infiltration, evaporation or diversion. Is the present level of infiltration being preserved?”

Within the PIC presentation material we do make reference to individual lot infiltration. Reviewing our PIC boards I must admit that the information is not clearly presented. The lot infiltration galleries are only mentioned on board 15 of the PIC presentation material under the ground water section. Our focus was presenting the “drainage outlet” alternatives and the direct impacts it would have on adjacent property. Perhaps we could have included a board on the Bay Sands development itself and the typical features it would contain. Our previous comments regarding zoning constraints on lot coverage and the requirement for on-site (lot by lot) infiltration measures are common constraints applied to development once the design stage of the subdivision is underway. At this time design of the subdivision has been limited to general servicing strategies. Eventually the design will include quantifying the limits on lot coverage and infiltration and these measures will be designed specifically to address the requirements of MOE and NVCA regarding maintaining the existing ground water balance.

- 4) We are very concerned about any proposal that involves construction of infrastructure on either the north or south side of Shoe Lane. We particularly feel that any consideration of a storm pond on Shore Lane will have considerable adverse impact on the neighbourhood. This will involve removal of trees and vegetation as well as introduction of standing water and the risks this entails for both children and with respect to mosquitoes.

Alternative 2C included a SWM Quality Pond on the north side of Shore Lane before the storm water is discharged to the Bay. At the time we wanted to show an alternative that provided additional quality control above that provided by an oil grit separator. The Bay Sands development will have a quality control aspect designed into the SWM Pond either within the Bay Sands development or just north of it. The existing runoff along the 62nd Street corridor does not have that feature and we saw it as an opportunity to provide improved quality prior to discharge to the Bay, consistent with Town Council policy for improved quality practices for reconstruction

projects. Discussions with MOE and Parks Canada following the PIC indicate that the lands will not be made available for the additional quality control feature but there may be a corridor that can be used as a storm sewer outlet with oil grit separator as proposed on the other outlets and as exists on the 67th Street outlet. This will be evaluated further in advance of our next public meeting and as part of the detailed design.

- 5) Finally, we are concerned that this "project" might evolve into a re-design of storm drainage infrastructure in our area and ultimately additional cost through local improvement or otherwise on our neighbourhood in order to "fix" problems we don't have.

The Town does not currently have plans to distribute these potential drainage improvement costs to the surrounding property owners; but rather explore other Provincial and Federal funding opportunities to subsidize the overall costs.

We trust the above response helps answer your questions. Please call or e-mail us if there aspects that require further clarification.

Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P.Eng.
Project Manager

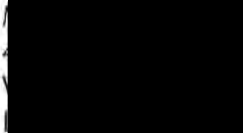
pc: M. Pincivero Town of Wasaga Beach
 K. Lalonde Town of Wasaga Beach
 A. Potter Ainley Group



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April 16, 2015

File #113202



**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment**

Dear

Thank you for your interest in The Town of Wasaga Beach investigation of area storm drainage outlet improvements for the Bay Sands Development Area. For ease of discussion, we have highlighted your main concerns/comments below:

- 1. As identified on the comment sheet that you submitted, Alternative 3 is your preferred option.**

RESPONSE: Comment noted.

- 2. *"There is currently flooding that occurs each spring on the north side of Bay Sands proposed development up to the south side of Mosley. We are concerned that without adding drainage through 67th Street, the flooding in this area would increase when the Bay Sands homes further reduces the opportunity for groundwater to flow/absorb naturally."***

RESPONSE: Alternative 3 provides for a storm sewer outlet (controlled to pre-development rates) along 67th Street to Shore Lane where it would be connected to the existing storm sewer outlet that currently crosses Shore Lane and leads to the Bay. Drainage for Alternatives 2A, B and C would be routed to 62nd Street and would therefore not increase the flooding on the south side of Mosley Street.

3. "Alternative 2B will not address the existing flooding that occurs north of the proposed Bay Sands Development."

RESPONSE: It would provide some relief because the Bay Sands area which currently drains to those lands would be directed to 62nd Street and flow would be controlled to pre-development rates.

Please note that a second Public Information Centre is planned for this project that will provide additional opportunity for comment. As soon as the date for the second public meeting has been confirmed, you will be notified.

We trust the above response helps answer your questions. Please call or e-mail us if there are aspects that require further clarification. We will continue to keep you informed as the project progresses.

Yours truly,

AINLEY & ASSOCIATES LIMITED




Steve Fournier, P.Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach
M. Latimer Town of Wasaga Beach
A. Potter Ainley & Associates Limited

April 16, 2015

File #113202


**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment**

Dear 

Thank you for your interest in The Town of Wasaga Beach investigation of area storm drainage outlet improvements for the Bay Sands Development Area. For ease of discussion we have highlighted your main concerns/comments below:

1. **As indicated in the comment sheet that you submitted, Alternative 3 is your preferred option.**

RESPONSE: Comment noted.

2. ***"What discussions have taken place with MNR. This will be a huge impact on the provincial park."***

RESPONSE: Preliminary notifications and discussions were held with the Ministry of Natural Resources & Forestry, the Ministry of Environment & Climate Change and Parks Canada prior to the Public Information Centre. Recent discussions with these agencies have led to the deletion of the quality control pond on the north side of Shore Lane as proposed as part of Alternative 2C. Discussions with these agencies will continue as the project progresses.

3. ***"Will the increase of water flow make the beach worse than it is? It is wet, and has become impassable due to plant life and standing water. This is a huge change over the last 30 years."***

RESPONSE: We are aware of the increase in vegetation growth at other existing outlets to Nottawasaga Bay. Preliminary discussions have been held with Parks Canada and the Ministry of Environment & Climate Change (MOE) regarding the existing situation and to determine what can be done to resolve the matter. Part of the problem may relate to discharge being trapped behind a portion of the undulating beach grade. Additional attention will be given to this problem during the detailed design of any outlet.

Please be assured that storm water management for the development will be designed to comply with standards and guidelines that govern this type of development. This includes the Stormwater Management Planning and Design Manual (2003) as prepared by Ministry of Environment and Climate Change as well as the Nottawasaga Valley Conservation Authority Development Review Guidelines (2006) and municipal engineering standards. Post development drainage will be designed to match pre-development levels with outlet flows to Nottawasaga Bay controlled in accordance with these standards.

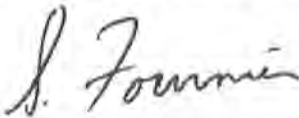
In addition to discussions with Ministry of Environment & Climate Change and Parks Canada, input is also being obtained from the Ministry of Natural Resources & Forestry and the Nottawasaga Valley Conservation Authority (NVCA). Any alternative selected will be required to meet the requirements of these agencies. As presented at the Public Information Centre, quality control measures are proposed to assist in removing contaminants before discharging to Nottawasaga Bay. These include the construction of a storm water management pond for the development (all alternatives), an additional stormwater management pond prior to outlet to the Bay (Alternative 2C) as well as the use of oil/grit separators (Alternatives 2B, 2C & 3).

Please note that a second Public Information Centre is planned for this project that will provide additional opportunity for comment. As soon as the date for the second public meeting has been confirmed, you will be notified.

We trust the above response helps answer your questions. Please call or e-mail us if there are aspects that require further clarification. We will continue to keep you informed as the project progresses.

Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P.Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach
M. Latimer Town of Wasaga Beach
A. Potter Ainley & Associates Limited

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April 16, 2015

File #113202



**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment**

Dear 

Thank you for your interest in The Town of Wasaga Beach investigation of area storm drainage outlet improvements for the Bay Sands Development Area. For ease of discussion, we have highlighted your main concerns/comments below:

1. **As indicated in the Comment Sheet that you submitted, Alternative 2B is your preferred option.**

RESPONSE: Comment noted.

2. **A concern that you have relates to the *"environmental impact on water quality of Georgian Bay. That all waters & sediments entering the Bay meet environmental standards. Preference would be that no drainage go into the lake water!"***

RESPONSE: While we recognize that you would prefer that no drainage enter Nottawasaga Bay, this is not possible. A drainage strategy needs to be determined before the Bay Sands development can proceed and drainage will need to be directed to Nottawasaga Bay. Water quality entering the Bay is one of the key concerns of this undertaking. Please be assured that storm water management for the development will be designed to comply with standards and guidelines that govern this type of development. This includes the *Stormwater Management Planning and Design Manual (2003)* as prepared by Ministry of Environment and Climate Change as well as the *Nottawasaga Valley Conservation Authority Development Review Guidelines (2006)* and municipal engineering standards. Post development drainage will be designed to match pre-development levels with outlet flows to Nottawasaga Bay controlled in accordance with these standards.

In addition, input is being obtained from relevant government agencies that include the Ministry of Environment & Climate Change, the Ministry of Natural Resources & Forestry, the Nottawasaga Valley Conservation Authority (NVCA) as well as Parks Canada. Any alternative selected will be required to meet the requirements of these agencies. As presented at the Public Information Centre, quality control measures are proposed to assist in removing contaminants before discharging to Nottawasaga Bay. These include the construction of a storm water management pond for the development (all alternatives), an additional stormwater management pond prior to outlet to the Bay (Alternative 2C) as well as the use of oil/grit separators (Alternatives 2B, 2C & 3).

3. *“What testing exists for the quality of water? What does it test for? Which contaminants can be monitored?”*

RESPONSE: As indicated, the stormwater management for the development will be designed to meet with agency requirements and standards. Typically the quality of the discharged water downstream of the stormwater management pond is tested for sediment load and turbidity. When the sediment bay of the pond is cleaned out the sediment is generally tested for road salts, heavy metals, biological oxygen demand (BOD) and petroleum products to define the proper disposal requirements for the sediment.

4. *“Would also like to know how this comment sheet was made available to all property owners in areas of proposed drainage routes? Given mine by a family member who made the trip to Wasaga on a rainy, week night. Were copies mailed to property owners?”*

RESPONSE: Consultation is a key component of the Class Environmental Assessment process. The residential mailing list for the project study area was developed from the municipality’s Geographical Information Systems data base. All affected property owners and stakeholders were forwarded a copy of the *Notice of Study Commencement* and the *Notice of Public Information Centre*. In addition, the notices were advertised in two editions of the local paper. The comment sheet was made available at the Public Information Centre (PIC). Following the PIC, the comment sheet, along with other PIC material, was made available on the municipality’s website.

Please note that a second Public Information Centre is planned for this project that will provide additional opportunity for comment. As soon as the date for the second public meeting has been confirmed, you will be notified.

We trust the above response helps answer your questions. Please call or e-mail us if there are aspects that require further clarification. We will continue to keep you informed as the project progresses.

Yours truly,

AINLEY & ASSOCIATES LIMITED




Steve Fournier, P.Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach
M. Latimer Town of Wasaga Beach
A. Potter Ainley & Associates Limited

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April 16, 2015

File #113202


**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment**

Dear 

Thank you for your interest in The Town of Wasaga Beach investigation of area storm drainage outlet improvements for the Bay Sands Development Area. For ease of discussion, we have highlighted your main comments/concerns below:

1. **As identified on the comment sheet that you provided, Alternative 1 is your preferred option.**

RESPONSE: Comment noted.

2. ***"Why is the Town funding this study in order to benefit a few land owners who wish to make money from a Bay Sands Development?"***

RESPONSE: The Bay Sands Development Area was established circa 1970 using a "checkerboard" pattern of land ownership. This means that there is no specific "developer", but rather each lot is owned individually. As such, the responsibility for the development is distributed amongst the lot owners as a group. The individual lot owners are taxpayers, the property is designated as residential in the Town's Official Plan and a Plan of Subdivision is registered for the property. While the Town of Wasaga Beach is trying to assist the owners in advancing the possibility of building on their lots, the costs associated with the design and development of the property will ultimately be borne by the lot owners.

There are plans for road improvements in the coming years along the 62nd Street corridor and portions of Shore Lane. The detailed design of the Shore Lane area urbanization is dependent, to some extent, on the outcome of the Bay Sands Area Drainage Class Environmental Assessment. The basic servicing requirements for Bay Sands Development are being reviewed to identify what, if any, accommodation needs to be considered.

3. ***"We already have several outlets in the subject area."***

RESPONSE: We recognize that there are existing outlets in the area. As presented at the PIC, Alternatives 2A & 3 propose the use of an existing outlet.

4. ***“You would effectively be draining a swamp into the Bay, with the pollutants, etc. Our grandchildren swim in this Bay. Make the “Developer” (a few land owners) pay for a retention pond on their property and allow the polluted water to drain naturally through the sand.”***

RESPONSE: Storm water management for the development will be designed to comply with standards and guidelines that govern this type of development. This includes the *Stormwater Management Planning and Design Manual (2003)* as prepared by Ministry of Environment and Climate Change as well as the *Nottawasaga Valley Conservation Authority Development Review Guidelines (2006)* and municipal engineering standards. Post development drainage will be designed to match pre-development levels with outlet flows to Nottawasaga Bay controlled in accordance with these standards.

In addition, input is being obtained from relevant government agencies that include the Ministry of Environment & Climate Change, the Ministry of Natural Resources & Forestry, the Nottawasaga Valley Conservation Authority (NVCA) as well as Parks Canada. Any alternative selected will be required to meet the requirements of these agencies. As presented at the Public Information Centre, the storm water management pond to be constructed for the development will include quality control features that will assist in removing contaminants before discharging to Nottawasaga Bay.

Please note that a second Public Information Centre is planned for this project that will provide additional opportunity for comment. As soon as the date for the second public meeting has been confirmed, you will be notified.

We trust the above response helps answer your questions. Please call or e-mail us if there are aspects that require further clarification. We will continue to keep you informed as the project progresses.

Yours truly,

AINLEY & ASSOCIATES LIMITED

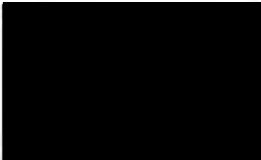


Steve Fournier, P.Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach
M. Latimer Town of Wasaga Beach
A. Potter Ainley & Associates Limited

April 16, 2015

File #113202



**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment**

Dear 

Thank you for your interest in The Town of Wasaga Beach investigation of area storm drainage outlet improvements for the Bay Sands Development Area. For ease of discussion, we have highlighted your main comments/concerns below:

- 1. As indicated in the comment sheet submitted, you prefer Alternative 3. You have also noted that you prefer Alternative 2C over 2B.**

RESPONSE: Comment noted.

- 2. *"PIC information does not recommend a preliminary preferred solution, however the comment sheet provided suggests that both alternatives 3 and 2B are preliminary preferred solutions. Minimal justification is provided for choosing these alternatives."***

RESPONSE: The comparison of the impacts and benefits of the various alternatives were illustrated on Exhibits 15 & 16 as presented at the Public Information Centre.

With regard to your comments below, we appreciate that you have taken the time to assess our evaluation and to highlight aspects that you consider important. Please note that in selecting the preferred alternative all comments received are taken into consideration which can result in a change to the original rating of an alternative.

3. Alternative 3

The evaluation matrix provides a comparison of alternatives, which appears to suggest that alternative 3 would be the best alternative from a physical, social and economic perspective. Alternative 3 scores poorly under natural environment, however the whole area west of 62nd Street and south of Mosley Street is designated for residential development in the Official Plan. The majority of this area including the Bay Sands area is regulated by the NVCA. The area affected by the proposed drainage channel is insignificant relative to the area proposed for future development and will be disturbed in any event as development proceeds. As such, the apparent disadvantage of alternative 3 relative to alternatives 2B and 2C is exaggerated in the matrix and should be modified.

Alternative 3 also provides significant benefit to the vacant lands south of Mosley Street by providing stormwater collection and treatment capacity that will be required for future development. This benefit does not appear to be reflected in the matrix.

RESPONSE: The comparison of natural environmental impact is based on the area affected and the quality of that area. Your point that a portion of it is open, in theory, to development is well taken but is not supposed to influence the comparison of that particular aspect.

4. Alternative 2B

Based on the comment sheet, this alternative appears to be favoured over alternative 2C, although it has several technical, economic and social disadvantages.

1. 2B would appear to be the most expensive alternative. It requires the construction of an additional 100 metres of large diameter storm sewer and appurtenances along Shore Lane, with associated disruption to existing services and utilities. The construction of 70 metres of large sewer from Shore Lane to the beach will be considerably more difficult, expensive and disruptive along 61st Street than the 2C alternative through the vacant lands north of 62nd Street.

The matrix appears to illustrate land acquisition costs as being equal to construction costs. If total costs were compared, I expect that alternative 3 would be most preferred, followed by alternative 2C with alternative 2B least preferred. The matrix does not clarify this distinction.

Similarly, operating and maintenance costs should be less for alternative 2C than alternative 2B as there is significantly less infrastructure to maintain. A fair comparison of the construction, maintenance and operating costs of alternatives 2B and 2C should compare both options with an oil/grit separator for quality control. The additional cost of providing better treatment through a SWM facility with alternative 2C should not be considered as a disadvantage for this alternative. It is an opportunity to provide better quality control prior to discharge to the Bay.

RESPONSE: One of the key advantages of Alternative 2B is that it can be completed within the existing municipal right-of-way. For Alternatives 2A and 3 it is necessary to cross private property. Alternative 2C requires property from the Ministry of Natural Resources and Forestry. If the landowners do not want to participate in the project then Alternative 2B becomes the most viable solution.

5. Directing overland flows from 62nd Street along Shore Lane to 61st Street is an unacceptable risk to the properties in this area. 61st Street does not provide a positive overland outlet to the Bay. A dune running parallel with the shoreline causes 61st Street to rise approximately 750mm at the north end of the street. This effectively prevents overland flow to the Bay. The provision of a large inlet structure at the intersection of Shore Lane and 61st Street would require a much larger sewer to the outlet and would be subject to blockage. A more effective and less risky approach would be to grade the vacant land north of 62nd Street in conjunction with alternative 2C to allow overland flows to continue north to the Bay unimpeded. This would be similar to the approach used at 57th, 58th and other outlets along Shore Lane.

RESPONSE: Following the Public Information Centre additional discussions were held with the Ministry of Natural Resources and Forestry and Parks Canada. They are not in favor of using the MNRF lands along the 62nd Street alignment north of Shore Lane for a storm water management pond and outlet channel to Nottawasaga Bay.

6. Alternative 2B would require construction of a new outlet within 50 metres of the existing outlet. This would be a very large structure located in close proximity to an existing cottage, proposed for redevelopment. The combination of the two outlets in close proximity and the large outlet structure would be aesthetically undesirable for local residents and visitors.

Alternative 2C provides a wide (60 metres) vacant parcel reasonably separated from other outlets and which could be easily separated and screened from adjacent residences.

The matrix should indicate a preference for alternative 2C relative to 2B under social environment impacts of adjacent properties, noise, traffic and property access.

RESPONSE: That is correct but the existing outlet to the east runs across private property on which there is no drainage easement in favor of the municipality and the existing channel does not have the capacity to accommodate a storm with a return period of once in two years. We are striving to provide an outlet that accommodates large storm events. The twin large diameter storm sewer will provide significant relief to the existing route that drains through the rear yard of private property between 60th Street and 61st Street. Please also see response above.

7. Alternative 2B incorporates an oil/grit separator to provide quality control for all of the drainage area north of the SWM pond at Bay Sands. An oil/grit separator will not provide the same degree of treatment for water entering the Bay as the current ditching and infiltration approach. Urbanization will generate more surface runoff with associated contaminants.

Alternative 2C provides the opportunity to significantly improve the quality of the drainage water entering the Bay, relative to 2B.

The matrix properly identifies this advantage for 2C.

RESPONSE: Please be assured that storm water management for the development will be designed to comply with standards and guidelines that govern this type of development. This includes the Stormwater Management Planning and Design Manual (2003) as prepared by Ministry of Environment and Climate Change as well as the Nottawasaga Valley Conservation Authority Development Review Guidelines (2006) and municipal engineering standards.

In addition to discussions with Ministry of Environment & Climate Change and Parks Canada, input is also being obtained from the Ministry of Natural Resources & Forestry and the Nottawasaga Valley Conservation Authority (NVCA). Any alternative selected will be required to meet the requirements of these agencies.

8. The matrix suggests that alternatives 2 and 3 all equally address surface water quantity control. Alternatives 2C and 3 do provide the opportunity for significant quantity control for the drainage area north of Bay Sands, however 2B provides no quantity control for the area north of Bay Sands and will in fact increase the runoff quantities and peak flows relative to the existing condition.

The matrix should identify 2B as least preferred for quantity control.

RESPONSE: The quantity control provided is equal for all alternatives in regard to the Bay Sands development runoff. We acknowledge that Alternatives 2A and 2B do not provide additional quantity control for run-off currently coming down 62nd Street towards Nottawasaga Bay.

9. Pond Evaluation

The pond evaluation matrix should recognize that the lands required for Alternative 3 will eventually be developed resulting in disruption to the natural environment. The construction of Alternative 3 only affects the timing of the impact.

As mentioned previously, the lands south of Mosley will eventually require stormwater collection and treatment, which can be provided by Alternative 3.

Alternative 3 provides the potential for the greatest benefit, for the largest land area at the least cost per hectare served. This is not reflected in the matrix.

RESPONSE: The comparison of natural environmental impact is based on the area affected and the quality of that area. While it may be developed some time in the future it not supposed to influence the comparison of that particular aspect.

10. Alternative 4

This alternative appears to have been dismissed for technical reasons based on a preliminary review. The preliminary storm sewer routing illustrated for this alternative is unnecessarily long and appears to initially be directed in a southerly direction against the natural fall of the land. A more direct route to the 71st Street ROW through the lands to the north would reduce the length of the outlet pipe by over 40% with a corresponding improvement in grade. This alternative may warrant further consideration as an outlet for some or all of the lands south of Mosley Street.

RESPONSE: The route for Alternative 4 was selected so that it could be constructed within a municipal right-of-way. The use of grade would be slightly more efficient if the route went straight north to Mosley Street and then westwards. If the Mosley Street route to 71st Street was taken then the overland flow route for large storm events would still need to be addressed and that route would be along 67th Street.

Please note that a second Public Information Centre is planned for this project that will provide additional opportunity for comment. As soon as the date for the second public meeting has been confirmed, you will be notified.

We trust the above response helps answer your questions. Please call or e-mail us if there are aspects that require further clarification. We will continue to keep you informed as the project progresses.

Yours truly,

AINLEY & ASSOCIATES LIMITED

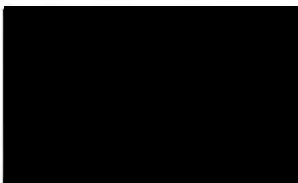


Steve Fournier, P.Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach
M. Latimer	Town of Wasaga Beach
A. Potter	Ainley & Associates Limited

April 16, 2015

File #113202



**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Property at 3 – 61st Street**

Dear 

Thank you for your interest in The Town of Wasaga Beach investigation of area storm drainage outlet improvements for the Bay Sands Development Area. For ease of discussion, we have highlighted your main comments/concerns below:

1. **As identified on the comment sheet that you submitted, Alternative 2C is your preferred option.**

RESPONSE: Comment noted.

2. ***"It was suggested at the information session that significant grading of the street would be required to implement the 61st Street option. This is going to be a major issue because the grading rises substantially from Shore Lane, peaking at the end of the road before descending toward the Bay. This will cause a grading issue for the driveways of 61st Street north (3 houses) plus the property to the west which will have a further steep embankment along the property line. This will also alter the character of the street which is a major through fare for pedestrians to use to access the beach as well as for the numerous children who use the street to play..."***

RESPONSE: Alternative 2B, that provides a new storm sewer outlet at 61st Street, would still use the existing outlet to the Bay between 61st & 60th Street for large storm events. This will require the installation of a storm sewer under 61st Street but may not significantly change the existing 61st Street road profile.

3. ***"Two elbows in a pipe from 62nd Street to Shore Lane to 61st Street will be required with the 61st Street option. The potential impact of this option was not presented at the information meeting. With Alt 3 option and Alt 2c, water can be straight line drainage via 67th or 62nd street directly into the bay and in the case of 62nd street, through MNR lands."***

RESPONSE: The impacts of Alternative 2B (61st Street Alternative) and the comparison with the other alternatives was presented in Exhibits 15 and 16 of the PIC display material.

4. ***"The properties located at the corner of 61st Street north and Shore Lane are close to the intersection and with an oil and grit separator required to be maintained at the base of 61st street. The proposed configuration will have a negative impact on the surrounding houses and cottages."***

RESPONSE: The location of the oil & grit separator is approximate. The overall dimensions of the oil/grit separator can easily be accommodated within the roadway.

5. ***"Alternative 4 was dismissed as a preferred option but this seems to contradict the 10 year Capital Works forecast for storm drain projects slated for 2018. Perhaps this alternative should be pursued further."***

RESPONSE: The removal of Alternative 4 from further consideration as a Bay Sands drainage outlet does not adversely affect the 10 Year Capital Works forecast. The route for Alternative 4 was selected so that the route could be constructed on municipal right-of-way. The use of grade would be slightly more efficient if the route went straight north to Mosley Street and then westwards. If the Mosley Street route to 71st Street was taken the overland flow route for large storm events would still need to be addressed and that route would be along 67th Street.

6. ***"In conclusion, Alt 3 will have the lowest overall capital cost and lowest operating and maintenance costs versus 61st street option which requires significant amendments to grading and the diversion of water flow from 62nd street."***

RESPONSE: Comment noted.

Please note that a second Public Information Centre is planned for this project that will provide additional opportunity for comment. As soon as the date for the second public meeting has been confirmed, you will be notified.

We trust the above response helps answer your questions. Please call or e-mail us if there are aspects that require further clarification. We will continue to keep you informed as the project progresses.

Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P.Eng.

Project Manager

pc: Paul Lalonde

M. Pincivero

M. Latimer

A. Potter

via email paul.a.lalonde@td.com

Town of Wasaga Beach

Town of Wasaga Beach

Ainley & Associates Limited

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April 16, 2015

File #113202

Re: **Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment**

Dear [REDACTED]

Thank you for your interest in The Town of Wasaga Beach investigation of area storm drainage outlet improvements for the Bay Sands Development Area. For ease of discussion, we have highlighted your main comments/concerns below:

1. You have expressed concern that Alternative 2C proposes a retention pond adjacent to your property [REDACTED] at the [REDACTED] and have noted that this land is presently owned by the Ministry of Natural Resources. You have also noted that *"this property is rich in biodiversity, and acts as a stable home for many different species of birds. This I know because my property is adjacent to the Ministry Site and I will be directly affected by any construction on this site by a Retention Pond. Any retention pond or any drainage infrastructure built on the Ministry land at 62nd Street North, following Alternative 2C, would have a major impact on the valuation of my property and those of adjoining properties. I would naturally seek remedies in a court of law."*

RESPONSE: Please be advised that Alternative 2C is no longer under consideration. Based on further discussions with the Ministry of Environment and Climate Change and Parks Canada the proposed quality control pond (retention pond) is no longer being contemplated.

2. *"Encouraged to read from the schedule that Alternative 3 was already partially in place, and one that the Consulting Engineers said would have fewer impacts. This proposal involves placing a direct storm line from the Bay Sands community to a large "Retention Pond" on the South side of Mosley Street which would be well away from the Beach, where the loss of vegetation and habitat is minimal with the placement of an open pond on this property. The storm line would then continue north on 67th Street to an existing grit separator where 67th Street North meets Shore Lane. In reference to this existing outlet and Alternative #3, the Ainley study stated that this outlet has sufficient capacity to*

accommodate all contributing lands. This new Retention Pond proposed south of Mosley could also accommodate any future development needs. The locating of Retention Ponds well away from the beach should be an imperative for all of us with a long history of care and respect for the safety, prosperity, and visual appeal of Wasaga Beach."

RESPONSE: Comments noted.

3. *"Beach is truly a treasure that we are duty bound to protect and preserve. When we stroll the sandy beach on a summer evening, we should enjoy the sunsets and not a view of any Retention Pond".*

RESPONSE: Comment noted.

Please note that a second Public Information Centre is planned for this project that will provide additional opportunity for comment. As soon as the date for the second public meeting has been confirmed, you will be notified.

We trust the above response helps answer your questions. Please call or e-mail us if there are aspects that require further clarification. We will continue to keep you informed as the project progresses.

Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P.Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach
M. Latimer Town of Wasaga Beach
A. Potter Ainley & Associates Limited

April 16, 2015

File #113202


**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment**

Dear 

Thank you for your interest in The Town of Wasaga Beach investigation of area storm drainage outlet improvements for the Bay Sands Development Area. For ease of discussion, we have highlighted your main comments/concerns below:

- 1. As indicated in the comment sheet that you submitted, Alternative 3 is your preferred option.**

RESPONSE: Comment noted.

- 2. "Currently in twelve blocks (57-71st) there are 4 existing outlets. If you put another that is a very high ratio in a small area."**

RESPONSE: As part of this process we have developed a number of solutions, some making use of the existing outlets and others that do not. We are reviewing all options so as to ensure that we select the most feasible solution that will address the identified deficiencies, but create the least amount of impact on the environment. The number of existing outlets in the area is certainly one of the aspects being given consideration as we move forward in this process.

- 3. "What are the environmental impacts to the beach? Vegetation surrounds the existing outlets, phragmites, etc. Outlet 67th Street is blocked by vegetation. Beach is becoming wetter and vegetation taking over. MNR needs extra resources to maintain the outlets on the beach front. West end of beach has highest # of outlets and is the wettest and most vegetation. Is there a relationship?"**

RESPONSE: The Project Team is aware that there are ponding areas or backwater areas along the beach. Additional attention may be required in the detailed design of any outlet to ensure that the discharge is to the Nottawasaga Bay and not trapped behind a portion of undulating beach grade. The existing vegetation overgrowth issue and the potential implications resulting from the construction of an additional outlet in the area have been the subject of discussion with the Ministry of Environment & Climate Change and Parks Canada. During this process, input is also being sought from the Ministry of Natural Resources & Forestry as well as the Nottawasaga Valley Conservation Authority (NVCA). Any alternative selected will be required to meet the requirements of these agencies.

Please note that any storm water management design developed will be required to comply with standards and guidelines that govern this type of development. This includes the Stormwater Management Planning and Design Manual (2003) as prepared by Ministry of Environment and Climate Change as well as the Nottawasaga Valley Conservation Authority Development Review Guidelines (2006) and municipal engineering standards. Post development drainage will be designed to match pre-development levels with outlet flows to Nottawasaga Bay controlled in accordance with these standards.

Please note that a second Public Information Centre is planned for this project that will provide additional opportunity for comment. As soon as the date for the second public meeting has been confirmed, you will be notified.

We trust the above response helps answer your questions. Please call or e-mail us if there are aspects that require further clarification. We will continue to keep you informed as the project progresses.

Yours truly,

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Steve Fournier, P.Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach
M. Latimer Town of Wasaga Beach
A. Potter Ainley & Associates Limited

April 16, 2015

File #113202



**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment**

Dear 

Thank you for your interest in The Town of Wasaga Beach investigation of area storm drainage outlet improvements for the Bay Sands Development Area. For ease of discussion, we have highlighted your main comments/concerns below:

- 1. As indicated in the comment sheet that you submitted, Alternative 2C is your preferred option.***

RESPONSE: Comment noted.

- 2. You "strongly oppose the proposal to create a new outlet to Nottawasaga Bay along 61st Street (Alternative 2B) because out of all of the options, this does not generate the least amount of negative impact on the area environment."***

RESPONSE: We appreciate your input, but would also like to point out that Alternative 2B will create less of an impact in comparison to Alternative 2A since it does not require upgrades to the existing channel north of Shore Lane. In addition, the infrastructure necessary for Alternative 2B is to be contained within an existing municipal right-of-way and therefore will not require construction through previously undisturbed areas as required for Alternative 2C and Alternative 3. While there will be impacts during construction for property owners abutting 62nd Street and Shore Lane these would be temporary.

- 3. "Instead of Alternative 2B, I would urge the Town of Wasaga Beach to further investigate drainage Alternative 3 at 67th street and in the further alternative, 2C, for the following reasons:***

- The diagram of existing drainage catchment areas provided at the Public Information Centre clearly illustrated that most of the future Bay Sands development site already naturally flows to the existing outlet at 67th street. Further, this existing outlet to Nottawasaga Bay has sufficient capacity. It does not make sense to divert the water from 67th street drainage area to the 61st street drainage area and it certainly does not make sense to build a new outlet at 61st street when one already exists at 67th street.***

- ***The evaluation matrix identifies Alternative 2C and 3 as the most preferred for surface runoff quality. Alternative 2B is not ideal in this regard.***
- ***In terms of impact on the physical environment, Alternative 3 is the most preferred because it affects the shortest length of an existing r.o.w. and will have a lesser impact on existing utilities and services (water and sewage).***
- ***Alternative 3 is assessed as “most preferred” for each of the six factors listed as social environment considerations: adjacent property impacts, noise, archaeological, built heritage, traffic impacts and property access. In contrast, Alternative 2B is assessed as most preferred in only of those same six factors – built heritage. Clearly, from a social environment perspective, Alternative 3 is the “lesser of two evils”.***
- ***Finally, Alternative 3 has the lowest overall cost for construction and property acquisition.”***

“The fact that Alt 3 crosses NVCA regulated land should not be given disproportionate consideration over other factors.”

RESPONSE: We have reviewed your comments and will give these aspects consideration in selecting the Preferred Alternative.

4. ***“The preliminary assessment is silent on water quality, which is a key concern. The Town should strive to maintain water quality while also reducing the impact on areas downstream of the new Bay Sands development. Alternative 3 appears to address these issues.”***

RESPONSE: We agree that water quality is a key concern in the development of any storm water management strategy. This was certainly one of the key factors given consideration in developing the proposed design alternatives. You will also note that this was one of the evaluation criteria used to assess the potential for impact from the various options as illustrated in Exhibit 16 as presented at the Public Information Centre.

Please note also that the storm water management design for the development will be required to comply with standards and guidelines that govern this type of development. This includes the Stormwater Management Planning and Design Manual (2003) as prepared by Ministry of Environment and Climate Change as well as the Nottawasaga Valley Conservation Authority Development Review Guidelines (2006) and municipal engineering standards. Post development drainage will be designed to match pre-development levels with outlet flows to Nottawasaga Bay controlled in accordance with these standards.

In addition, input is being obtained from relevant government agencies that include the Ministry of Environment & Climate Change, the Ministry of Natural Resources & Forestry, the Nottawasaga Valley Conservation Authority (NVCA) as well as Parks Canada. Any alternative selected will be required to meet the requirements of these agencies. As presented at the Public Information Centre, the storm water management pond to be constructed for the development will include quality control features that will assist in removing contaminants before discharging to Nottawasaga Bay. In addition, several of the alternatives also proposed

the use of an oil and grit separator to assist in addressing water quality concerns. We are in the preliminary stages of the process; however, as the EA process continues, a preferred alternative will be selected and a design developed in more detail. Water quality will be one of the key items given consideration.

Please note that a second Public Information Centre is planned for this project that will provide additional opportunity for comment. As soon as the date for the second public meeting has been confirmed, you will be notified.

We trust the above response helps answer your questions. Please call or e-mail us if there are aspects that require further clarification. We will continue to keep you informed as the project progresses.

Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P.Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach
M. Latimer Town of Wasaga Beach
A. Potter Ainley & Associates Limited

April 16, 2015

File #113202

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment**

Dear 

Thank you for your interest in The Town of Wasaga Beach investigation of area storm drainage outlet improvements for the Bay Sands Development Area. For ease of discussion, we have highlighted your main comments/concerns below:

E-MAIL OF OCTOBER 25, 2014

1. ***"...urge you to avoid using the new culvert at the foot of 67th Street for drainage of the much greater area which the Bay Sands Development will occupy. My reason is this: there is already a large channel for runoff which enters the swimming area a mere four streets to the west of the new culvert (beside 71st Street, the campground road). The current carries heavy runoff from this channel, once it clears the Point, back into the swimming area where large areas of white inflow are visibly carried eastward and inward by the current."***

RESPONSE: We note that the Bay Sands development area is within the 67th Street catchment area and the existing outlet at that location was sized to accommodate this upstream area.

2. ***"Agricultural fertilizers, vehicle residue and PCBs which leach out of the asphalt in small quantities with every rain already end up in the water where we swim. It would be unhealthy to create another large-capacity runoff outlet at 67 Street so close to the Stayner road outlet at 71st Street. Such a decision can only increase the amount of fertilizer and PCBs emptying into the swimming area, this time from lawns and roads in the Bay Sands Subdivision. This is especially true when one considers that beachfront in the lee of the campground Point; an area which includes both the 71st Street outlet and 67th Street culvert is sheltered from the eastward-moving current and therefore has, except for the most vigorous inflow periods, reduced capacity to move sediment out to deeper waters and away from the shore."***

RESPONSE: Storm water management for the development will be designed to comply with standards and guidelines that govern this type of development. This includes the Stormwater Management Planning and Design Manual (2003) as prepared by Ministry of Environment and Climate Change as well as the Nottawasaga Valley Conservation Authority Development Review Guidelines (2006) and municipal engineering standards. Post development drainage

will be designed to match pre-development levels with outlet flows to Nottawasaga Bay controlled in accordance with these standards.

In addition, input is being obtained from relevant government agencies that include the Ministry of Environment & Climate Change, the Ministry of Natural Resources & Forestry, the Nottawasaga Valley Conservation Authority (NVCA) as well as Parks Canada. Any alternative selected will be required to meet the requirements of these agencies. As presented at the Public Information Centre, the storm water management pond to be constructed for the development will include quality control features that will assist in removing contaminants before discharging to Nottawasaga Bay.

The photographs that you provided and the images from Google Earth show the plume of silt laden water entering the Bay at 71st Street. Please note that the 71st Street location drains a much larger area than that proposed to exit at the 67th Street outlet. The plume may be caused by the MTO construction of the Highway 26 re-alignment and we will try to confirm the timing of the aerial photography. We do note that there are ponding areas or backwater areas along the beach. Additional attention may be required in the detailed design of any outlet to ensure that the discharge is to the Bay and not trapped behind a portion of undulating beach grade.

LETTER RECEIVED NOVEMBER 17, 2014

- 3. "While flora, fauna and flood control had been taken into account in the choice of alternative drainage routes to Georgian Bay preferred by the planner, the local impact on beach water and the lake bed close to shore had not been considered."***

RESPONSE: Please refer to response #2 above.

- 4. "I have concerns about Alternative 3 which involves using the 67th Street culvert as the outlet for the greater flows of drainage which the Bay Sand area would require. Presently, this culvert is used for a very limited and local drainage area. My concern is that the area of the lake from 71st Street to the 67th Street right-of-way will not effectively clear the effluent and sediment away from the shore since the current in this area is greatly reduced. The culvert rests in the lee of a point of land which extends out from the campground at the foot of 71st Street. The current generally misses this area as it rounds the point and pushes eastward. This area has always had a stony lake bed because the impeded current cannot carry sand in to cover the stones."***

RESPONSE: The flows from Bay Sands will be maintained at the pre-development rate. The 67th Street outlet has been sized for the catchment area to the south of it including the Bay Sands development area. The reason why the existing flows are relatively low is that the infrastructure to collect the runoff and direct it to that outlet have not yet been constructed.

5. ***“Greater drainage from storm ponds planned for the project will bring greater loads of sediment including lawn fertilizer, road pollution and PCBs leaching from asphalt. This is already the case with the large channel which carries field and highway 26 drainage into the lake at 71st Street. In the accompanying photos, please note that the white plume of effluent entering lake from this channel after a heavy rainfall. Once the plume reaches the end of the point, the eastward current pushes the sediment-filled effluent back to shore between 66th and 65th Streets. Should the 67th Street alternative drainage outlet be implemented, there will be two such flows into the same lee area within a short distance of each other. In summer, residents come to swim and play in the shallows at the foot of 66th Street, next to the culvert or along the narrow strip of beach left to us between 66th and 64th Street. Wetland growth has filled in the rest so there is little local choice as to where to enjoy the beach and a large number of summer renters do use this area (please see photos).”***

RESPONSE: The photographs you provided and the images from Google Earth show the plume of silt laden water entering the Bay at 71st Street but we note that it drains a larger area. Quality control features will be included in the Bay Sands development. Please also refer to the response provided for comment 2.

6. ***“I learned at the Nov. 6th meeting that when sediment is dredged from a storm pond, it must be taken away for special treatment before being discarded. If such precautions must be taken, why is it alright to load up this small elbow of the Bay which has less capacity to clear and dilute sediment than a coastline exposed to strong wave action and current such as is found at the 62nd Street alternative?”***

RESPONSE: As presented at the PIC, all of the options propose the use of a stormwater management pond for the Bay Sands Development. The sediment forebay of the Stormwater Management Pond is used to prevent sediment from proceeding further downstream. Many of the typical pollutants attach to the sediment particles and are retained by the sediment as it settles out of the water column and into the stormwater pond. As such, this process assists in reducing the contaminants and sediment that will be discharged to the receiving water body. As indicated the stormwater management for the development will be designed to meet with agency requirements and standards. The stormwater pond will form part of the “treatment train” approach to stormwater management that will ultimately assist in achieving desired water quality controls. During the maintenance period following stormwater management pond construction a monitoring program can be implemented to monitor the sediment load upstream and downstream of the pond.

7. ***“The second alternative (Alternative 2) comes with 3 variations. All three alternatives are close together and located where the wave action and current are strong enough to carry away and dilute effluent. Moreover, no one swims in this area. Phragmites has grown to the water’s edge between 63rd Street and the 61st Street right-of-way.”***

RESPONSE: Comment noted.

8. ***“It was obvious at the meeting that there is concern about the effect of yet another drainage channel into the Bay, no matter where it goes. I hear there are already four outlets into the Bay between Beach 6 and 62nd Street, not counting two more in the lee area ending at 71st Street. Are we taking the Bay’s capacity to absorb pollution for granted just as the passenger pigeon presence was taken for granted as they were overused for human consumption?”***

RESPONSE: The design of the storm sewer drainage and Storm Water Management Pond for the Bay Sands development will include water quality control features and will attenuate peak flows to predevelopment rates. The combination of zoning, individual lot infiltration measures, SWM Pond and oil grit separators develops a layered solution to the control of runoff volume and quality.

9. ***“Other options were discussed at the meeting such as infiltration of storm water through the sand in the area contiguous to Bay Sands property. Land would have to be purchased from the present owner.”***

RESPONSE: If the Bay Sands development proceeds it may be required to provide infiltration galleries on each lot that takes the first 25 or 50 mm of rainfall from the roof area but that is a separate issue from the drainage outlet issue. By a combination of strategies infiltration will be developed to satisfy the requirement of maintaining groundwater balance for the Bay Sands Development area.

10. ***“Is it possible to pipe storm water to the nearby Lamont Creek which would then carry the water to the Nottawasaga River? I understand that the Nottawasaga has suffered from low flow in recent years.”***

RESPONSE: This would be a transfer of drainage to another catchment area which is not recommended.

11. ***“Was a storm water pipe laid down when Mosley Street was widened from the Main End to 45th Street? If so, could this be extended to 62nd Street?”***

RESPONSE: A storm sewer was not part of the Mosley Street works.

12. **Be sure you monitor the effects of pollution in the Bay water, especially along the shore. Would you please give close consideration to the particularities of the 67th street location (Alternative 3)?**

RESPONSE: Comment noted.

Please note that a second Public Information Centre is planned for this project that will provide additional opportunity for comment. As soon as the date for the second public meeting has been confirmed, you will be notified.

We trust the above response helps answer your questions. Please call or e-mail us if there are aspects that require further clarification. We will continue to keep you informed as the project progresses.

Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P.Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach
M. Latimer Town of Wasaga Beach
A. Potter Ainley & Associates Limited

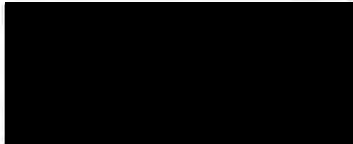
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April 16, 2015

File #113202



**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment**

Dear

Thank you for your interest in The Town of Wasaga Beach investigation of area storm drainage outlet improvements for the Bay Sands Development Area. For ease of discussion, we have highlighted your main comments/concerns below:

- ***Worried about “..any more run off going into the Bay and causing pollution or further flooding the way it did running down 58th Street several years ago.”***

RESPONSE: The alternatives have given consideration to accommodating the large storm events with flow contained within the storm sewer and overflow along the street contained within the right-of-way with depth of flow not exceeding 150 mm (6 inches). The added development area of Bay Sands will have a stormwater management pond to provide quality and quantity control so as to reduce contaminants entering the receiving waters and to prevent increased flows to the Bay.

Please note also that the storm water design for the development will be required to comply with standards and guidelines that govern this type of development. This includes the Stormwater Management Planning and Design Manual (2003) as prepared by Ministry of Environment and Climate Change as well as the Nottawasaga Valley Conservation Authority Development Review Guidelines (2006) and municipal engineering standards. Post development drainage will be designed to match pre-development levels with outlet flows to Nottawasaga Bay controlled in accordance with these standards.

In addition, input is being obtained from relevant government agencies that include the Ministry of Environment & Climate Change, the Ministry of Natural Resources & Forestry, the Nottawasaga Valley Conservation Authority (NVCA) as well as Parks Canada. Any alternative selected will be required to meet the requirements of these agencies. As presented at the Public Information Centre, the storm water management pond to be constructed for the development will include quality control features that will assist in removing contaminants before discharging to Nottawasaga Bay.

Please note that a second Public Information Centre is planned for this project that will provide additional opportunity for comment. As soon as the date for the second public meeting has been confirmed, you will be notified.

We trust the above response helps answer your questions. Please call or e-mail us if there are aspects that require further clarification. We will continue to keep you informed as the project continues.

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A. Potter Ainley & Associates Limited

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April 16, 2015

File #113202

VIA EMAIL

Re: **Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment**

Dear [REDACTED]

Thank you for your interest in The Town of Wasaga Beach investigation of area storm drainage outlet improvements for the Bay Sands Development Area. For ease of discussion, we have highlighted your main concerns/comments below:

1. ***"I would like to make certain that as part of the review that the continual flooding of the bottom of 63rd street whenever there is a storm is addressed in whatever work is done. This has been a problem for several years and has not been addressed by the town. Now that this area is covered under the EA being done, I trust that now is the time to deal with this ongoing problem"***

RESPONSE: The four alternatives considered in this EA will not directly improve the drainage at the bottom of 63rd Street but Alternatives 2A, B and C would be useful in assisting future improvements along Shore Lane to address this issue.

Please note that a second Public Information Centre is planned for this project that will provide additional opportunity for comment. As soon as the date for the second public meeting has been confirmed, you will be notified.

We trust the above response helps answer your questions. Please call or e-mail us if there are aspects that require further clarification. We will continue to keep you informed as the project progresses.

Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P.Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach
M. Latimer Town of Wasaga Beach
A. Potter Ainley & Associates Limited

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**Public Information Centre No. 1
Presentation Material**

TOWN OF WASAGA BEACH

PUBLIC INFORMATION CENTRE

**Bay Sands Development Area
Storm Drainage and Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
November 6, 2014**

WELCOME

PLEASE SIGN IN

- The purpose of this public meeting is to present and receive input regarding the Schedule 'C' Municipal Class Environmental Assessment (Class EA) initiated to address the stormwater management needs for the Bay Sands Development Area.
- This public meeting will present the following project details:
 - Background Information
 - The Municipal Class EA process
 - Drainage alternatives under consideration
 - Potential environmental impacts & mitigation
 - Next Steps

Your input is appreciated.

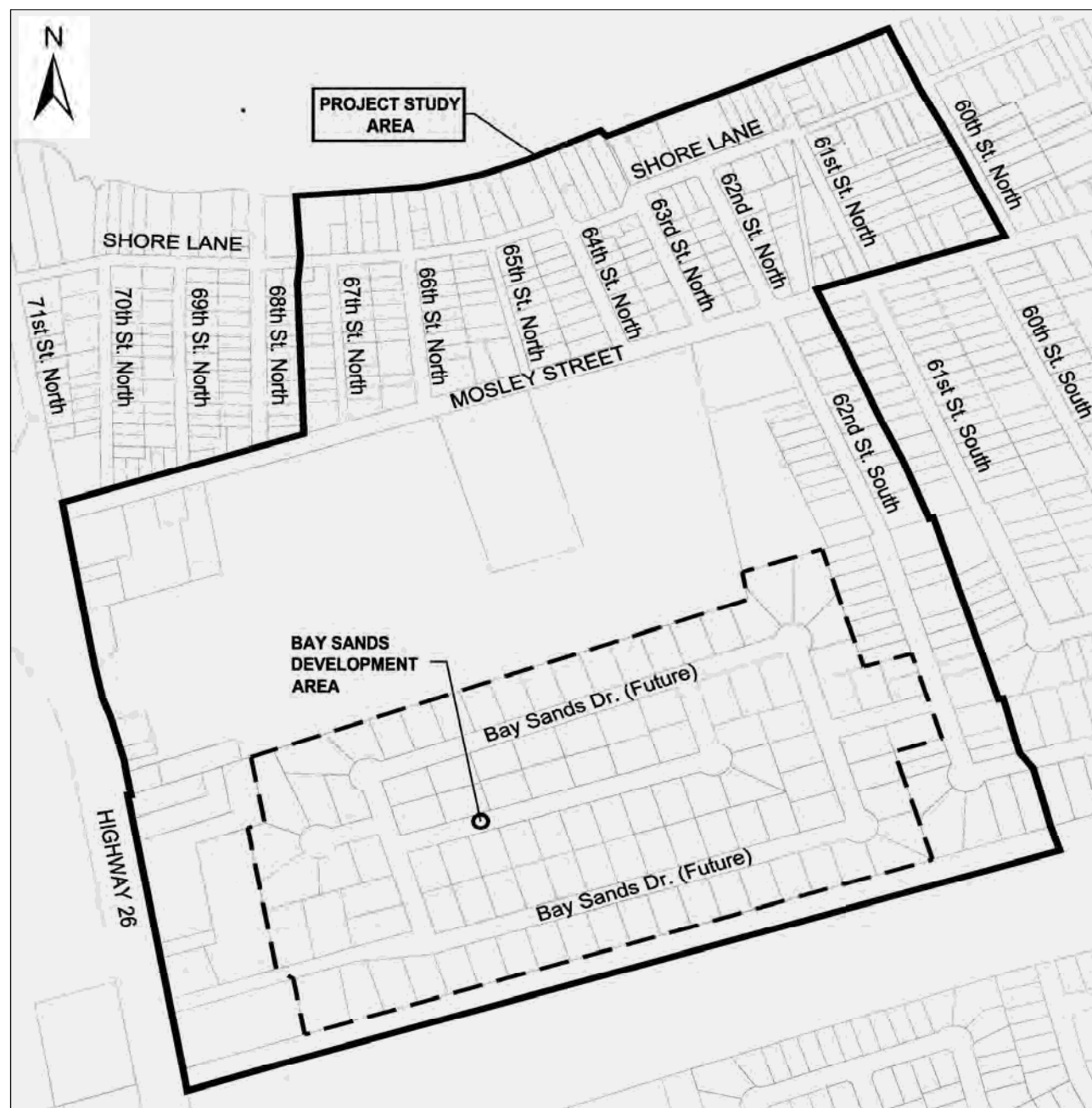
Please review the displays and feel free to ask questions of the members of the study team in attendance.

We invite you to provide any comments, in writing, on the comment sheet provided.

FREEDOM OF INFORMATION & PROTECTION OF PRIVACY ACT

All comments received will be maintained on file for use during the project and may be included in study documentation. Information collected will be used 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.

PROJECT STUDY AREA



- The study area for this project encompasses the existing undeveloped residential lots known as the Bay Sands Development Area as well as the existing residential areas within the outlet areas to Nottawasaga Bay.
- More specifically, the study area is described as the area between 60th Street North and 68th Street North, north of Mosley Street as well as the Bay Sands Area between 62nd Street and Highway 26.

PROJECT BACKGROUND

- The Bay Sands Development Area of Wasaga Beach was established circa 1970 using a “checkerboard” pattern of land ownership (i.e. individually owned). It is a low density residential area consisting of approximately 104 lots and is currently undeveloped.
- To address the stormwater management needs for the Bay Sands Development Area, the Town of Wasaga Beach retained the Ainley Group in November 2011 to complete a drainage study to assess existing drainage infrastructure and to develop a strategy to treat and convey drainage to Nottawasaga Bay should the Bay Sands Development Area be constructed in the near future. This was documented in a report entitled *Drainage Study Technical Brief for the 62nd Street and Bays Sands Development Area*.
- Based on the results of the drainage study it was determined that the scope of work required would necessitate the completion of a Municipal Class Environmental Assessment.
- The Town of Wasaga Beach has initiated a Schedule ‘C’, Municipal Class Environmental Assessment (Class EA) to investigate various drainage options including the provision of storm sewers, storm water management pond(s), improvements to existing outlets and/or the development of new outlets into Nottawasaga Bay.



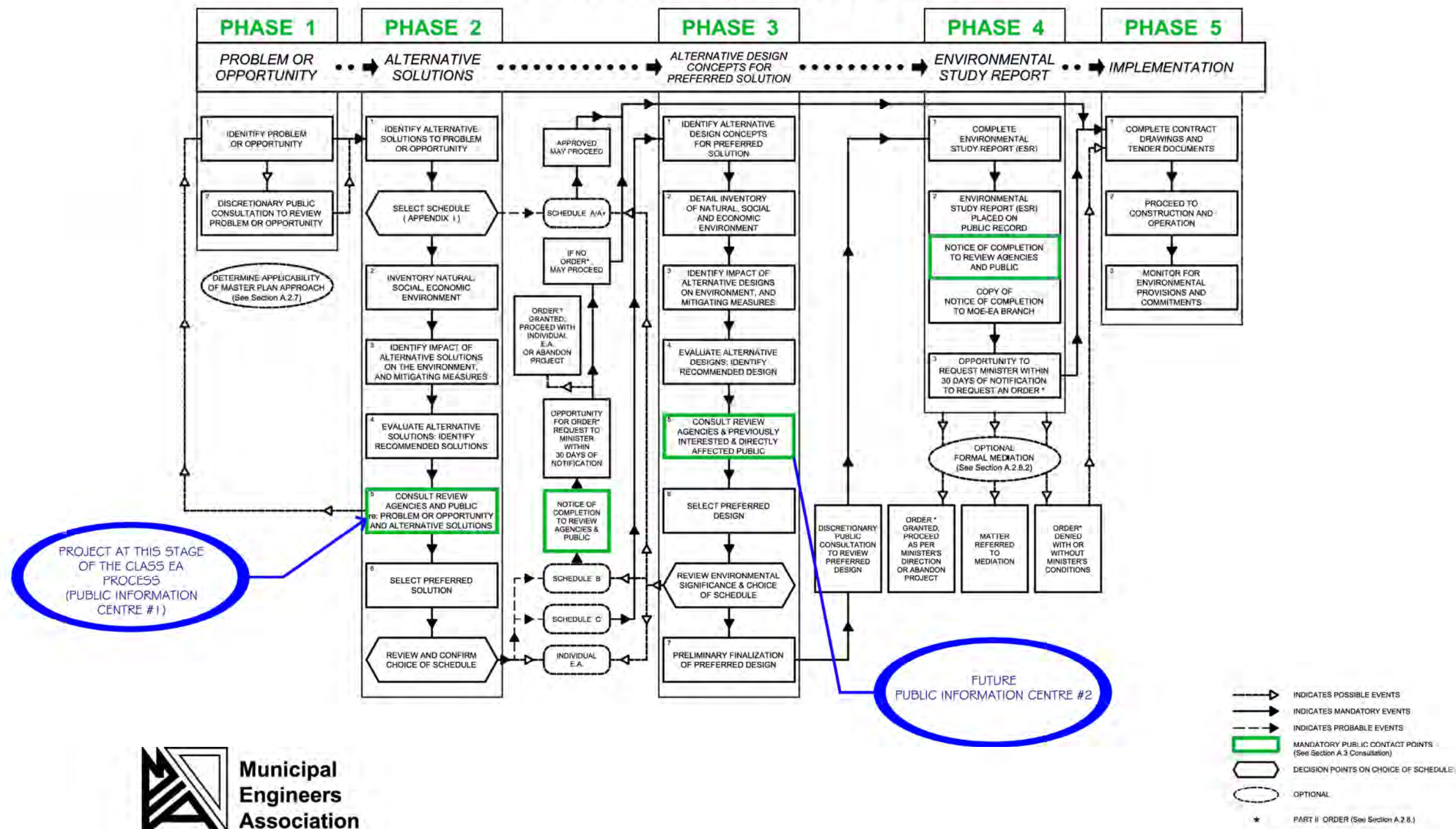
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT PROCESS

- A Municipality is required to conduct a Municipal Class Environmental Assessment (Class EA) before this type of improvement project can be undertaken.
- A Class EA follows an approved procedure designed to protect the environment (physical, natural, social and economic) and to ensure compliance with the Environmental Assessment Act.
- Based on the work proposed, this undertaking constitutes a Schedule 'C' project and requires completion of Phase 1 to 5 of the Class EA process.
- This project will follow the approved planning process as outlined in the Municipal Class Environmental Assessment document (Amended 2011) as prepared by the Municipal Engineers Association.

MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT PROCESS

EXHIBIT A.2 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



EXISTING CONDITIONS

EXISTING DRAINAGE CATCHMENT AREAS

There are three drainage catchment areas within the study area as follows:

67th Street Drainage Area

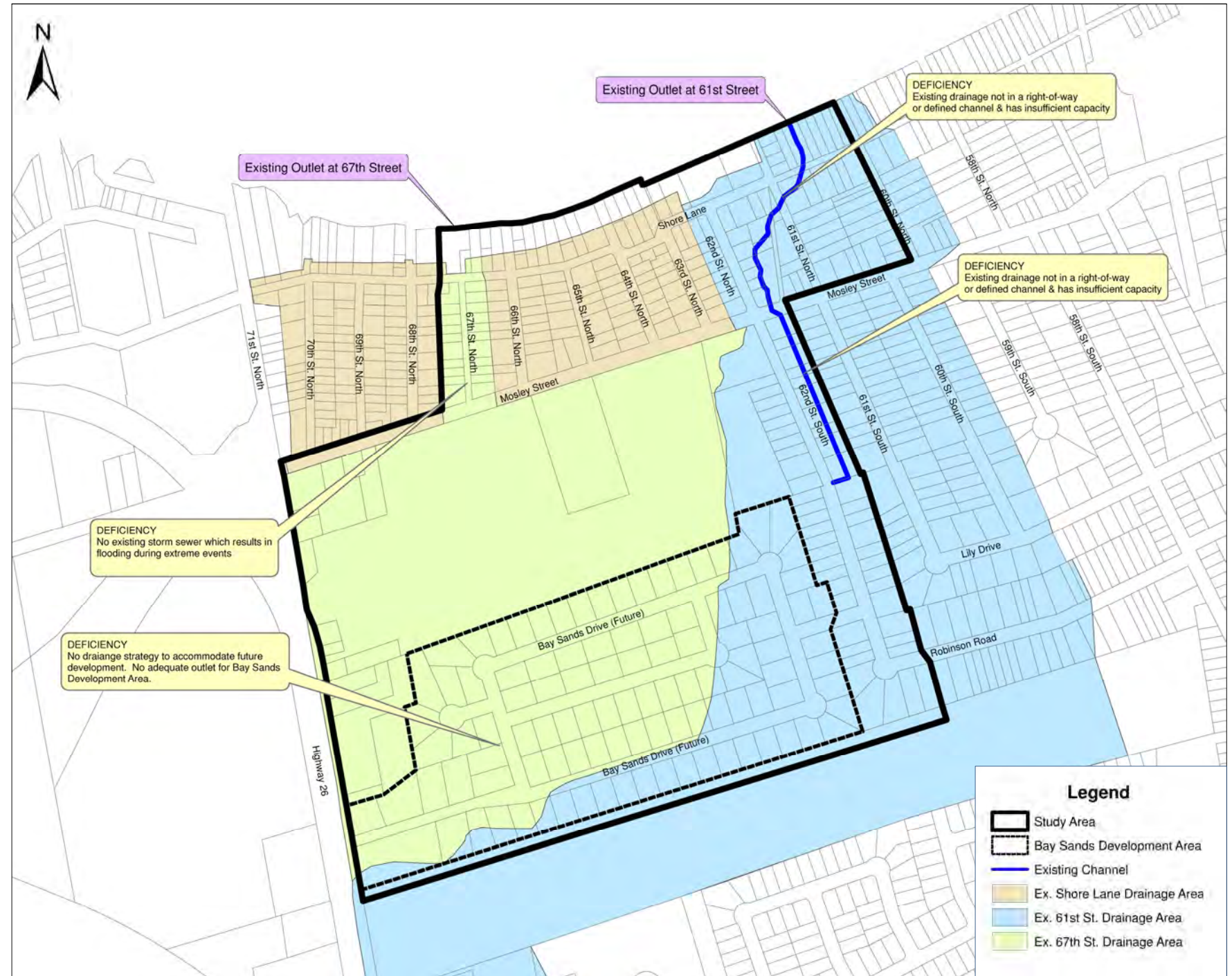
- Drainage in this area is controlled by infiltration and overland flow to the existing 67th Street outlet to Nottawasaga Bay.
- There is an existing outlet from Shore Lane to the Bay at 67th Street. This 1.8 m x 0.9 m box culvert has been designed with the capacity to accept the drainage from the current catchment area that includes the Bay Sands Development Area.
- There is no existing storm sewer south of Shore Lane so in extreme events all drainage is conveyed by overland flow which leads to flooding.

Shore Lane Drainage Area

- Existing drainage in this area flows via ditch, storm sewer and overland flow to Nottawasaga Bay.

61st Street Drainage Area

- Existing drainage in this area flows via ditch and overland flow to the existing 60th/61st Street outlet to Nottawasaga Bay.
- Mosely Street and 62nd Street south have rural road cross-sections with ditches.
- In general the remaining roads such as Shore lane, 62nd Street North, 67th Street and most of the north/south streets have semi-urban cross-sections with minimal drainage capacity.
- The existing drainage channel that branches off 62nd Street between Mosely Street and Shore Lane does not have sufficient capacity to accommodate overland flow for a storm event with a return period of once in one hundred years.
- The existing channel is not within an assigned easement.
- The channel crosses Shore Lane with a 1100mm diameter CSP and leads to the channel segment, which is also under capacity, through a rear yard to the bay.



ALTERNATIVES DEVELOPED TO ADDRESS DEFICIENCIES

ALTERNATIVE 1 – DO NOTHING

This option proposes no changes to the existing infrastructure. No improvements would be provided.

ALTERNATIVE 2 – URBANIZATION OF 62ND STREET

- This option proposes to reconstruct 62nd Street from south of Mosley Street to Shore Lane from rural cross-section with ditch drainage to a paved street with curb, gutter, storm piping, & catch basins.
- Drainage would no longer be via a combination of storm sewer, drainage channel and overland flow. There are three options that are under consideration to urbanize this section of 62nd Street as follows:
 - 2a) Urbanize 62nd St. from Bay Sands Entrance to Shore Lane with storm sewer and improve existing outlet channel from 61st St. to Nottawasaga Bay.
 - 2b) Urbanize 62nd St. from Bay Sands entrance to Shore Lane and provide twin 900 mm storm sewer with new outlet to Nottawasaga Bay on 61st Street extension.
 - 2c) Urbanize 62nd St. from Bay Sands entrance to Shore Lane and provide twin 900 mm storm sewer with new outlet to Nottawasaga Bay on 62nd Street extension.

ALTERNATIVE 3 - DRAINAGE EASEMENT THROUGH PRIVATE LAND

This option proposes to:

- Construct a drainage channel north of the Bay Sands Development Area to Mosely Street in the vicinity of 67th Street.
- Urbanize 67th Street from Mosley Street to Shore Lane including storm sewer.
- Connect to the existing 1800mm x 900mm box culvert at Shore Lane that discharges downstream to Nottawasaga Bay.

ALTERNATIVE 4 – 71ST STREET OUTLET

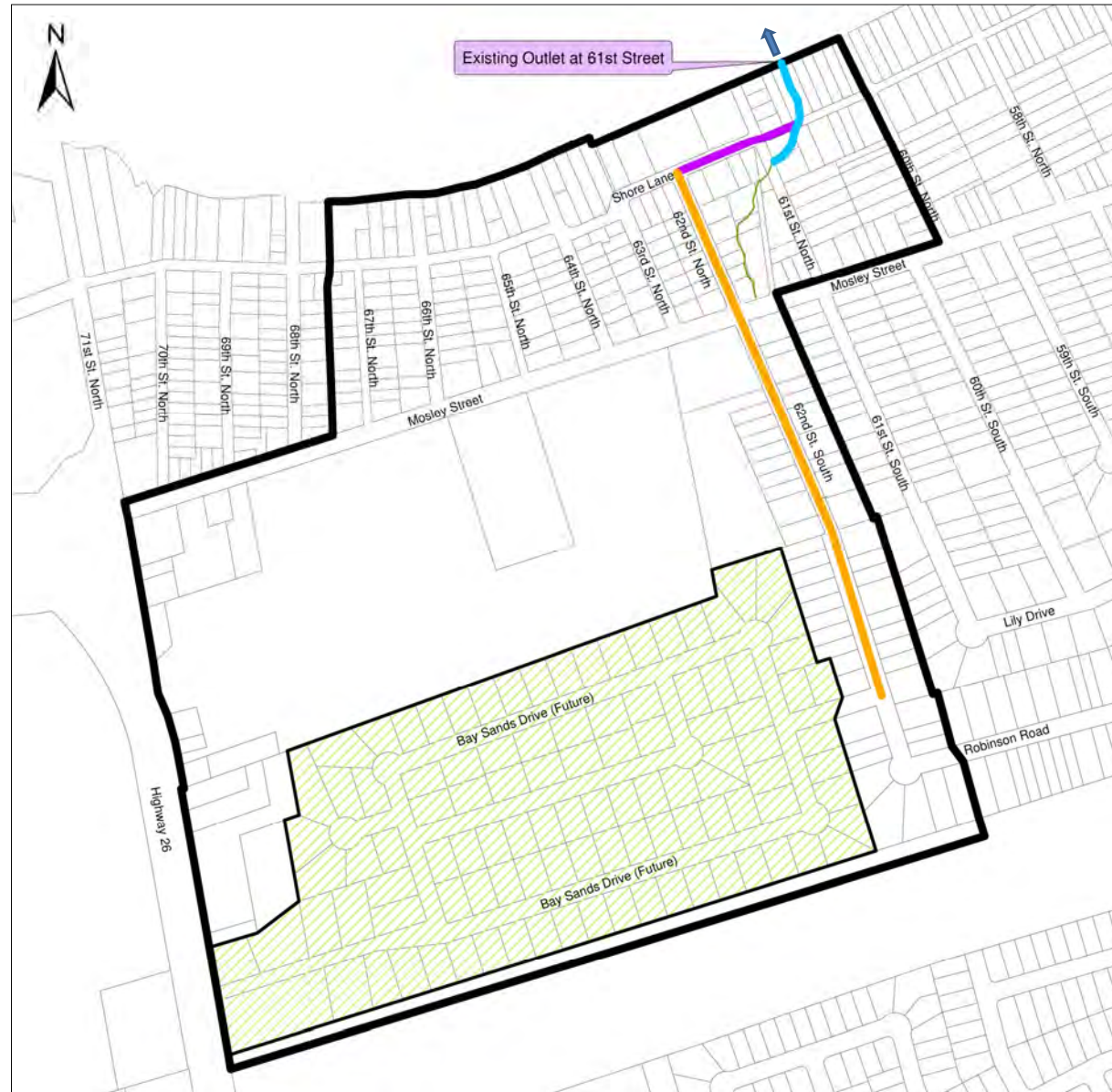
- Provide storm sewer outlet to the west along Bay Sands Driver to Highway 26 then northwards to the existing channel north of Mosley Street that outlets to the Nottawasaga Bay.

OTHER APPERTENANCES - STORMWATER MANAGEMENT FACILITY

- This undertaking also requires the construction of a stormwater management facility (i.e. storm pond).
- A stormwater management (SWM) facility is proposed for the Bay Sands Development Area to provide enhanced water quality and to reduce the peak discharge flow rates.
- A SWM facility will control post-development flow to pre-development levels and will reduce the quantity of overland flow to be accommodated downstream of the development. Three alternatives to manage stormwater for the Bay Sands Development are under consideration as follows:
 - Option 1: Construct Two SWM Facilities Within Bay Sands Development Area.
 - Option 2 - one on-site swm facility
 - Option 3 - off site swm facility

ALTERNATIVE 2A

62nd STREET URBANIZATION + SHORE LANE URBANIZATION + CHANNEL IMPROVEMENTS + STORMWATER MANAGEMENT FACILITY



URBANIZATION & CHANNEL IMPROVEMENTS

This option consists of the following:

- The urbanization of 62nd Street with large diameter storm sewer from the entrance to the Bay Sands development near Robinson Road north to Shore Lane
- The urbanization of Shore Lane from 62nd Street to the existing channel east of 61st Street.
- Channel upgrades from Shore Lane north to the outlet to Nottawasaga Bay.

Quality Control: No additional quality control will be provided beyond that completed within the Bay Sands Development Area.

STORMWATER MANAGEMENT FACILITY

- A stormwater management (SWM) facility is proposed for the Bay Sands Development Area to provide enhanced water quality and to reduce the peak discharge flow rates.
- A SWM facility will control post-development flow to pre-development levels and will reduce the quantity of overland flow to be accommodated downstream of the development.
- Three alternatives to manage stormwater for the Bay Sands Development are under consideration as follows:



OPTION 1
 Construct One SWM Facilities Within the Bay Sands Development Area

- This option involves the construction of one stormwater management facility within the Bay Sands Development Area using 5 lots.
- There are two configuration options for the pond as illustrated.



OPTION 2
 Construct Two SWM Facilities Within the Bay Sands Development Area

- This option involves the construction of two stormwater management facilities within the Bay Sands Development Area using seven lots total.

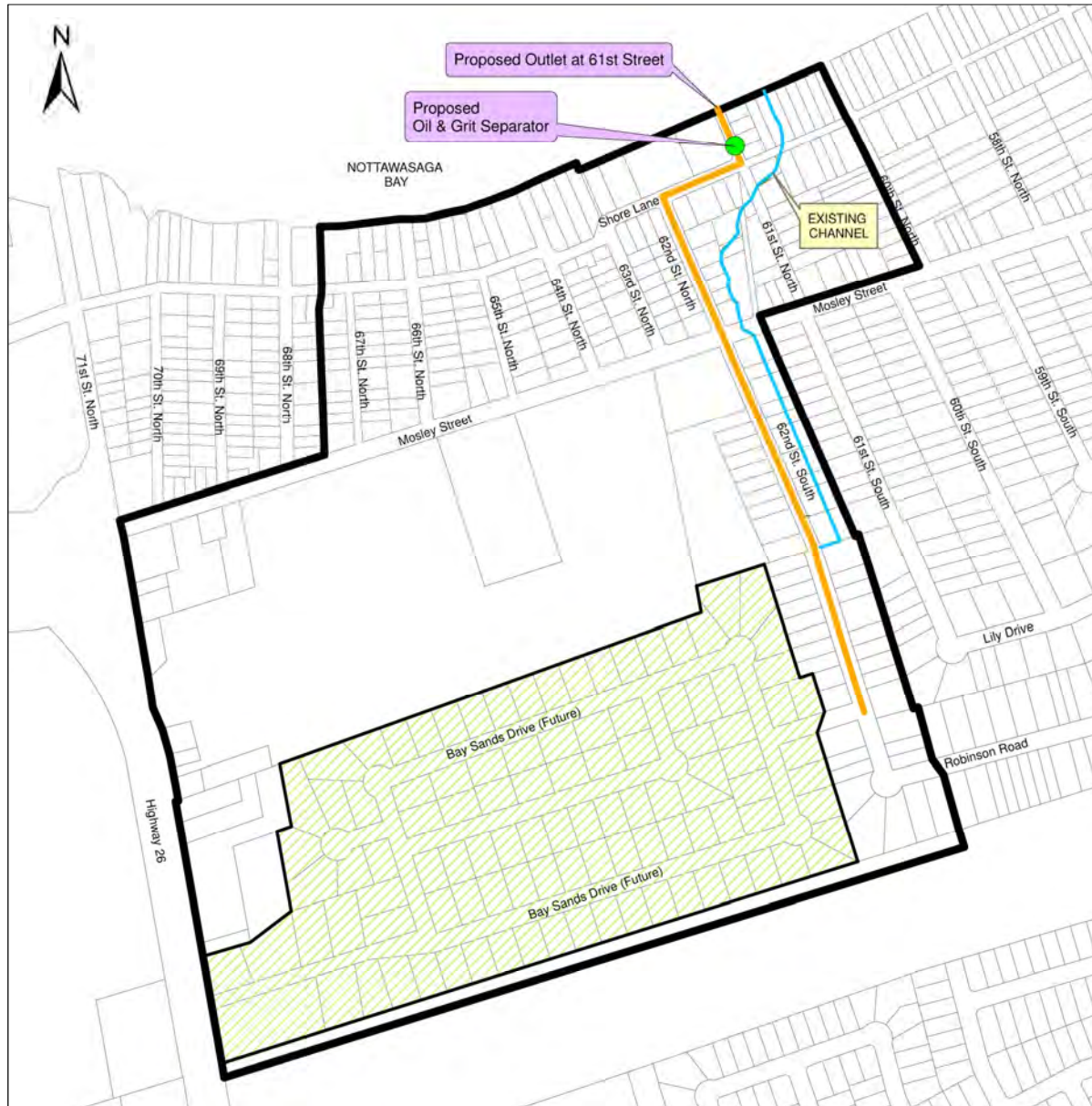


OPTION 3
 Construct One SWM Facility Off-Site

- This option involves the construction of one stormwater management facility on the adjacent property to the north of the Bay Sands Development.

ALTERNATIVE 2B

62ND STREET URBANIZATION + STORMWATER MANAGEMENT FACILITY + NEW OUTLET TO NOTTAWASAGA BAY ALONG 61ST STREET ALIGNMENT



URBANIZATION & CHANNEL IMPROVEMENTS

This option consists of the following:

- The urbanization of 62nd Street with twin large diameter storm sewer from the entrance to the Bay Sands development near Robinson Road north to Shore Lane and along Shore Lane to 61st Street and north along 61st Street to Nottawasaga Bay.

Quality Control: This will be provided through the inclusion of an oil & grit separator.

STORMWATER MANAGEMENT FACILITY

- A stormwater management (SWM) facility is proposed for the Bay Sands Development Area to provide enhanced water quality and to reduce the peak discharge flow rates.
- A SWM facility will control post-development flow to pre-development levels and will reduce the quantity of overland flow to be accommodated downstream of the development.
- Three alternatives to manage stormwater for the Bay Sands Development are under consideration as follows:



OPTION 1
 Construct One SWM Facilities Within the Bay Sands Development Area

- This option involves the construction of one stormwater management facility within the Bay Sands Development Area using 5 lots.
- There are two configuration options for the pond as illustrated.



OPTION 2
 Construct Two SWM Facilities Within the Bay Sands Development Area

- This option involves the construction of two stormwater management facilities within the Bay Sands Development Area using seven lots total.

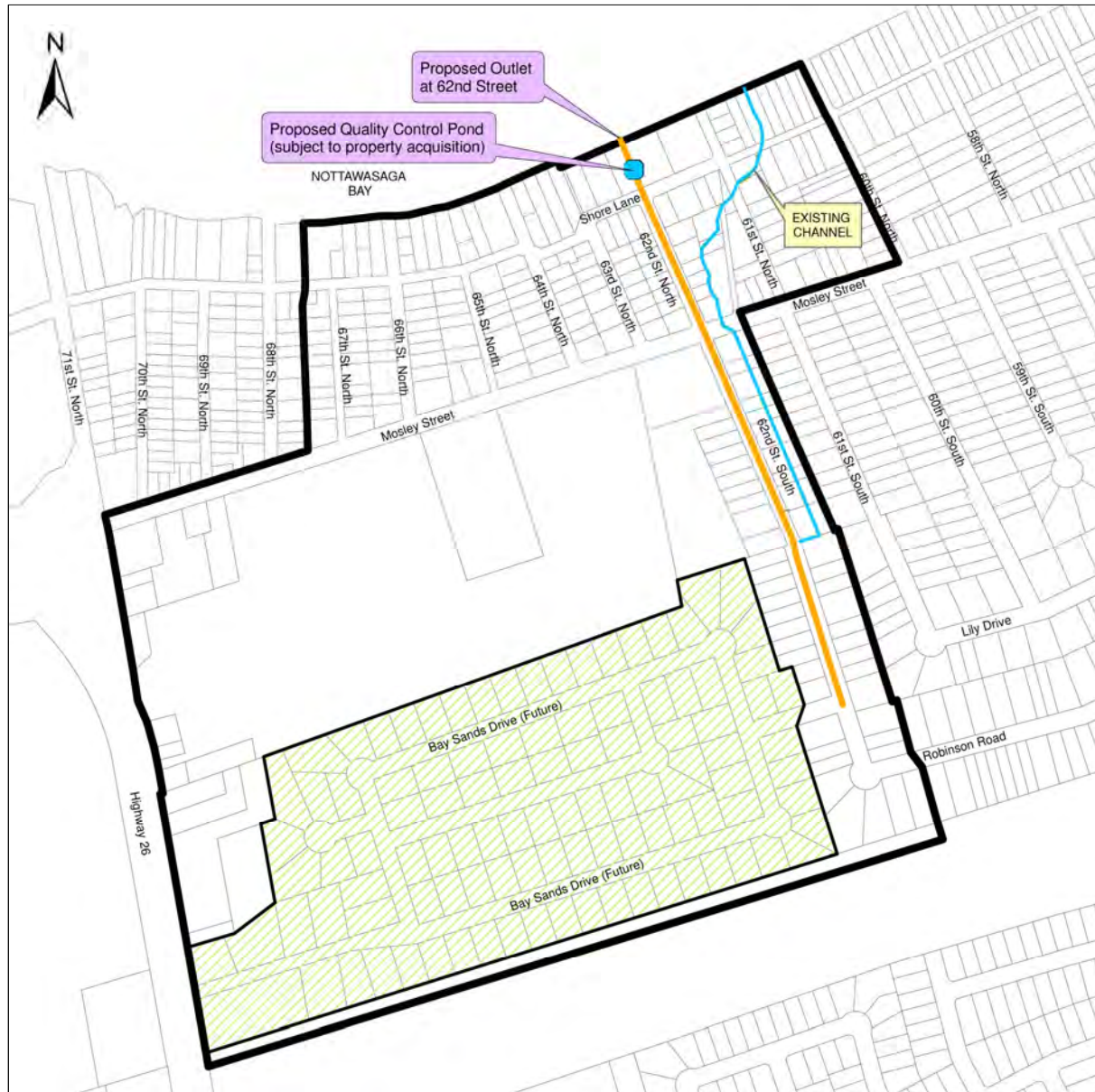


OPTION 3
 Construct One SWM Facility Off-Site

- This option Involves the construction of one stormwater management facility on the adjacent property to the north of the Bay Sands Development.

ALTERNATIVE 2C

62ND STREET URBANIZATION + STORMWATER MANAGEMENT FACILITY + NEW OUTLET TO NOTTAWASAGA BAY ON 62ND STREET ALIGNMENT



URBANIZATION & CHANNEL IMPROVEMENTS

This option consists of the following:

- The urbanization of 62nd Street with twin large diameter storm sewer from the entrance to the Bay Sands development to Shore Lane with construction of quality control pond on the north side of Shore Lane and outlet to Nottawasaga Bay along the extension of 62nd Street.

Quality Control: A quality control pond that includes an oil & grit separator is proposed provided sufficient property can be acquired.

STORMWATER MANAGEMENT FACILITY

- A stormwater management (SWM) facility is proposed for the Bay Sands Development Area to provide enhanced water quality and to reduce the peak discharge flow rates.
- A SWM facility will control post-development flow to pre-development levels and will reduce the quantity of overland flow to be accommodated downstream of the development.
- Three alternatives to manage stormwater for the Bay Sands Development are under consideration as follows:



OPTION 1
Construct One SWM Facilities Within the Bay Sands Development Area

- This option involves the construction of one stormwater management facility within the Bay Sands Development Area using 5 lots.
- There are two configuration options for the pond as illustrated.



OPTION 2
Construct Two SWM Facilities Within the Bay Sands Development Area

- This option involves the construction of two stormwater management facilities within the Bay Sands Development Area using seven lots total.



OPTION 3
Construct One SWM Facility Off-Site

- This option Involves the construction of one stormwater management facility on the adjacent property to the north of the Bay Sands Development.

ALTERNATIVE 3

67th STREET URBANIZATION + DRAINAGE EASEMENT + STORMWATER MANAGEMENT FACILITY

This alternative consists of the following components:

- █ **DRAINAGE EASEMENT:**
 - A drainage easement will be required through private land north of the Bay Sands Development Area to convey controlled flow from the development to Mosley Street, in the vicinity of 67th Street.
 - A grass lined drainage swale will be constructed within the drainage easement capable of conveying the greater of the 100-year or Regional flows. A maintenance access route will also be provided.

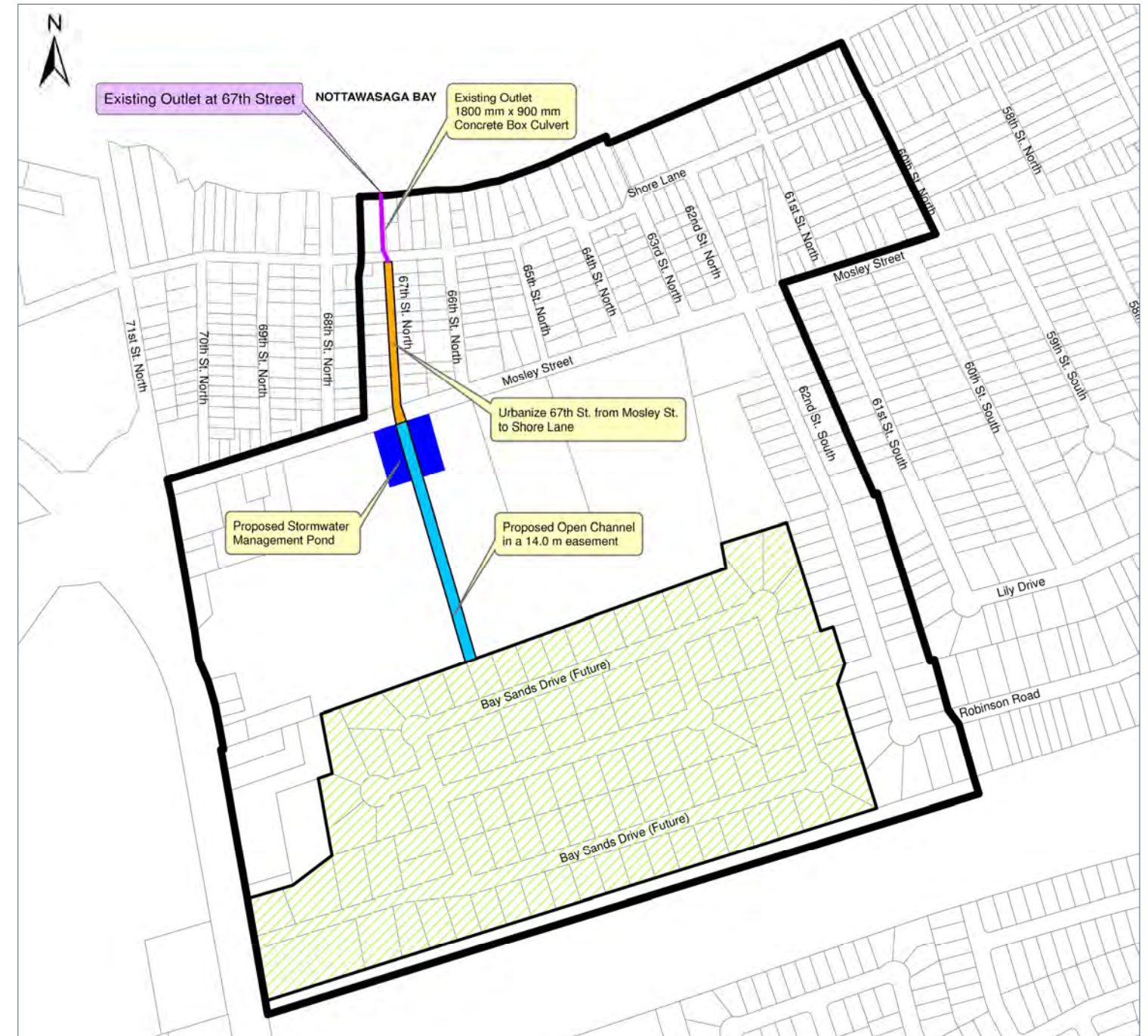
- █ **67th URBANIZATION:**
 - Flow to be conveyed into a large diameter storm sewer on 67th Street.
 - 67th Street to be urbanized to accommodate overland flow that exceeds capacity of storm sewer.

- █ **EX. 67th STREET OUTLET:**
 - Connect to existing outlet at 67th Street at Shore Lane.
 - This outlet has sufficient capacity to accommodate all contributing lands.

- █ **STORMWATER MANAGEMENT FACILITY:**
 - Quantity control would be required to control post-development flows to pre-development flows.

Quality Control:

This will be provided through the proposed stormwater management facility and the existing oil & grit separator currently in use at the existing 67th Street outlet.



ALTERNATIVE 4

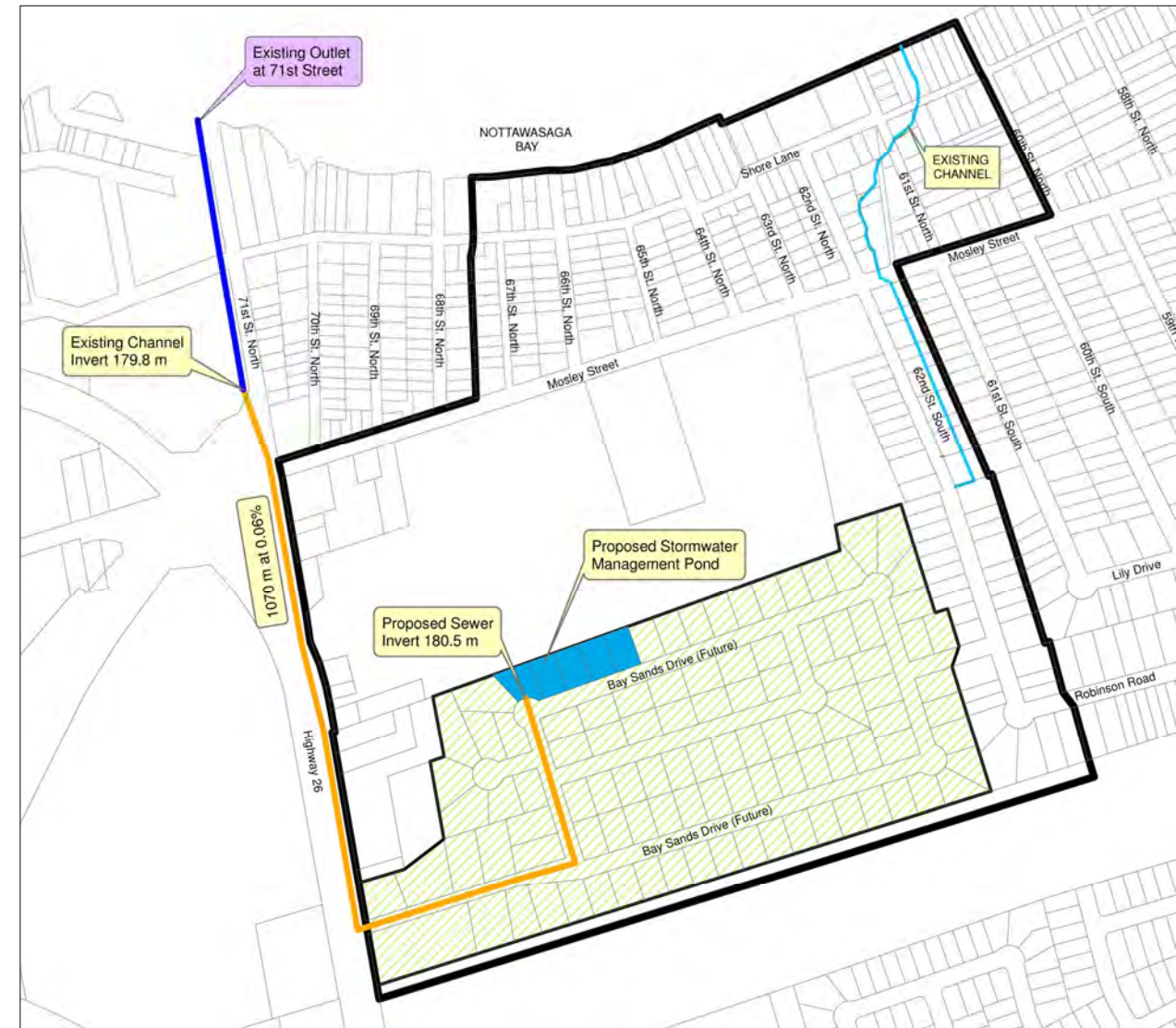
71st STREET OUTLET + STORMWATER MANAGEMENT FACILITY

This alternative consists of the following :

- INSTALLATION OF STORM SEWER ON HIGHWAY 26 (71ST STREET)**
 - Flow to be conveyed into a large diameter storm sewer on 71st Street and connect to open channel at intersection of Mosley St. & 71st Street North.

- EXISTING CHANNEL AT 71ST STREET**
 - Flow to be conveyed via existing open channel from the intersection of Mosley Street and 71st Street north to Nottawasaga Bay.

- STORMWATER MANAGEMENT FACILITY:**
 - Quantity control would be required to control post-development flows to pre-development flows.
 - Stormwater management facility also provides opportunity to provide quality control of run-off.



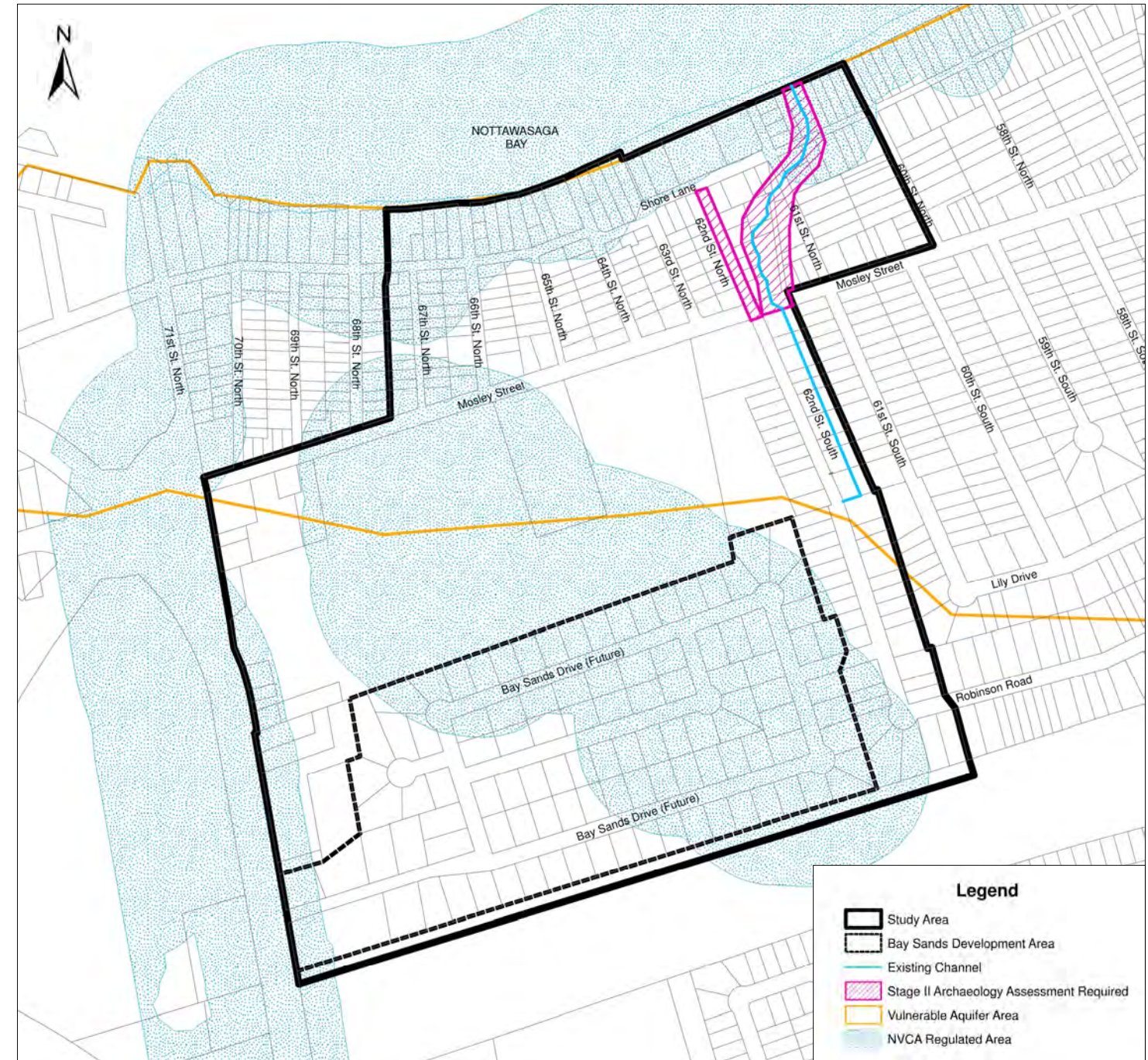
ALTERNATIVE 4 NOT ACCEPTABLE

A preliminary review of a possible drainage outlet along 71st Street was considered but initial analysis indicates that the resulting storm sewer grades will be unacceptable at approximately 0.06%. There are also existing capacity issues along the route that would also need to be addressed and, as such, this alternative was not pursued any further.

SUMMARY OF POTENTIAL ENVIRONMENTAL CONCERNS

- A number of studies have been completed to identify sensitive environmental features within the project study area and to determine the potential for impact from construction on these features.
- The accompanying map and information below summarize the potential environmental concerns and constraints for this project.

SENSITIVE ENVIRONMENTAL FEATURES	
Terrestrial Vegetation /Wildlife	<ul style="list-style-type: none"> • No plant species found that are of federal or provincial rarity • Various mammals observed but none that are considered to be rare.
Aquatic Vegetation/Wildlife	<ul style="list-style-type: none"> • Drainage features within the study area consist of swales or ditches that are man-made, undefined or flow intermittently. • Drainage features within the study area do not provide fish habitat. • Drainage features are not accessible from Nottawasaga Bay due to elevation and/or these are separated from Nottawasaga Bay by the beach area.
Species at Risk	<ul style="list-style-type: none"> • Potential habitat exists for several Species at Risk – (Milksnake, Red-headed Woodpecker & Eastern Wood-pewee - Species of Special Concern) and (Hill's Thistle & Chorus Frog - Threatened) within the project study area. • Impacts are expected to be low since habitat will continue to remain for these species post construction. • No Butternut Trees found within project study area.
Wetlands	<ul style="list-style-type: none"> • Unevaluated wetland areas were identified within the project study area. These are not Provincially Significant Wetlands.
Surface Water	<ul style="list-style-type: none"> • Portion of study area is within the Nottawasaga Valley Conservation Area Regulated Area (NVCA). A permit will be required from this agency to complete work proposed. • Potential to impact surface water quality/quantity, flow patterns & hydrologic functions.
Groundwater	<ul style="list-style-type: none"> • Adjacent properties currently on municipal servicing and therefore no potential to impact local wells. • Limited potential to impact municipal wells as these are a significant distance from project study area. Although within an area identified as a Vulnerable Aquifer Area in the Town's Official Plan, the works proposed are considered to be a low risk.
Archaeological/Built Heritage	<ul style="list-style-type: none"> • 62nd Street corridor and drainage channel at 61st Street may require a Stage 2 archaeological study.
Adjacent Land Use	<ul style="list-style-type: none"> • Proposed channel improvements have the potential to impact adjacent properties (i.e. construction disturbance, reduction in building setbacks etc.) • Work within right-of-way has the potential disruption to area traffic and property access during construction.
Utilities/Servicing	<ul style="list-style-type: none"> • Construction within the existing right-of-way has the potential to impact existing utilities and municipal services.



MITIGATION MEASURES

Mitigation Measures
<p>Aquatic - Vegetation/Wildlife</p> <ul style="list-style-type: none"> Obtain necessary approvals from the Nottawasaga Valley Conservation Authority and the Ministry of Natural Resources. Application of sediment & erosion control measures; site restoration following construction; use of fencing to define limits of construction; maintenance activities (refuelling, cleaning etc.) 30m minimum from watercourse; and construction timing.
<p>Terrestrial Vegetation/Wildlife</p> <ul style="list-style-type: none"> Removal of vegetation (i.e. clearing & grubbing) restricted from occurring from approximately mid-April to end of July in accordance with Migratory Birds Convention Act and the Migratory Birds Regulations to avoid impacting migratory birds during the breeding season. Re-stabilize and re-vegetate exposed surfaces as soon as possible following construction. Define limits of construction with fencing to minimize intrusion into unnecessary areas. Provide direction regarding incidental encounters of Species at Risk (i.e. stop work immediately, contact local MNR to report SAR encounter etc.)
<p>Wetlands</p> <ul style="list-style-type: none"> Application of sediment & erosion control measures; site restoration following construction; use of fencing to define limits of construction; maintenance activities (refuelling, cleaning etc.) 30m minimum from watercourse. Obtain necessary approvals from Nottawasaga Valley Conservation Authority.
<p>Surface Water</p> <ul style="list-style-type: none"> Obtain necessary approval from the Nottawasaga Valley Conservation Authority Application of sediment & erosion control measures; site restoration following construction; maintenance activities (refuelling, cleaning etc.) 30m minimum from watercourse; and the use of Best Management Practices.
<p>Groundwater</p> <ul style="list-style-type: none"> Since the soil conditions are suitable for infiltration clean roof runoff will be directed to infiltration galleries to assist in maintaining the groundwater balance. A Ministry of Environment Permit To Take Water will be obtained should groundwater taking be required for construction. Standard water conservation measures will also be employed to minimize the amount of water taken and to terminate the usage as soon as possible.
<p>Archaeological/Built Heritage</p> <ul style="list-style-type: none"> Direction will be included in contract documents should anything be accidentally uncovered during construction.
<p>Noise</p> <ul style="list-style-type: none"> Construction equipment to comply with the noise emission standards outlined in the Ministry of Environment guidelines. Equipment to be in good repair & fitted with functioning mufflers. To the greatest extent possible, limit construction activities that create excessive noise to daytime hours. Maximize the separation distance between the construction staging areas and nearby receptors to the greatest extent possible. Reduce travel speeds of dump trucks and other construction vehicles to minimize noise caused by such vehicles travelling over uneven road surface.
<p>Adjacent Land Use</p> <ul style="list-style-type: none"> Use of grading techniques to minimize potential for impact to adjacent properties. Use of traffic management measures (i.e. construction staging, detours etc.) to minimize impacts to local traffic and to maintain access.
<p>Utilities/Serviceing</p> <ul style="list-style-type: none"> Advance contact with utility companies during detail design process to develop re-location strategies. Ongoing communication with utility companies during construction.
<p>Air Quality</p> <ul style="list-style-type: none"> Dust controlled by the application of dust suppressants; covering of soil stockpiles; and ensuring that all equipment pollution control devices are operational and properly maintained.

EVALUATION MATRIX

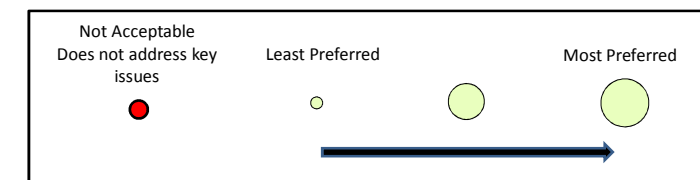
Each alternative was reviewed in relation to the following criteria to determine which alternative will address the key issues but create the least amount of impact on the area environment (physical, natural, social & economic).

EVALUATION OF URBANIZATION & CHANNEL IMPROVEMENTS

EVALUATION CRITERIA	ALT 1	ALT 2A	ALT 2B	ALT 2C	ALT 3	DESCRIPTION OF EFFECTS
PHYSICAL ENVIRONMENT						
Meets the Town of Wasaga Beach Land Use Planning Objectives	●	○	○	○	○	The Bay Sands Area cannot be developed until a servicing strategy is in place. Alternatives 2A, 2B, 2C & 3 will contribute to the development of Bay Sands.
Addresses Stormwater System Capacity Issues	●	○	○	○	○	Alt. 1 is the least preferred as it does not propose any improvements and will therefore not address capacity issues. Alts. 2A, 2B, 2C & 3 will all address capacity issues and provide opportunities for further drainage improvements on Shore Lane.
Alleviates the Potential for Future Flooding Issues & Property Damage	●	○	○	○	○	Alt. 1 is the least preferred as it does not address flooding issues. Alts. 2A, 2B, 2C & 3 will all address flooding issues. Alt. 2B and 2C provide the most opportunity to address existing drainage issues.
Impacts to Existing Channel	○	○	○	○	○	Alt. 3 is the most preferred of these options since it does not require any improvements to the existing channel. Alt. 2A is the least preferred as it proposes the most amount of channel improvements that will have strong impacts on adjacent properties.
Impacts to Existing Outlet	○	○	○	○	○	Alt. 3 is the most preferred as it does not require any improvements to the existing outlet at 67 th Street. All of the Alt. 2 options require improvement to the existing outlet at 61 st Street or the construction of a new outlet at 62 nd Street.
Impacts to Existing Utilities	○	○	○	○	○	Alt. 3 is the most preferred since it affects the shortest length of an existing r.o.w. Alt. 2A would be the least preferred since it affects the longest length of an existing r.o.w.
Impacts to Existing Services (water & sewage)	○	○	○	○	○	Alt. 3 is the most preferred since it affects the shortest length of an existing r.o.w. Alt. 2A would be the least preferred since it affects the longest length of an existing r.o.w.
NATURAL ENVIRONMENT						
Terrestrial Vegetation/Wildlife	○	○	○	○	○	Alt. 2A is the least preferred since it requires reconstruction of the channel from Bay Street to 61 st Street. The next least preferred option would be Alt 3 as the channel construction is proposed within a wooded area.
Aquatic Vegetation & Wildlife	○	○	○	○	○	Alt. 2A & Alt.3 are the least preferred since Alt. 2A requires channel improvements and Alt. 3 crosses an NVCA regulated area. Alt. 2B & 2C is most preferred since all construction is proposed within an existing right-of-way.
Wetlands	○	○	○	○	○	Alt. 3 is the least preferred as construction will be required within an NVCA regulated area. The remaining alternatives do not propose construction within the wetland area and are therefore preferred.
Surface Runoff Quality	○	○	○	○	○	Alt. 1 is the least preferred since it proposes no improvements to surface water quality. Alt 2C and Alt. 3 provide additional quality control.
Surface Water Quantity	○	○	○	○	○	Alt. 1 is the least preferred since it will not address surface water quantity. The remaining options will all address this issue.
SOCIAL ENVIRONMENT						
Adjacent Property Impacts (Building setbacks etc.)	○	○	○	○	○	Alt. 3 is the most preferred as it will require property from the least number property owners & involves the shortest length of road reconstruction. Alt. 2A is the least preferred as it involves the most extensive channel improvements and will affect the largest number of existing property owners.
Noise	○	○	○	○	○	Alt. 3 is the most preferred since the majority of construction will be within a vacant property. Impacts will be temporary and limited to the period of construction.
Archaeological	○	○	○	○	○	Alts. 2A, 2B & 2C will all require additional study to confirm that the areas are free of archaeological potential.
Built Heritage	○	○	○	○	○	There are no built heritage structures within the project study area and as such, there will be no impacts in this regard.
Traffic Impacts	○	○	○	○	○	Alt. 3 is the most preferred since construction will affect the shortest segment of an existing r.o.w. Alt. 2A is the least preferred as it will affect the longest segment of an existing r.o.w and rear yard drainage channel.
Property Access	○	○	○	○	○	Alt. 3 is the most preferred since construction will affect the shortest segment of an existing r.o.w. Alt. 2A is the least preferred as it will affect the longest segment of an existing r.o.w.
ECONOMIC ENVIRONMENT						
Property Acquisition Costs	○	○	○	○	○	Preliminary estimates rate Alt. 3 as the most costly and Alt. 2B as the least costly.
Construction Costs	○	○	○	○	○	Alternative 3 has the lowest overall cost for construction & property acquisition.
Operating/Maintenance Costs	○	○	○	○	○	Alt. 1 is the least preferred as there may be future costs associated with flooding & resulting property damage. Alts. 2B & 3 are the least costly in this regard since the majority of necessary infrastructure will be within the existing or created r.o.w. Alt. 3 has the advantage that the existing adequate outlet to the Bay is in an existing r.o.w.

POND EVALUATION

EVALUATION CRITERIA	OPTION 1 One Onsite Pond	OPTION 2 Two Onsite Ponds	OPTION 3 One Offsite Pond	ALT. 3 Pond	DESCRIPTION OF EFFECTS
PHYSICAL ENVIRONMENT					
Meets the Town of Wasaga Beach Land Use Planning Objectives	○	○	○	○	All stormwater management facility options will address this aspect.
Addresses Stormwater System Capacity Issues	○	○	○	○	All stormwater management facility options will address this aspect.
Alleviates the Potential for Future Flooding Issues & Property Damage	○	○	○	○	All stormwater management facility options will address this aspect.
NATURAL ENVIRONMENT					
Terrestrial Vegetation/Wildlife	○	○	○	○	All Options require vegetation removal; however, Option 1 is the most preferred as it is within Bay Sands – an area that is to be developed. Option 3 & Alt. 3 Pond are the least preferred as they require vegetation clearance offsite.
Aquatic Vegetation & Wildlife	○	○	○	○	Options 1 & 2 are the least preferred as construction will impact an existing wetland and affect aquatic vegetation & wildlife. Alt. 3 Pond is within the NVCA regulated area. Option 3 is the most preferred as it will not impact a wetland or watercourse.
Wetlands	○	○	○	○	Options 1 & 2 are the least preferred as construction will impact an existing wetland and affect aquatic vegetation & wildlife. Alt. 3 Pond is within the NVCA regulated area. Option 3 is the most preferred as it will not impact a wetland or watercourse.
Surface Water Quality	○	○	○	○	All options will address this issue.
Surface Water Quantity	○	○	○	○	All options will address this issue.
SOCIAL ENVIRONMENT					
Adjacent Property Impacts (Building setbacks etc.)	○	○	○	○	All locations proposed are currently undeveloped and will not impact adjacent properties. Option 3 is closest to existing homes.
Noise	○	○	○	○	None of the options proposed will create an increase post construction. There will be impacts during construction; however, these can be mitigated. Option 1 or 2 are the most preferred as the area is currently vacant and has the greatest separation distance from existing residential dwellings.
Archaeological	○	○	○	○	Additional field study is required to confirm archaeological potential but potential is expected to be low.
Built Heritage	○	○	○	○	There are no built heritage structures within the project study area and there will be no impacts in this regard.
ECONOMIC ENVIRONMENT					
Property Acquisition Costs	○	○	○	○	Options 1 or 3 are the most preferred since they provide the most efficient use of area.
Construction Costs	○	○	○	○	Option 1 provides the most efficient construction footprint. Opt. 2 is less efficient and reduces the number of developable lots. Alt. 3 requires additional channel work to drain to 67 th St.
Operating/Maintenance Costs	○	○	○	○	Option 2 is the least preferred because it proposes two ponds instead of one. Alt. 3 Pond requires maintenance of additional channel works.



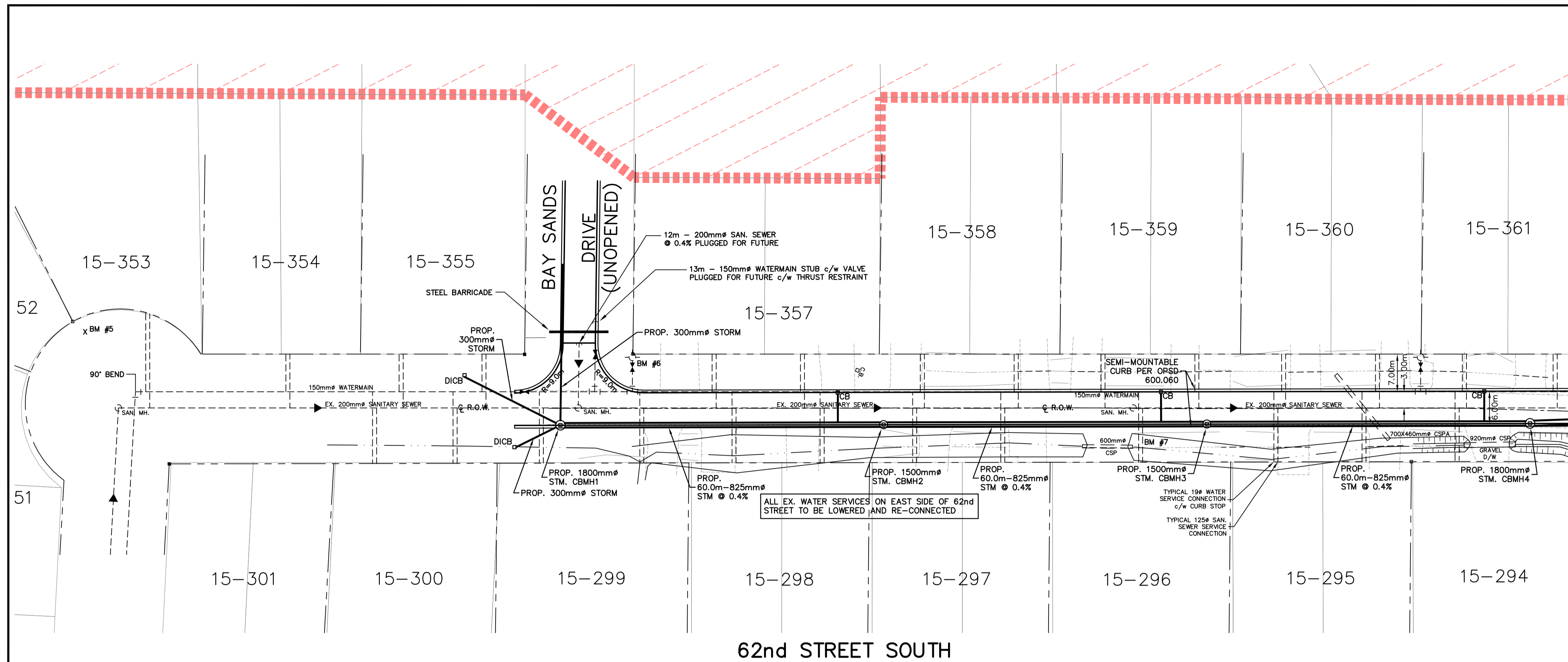
HOW DOES THE BAY SANDS DEVELOPMENT PROCEED FROM HERE?

LOCAL IMPROVEMENTS

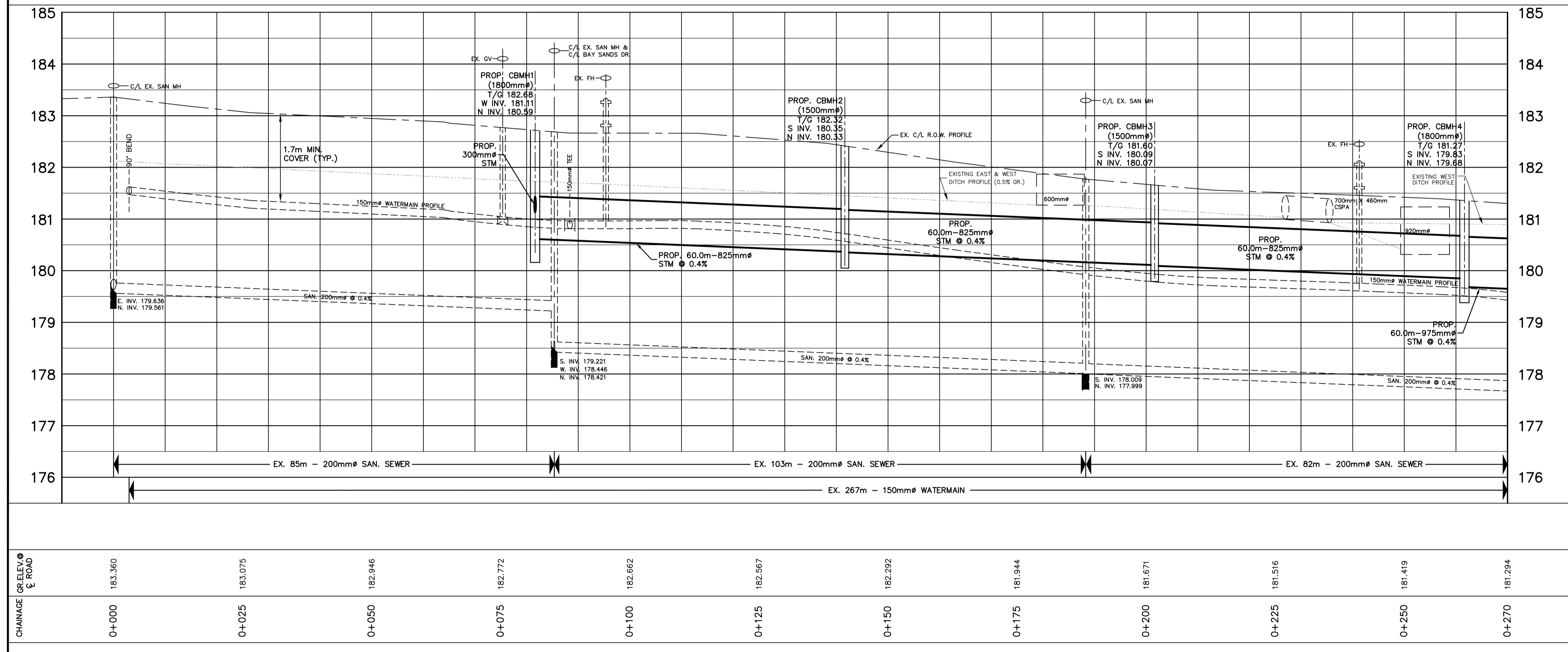
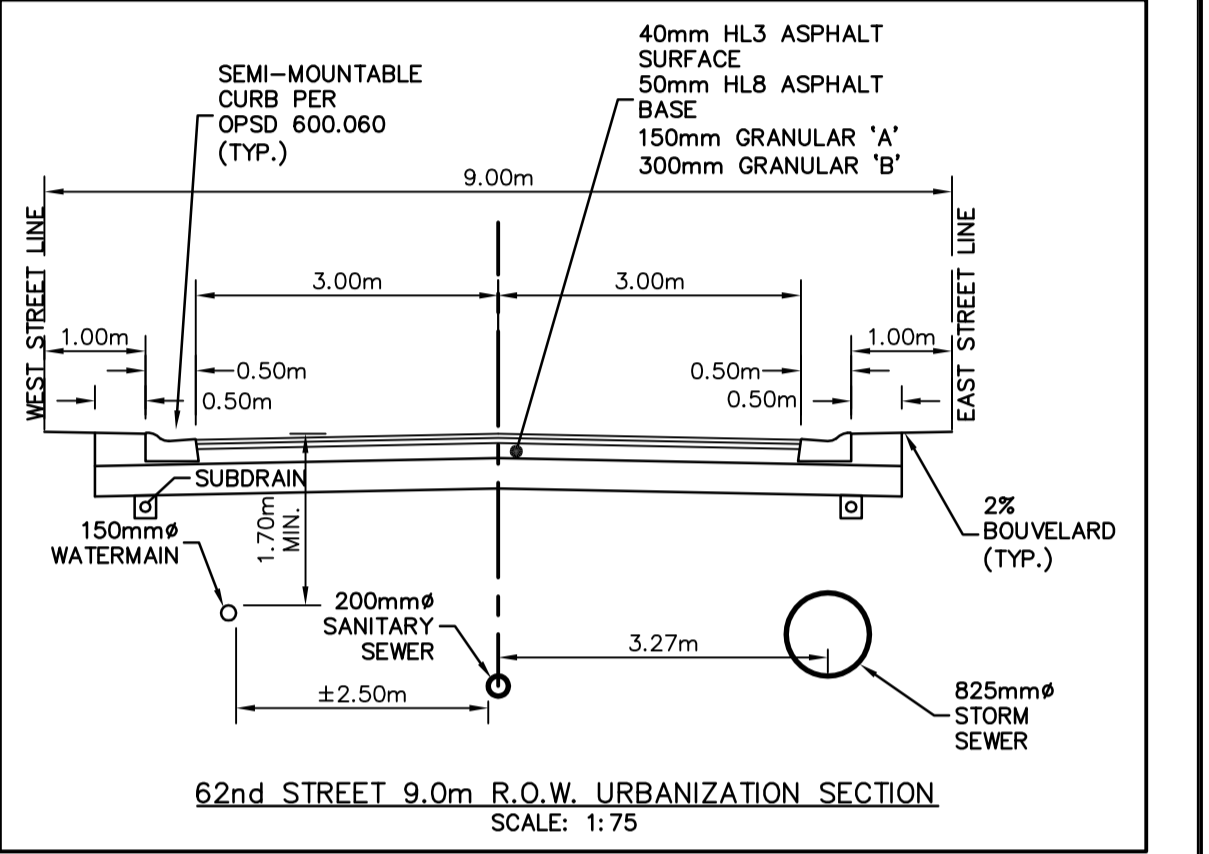
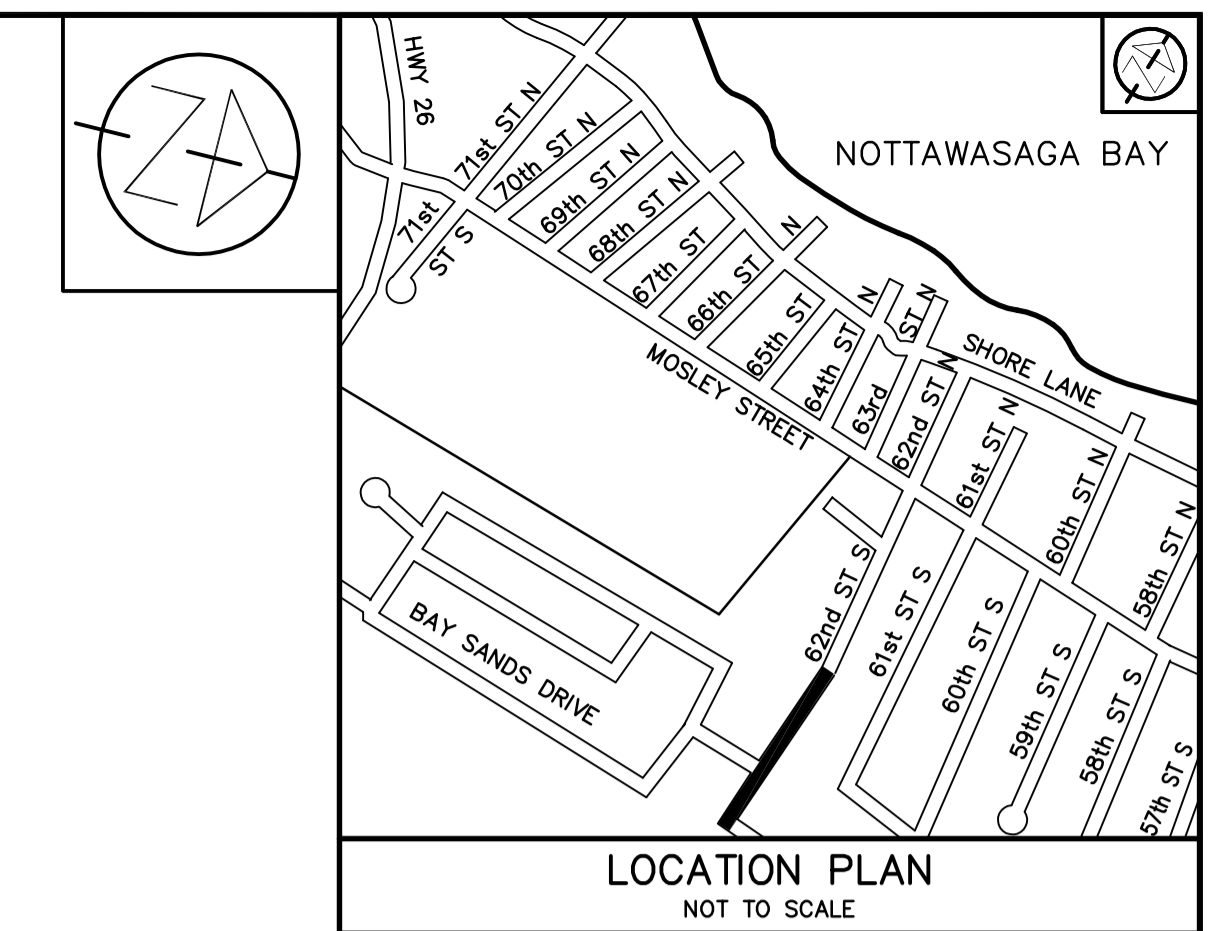
- The Town has received many inquiries from Bay Sands property owners asking for information on how their Bay Shore properties may eventually be developed. The Town is aware that many property owners are interested in developing their property and the Town would like to assist them move forward.
- To that end the Town proposes that if the drainage improvement Class EA is successfully concluded along with resolution of all other servicing issues for water, sanitary sewer, roadways and grading etc. that the Local Improvement Act, in accordance with the Municipal Act, be followed.
- The Town of Wasaga Beach would lead the process and arrange for the design, approvals and construction of the Bay Sands development.
- All benefitting owners in the area will then have the option to reimburse their share of the cost for the local improvement by either paying the Town the full amount immediately following construction completion or having the cost added to their annual taxes which may be paid over a period of up to 10 years with applicable interest.
- The requirements for “Local Improvements” in the Town of Wasaga Beach includes that a minimum of 66.7% of the property owners that would benefit from the project and possessing a minimum of 51% of the assessed property value must petition the Town in order to proceed.

Additional Drawings

Alternative Solution 2A



MATCH LINE STA. 0+270
REFER TO DWG 113202-PP4



CHAINAGE	0+000	0+025	0+050	0+075	0+100	0+125	0+150	0+175	0+200	0+225	0+250	0+270
GREY ELEV. @ ROAD	183.360	183.075	182.946	182.772	182.662	182.567	182.292	181.944	181.671	181.516	181.419	181.294

LEGEND

- PROPERTY LINE
- BURIED BELL CABLE
- BURIED BELL CONDUIT
- BURIED GAS MAIN
- EXISTING WATERMAIN AND VALVE
- EX. SANITARY SEWER & M.H.
- FIRST FLOOR ELEV.

NOTES:

- LOCATION OF UTILITIES ARE APPROXIMATE. CONTRACTOR TO OBTAIN UTILITY LOCATES AS REQUIRED PRIOR TO CONSTRUCTION.

B.M. ELEV. 180.060
N & W IN N. FACE HBL SE
CORNER 62nd ST. & MOSLEY ST.
60cm ABOVE GRADE.

Not Valid Unless Signed And Dated

PRELIMINARY

SCALE: H= 1:500
V= 1:50

DESIGN: C.F.H.

DRAWN: R.A.W.

CHECKED: S.L.F.

DATE: SEPT. 2014

TOWN OF WASAGA BEACH
BAY SANDS DEVELOPMENT DRAINAGE EA
ALTERNATIVE 2A

PLAN & PROFILE
62nd STREET SOUTH
STA. 0+000 TO STA. 0+270

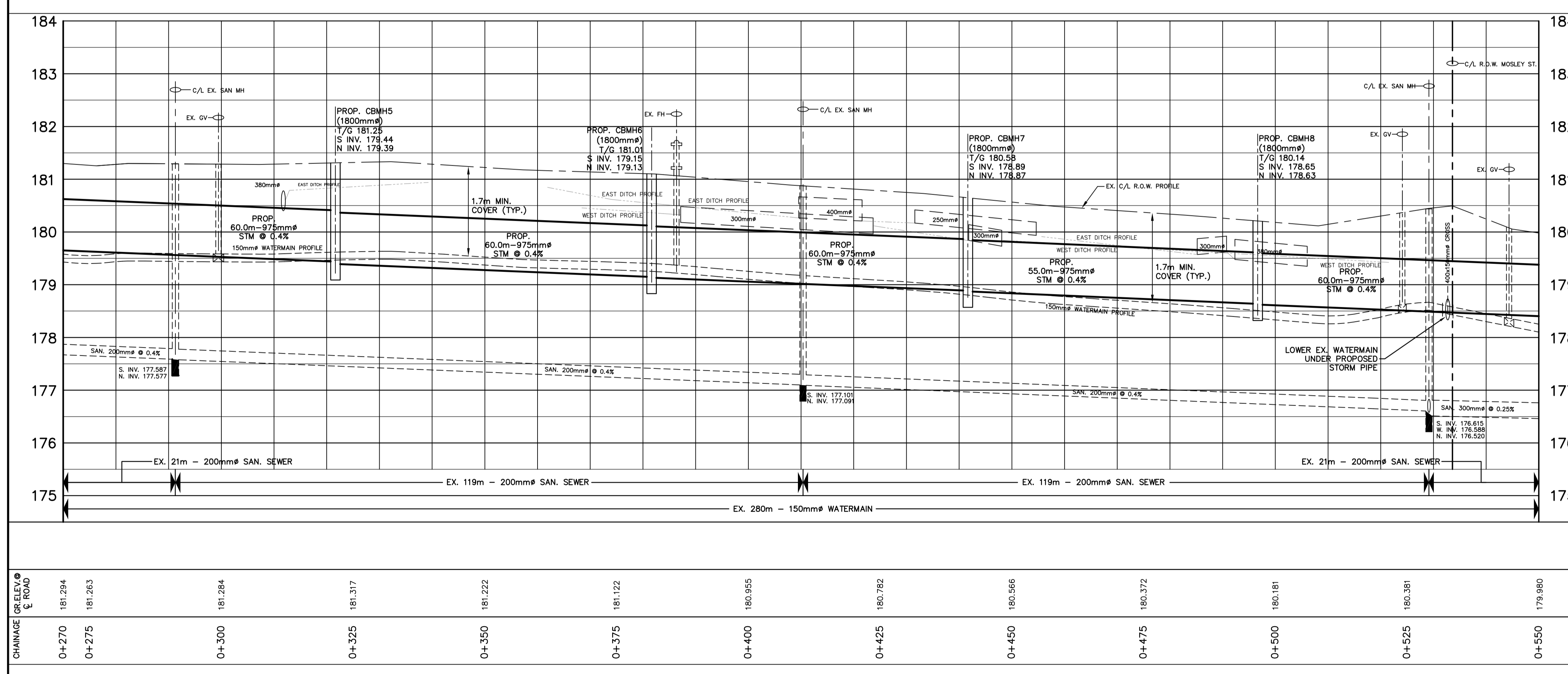
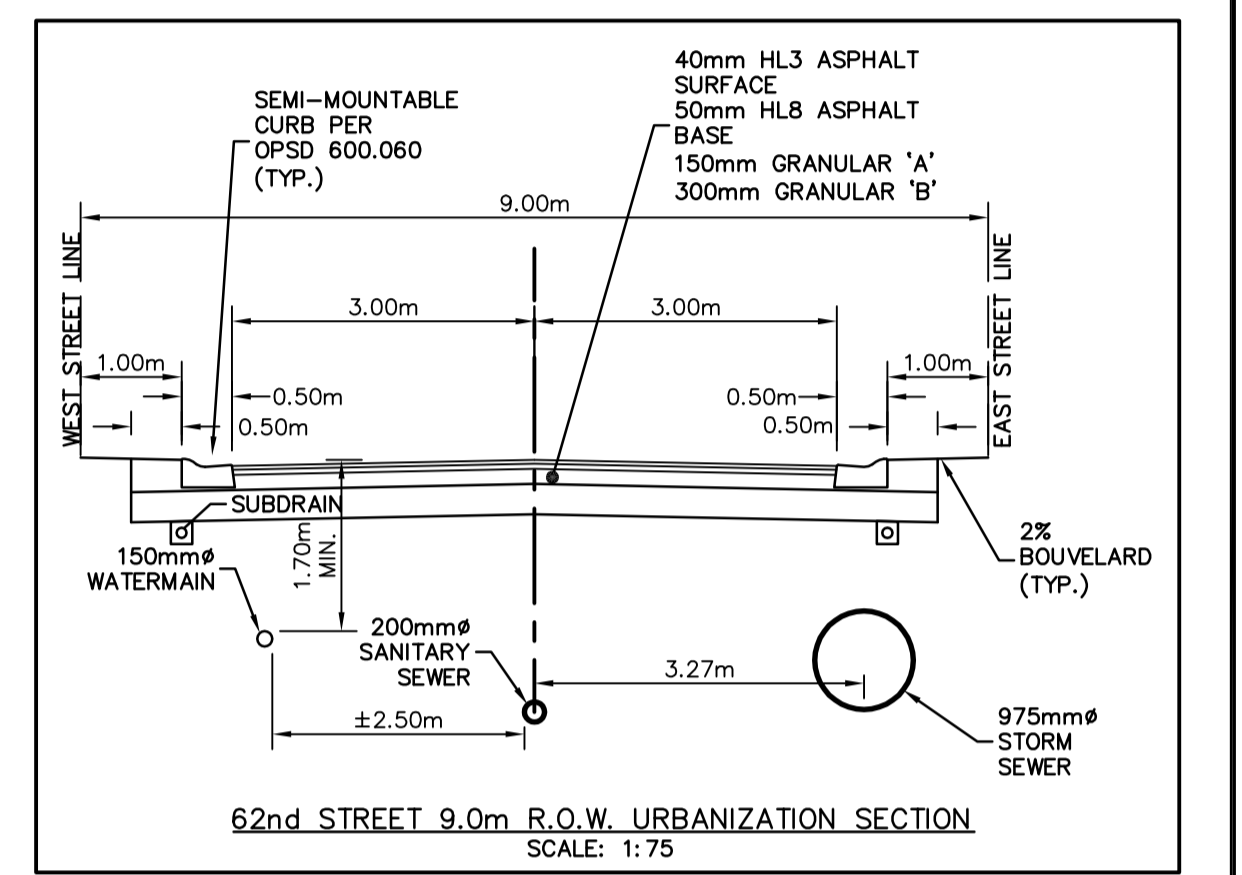
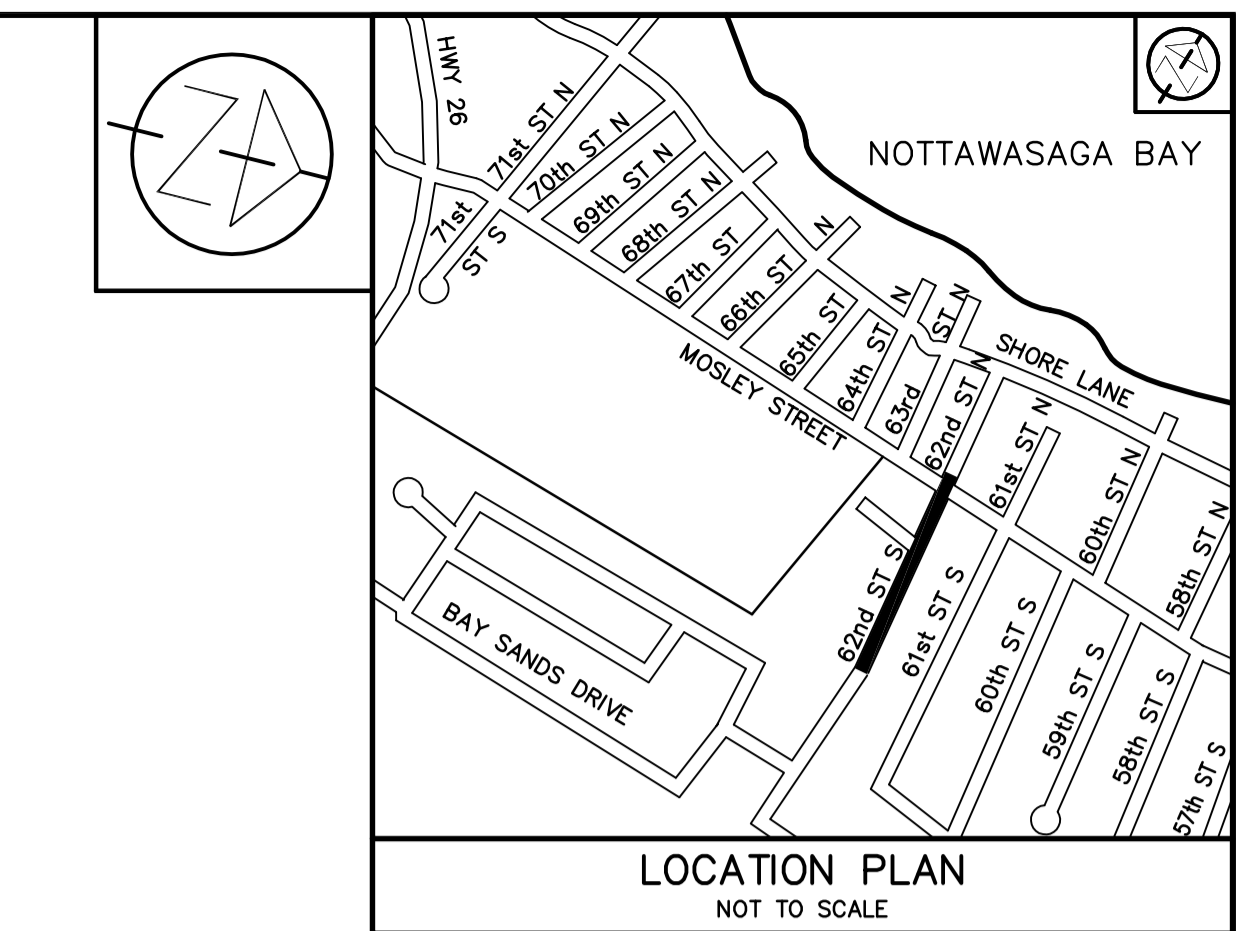
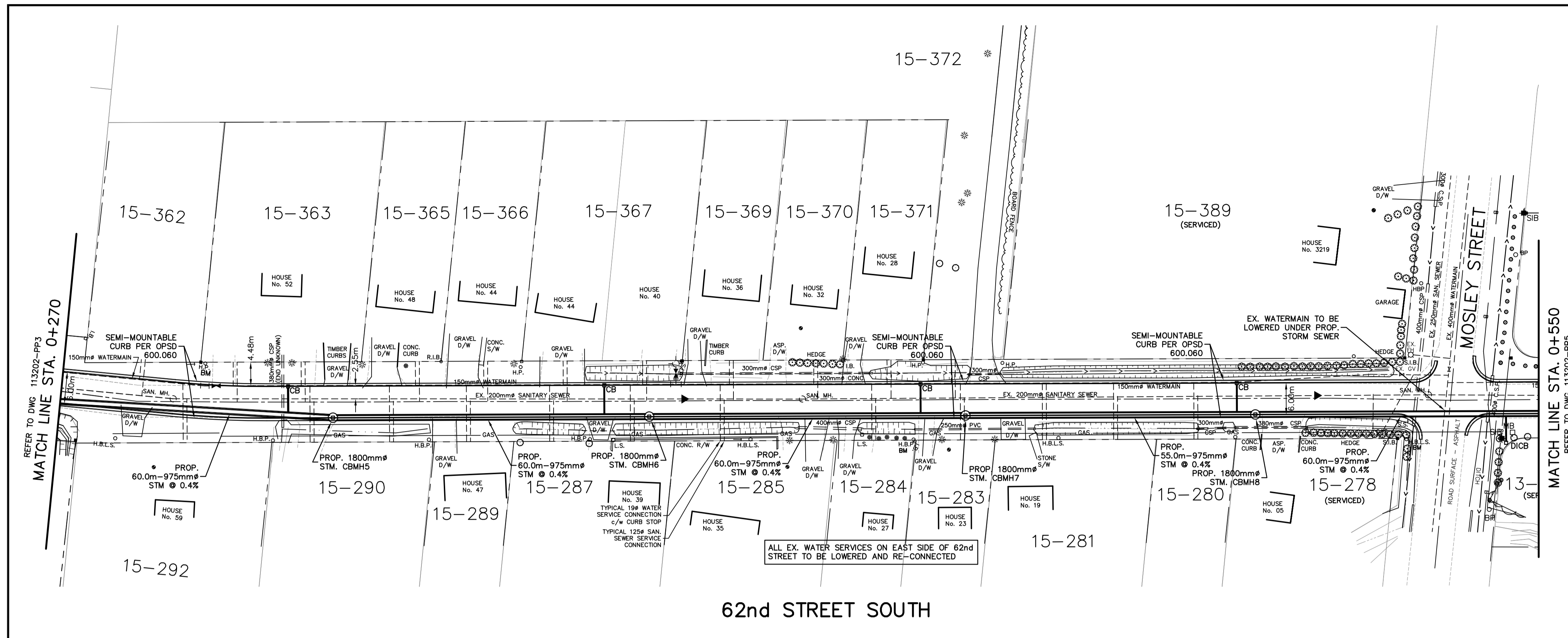
CONTRACT No. DWG. No. 113202-PP3

NO.	REVISIONS	DATE	INITIAL

CONTRACT DRAWINGS

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LEGEND

- PROPERTY LINE
- BURIED BELL CABLE
- BURIED BELL CONDUIT
- BURIED GAS MAIN
- EXISTING WATERMAIN AND VALVE
- EX. SANITARY SEWER & M.H.
- FIRST FLOOR ELEV.

NOTES:
 1) LOCATION OF UTILITIES ARE APPROXIMATE. CONTRACTOR TO OBTAIN UTILITY LOCATES AS REQUIRED PRIOR TO CONSTRUCTION.

B.M. ELEV. 180.060
 N & W IN N. FACE H.B.L. SE CORNER 62nd ST. & MOSLEY ST. 60cm ABOVE GRADE.

NO.	REVISIONS	DATE	INITIAL

Not Valid Unless Signed And Dated

PRELIMINARY

SCALE: H= 1:500
 V= 1:50

DESIGN: C.F.H.

DRAWN: R.A.W.

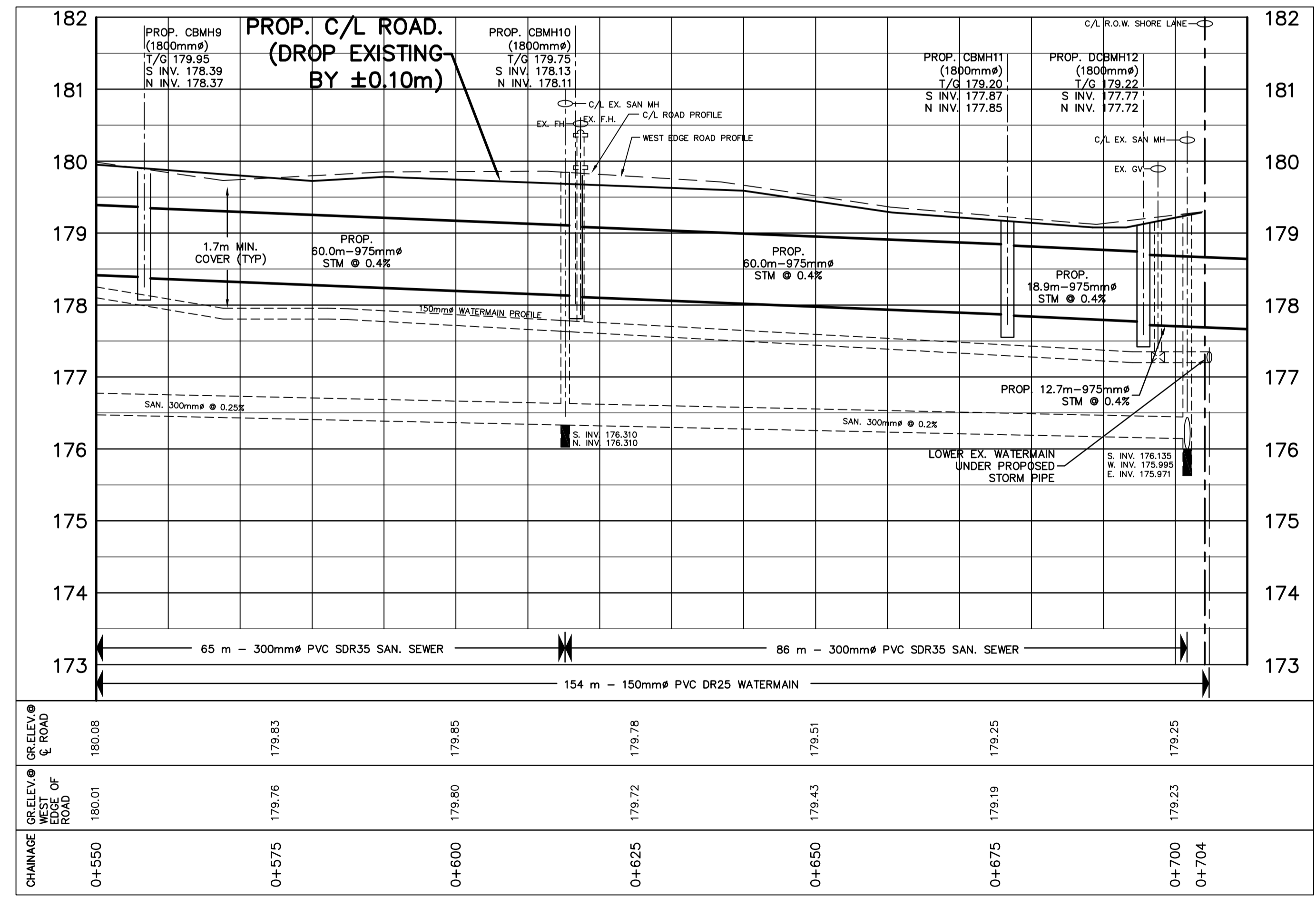
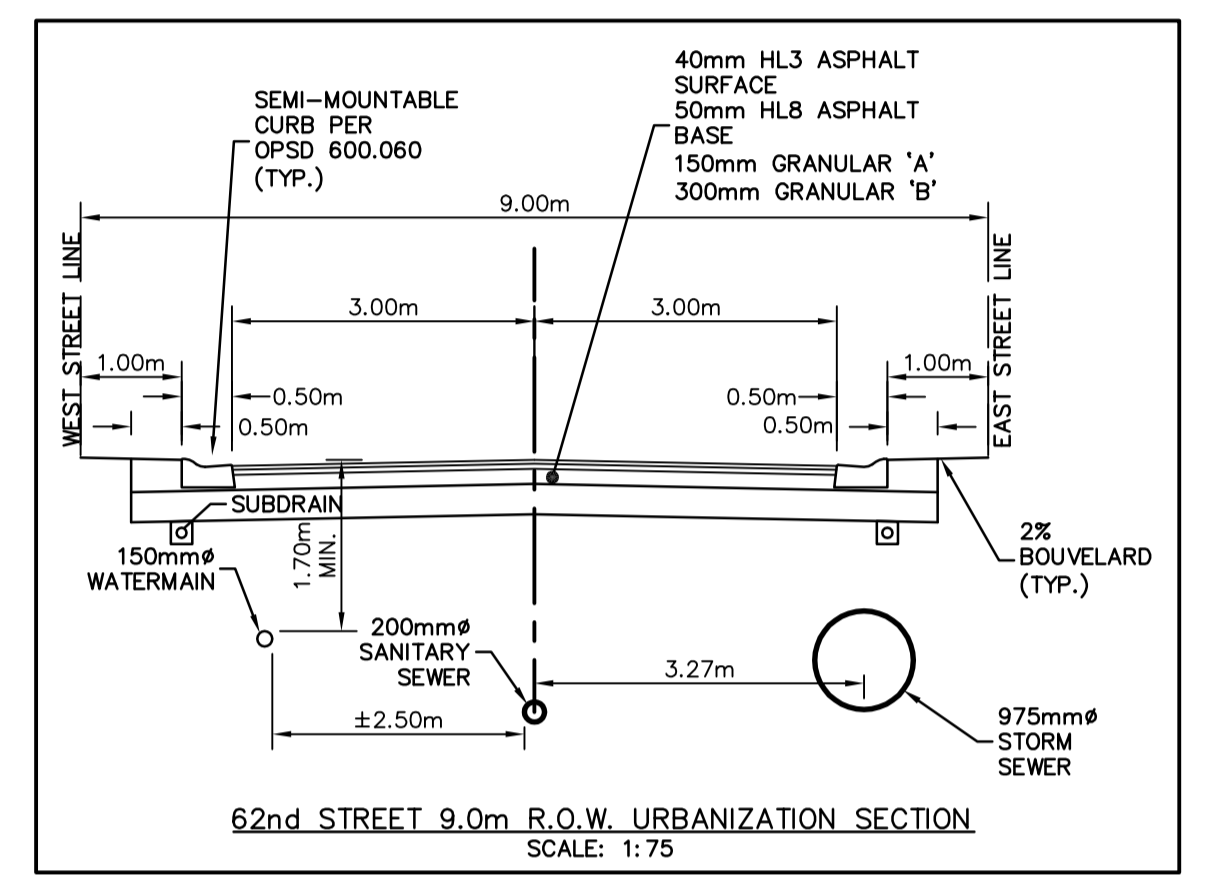
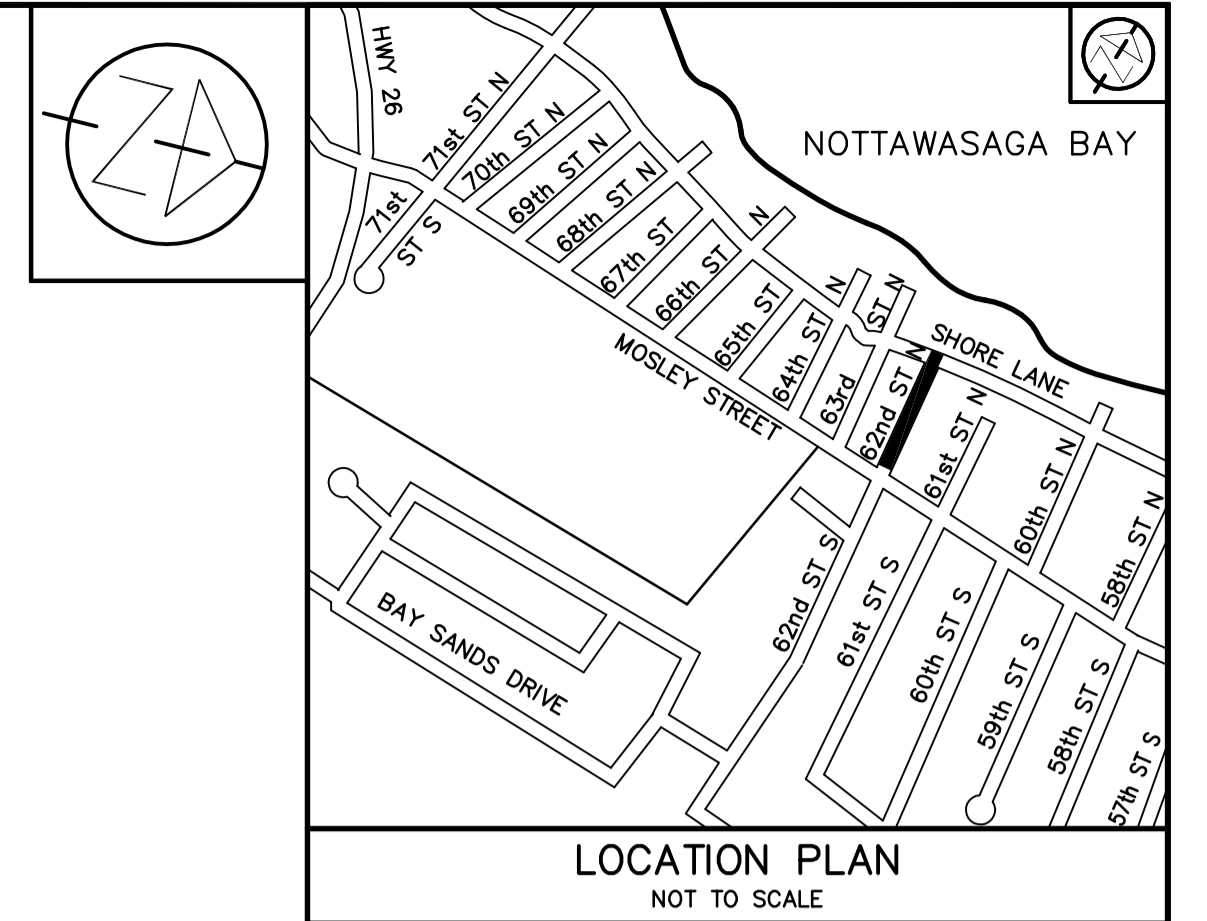
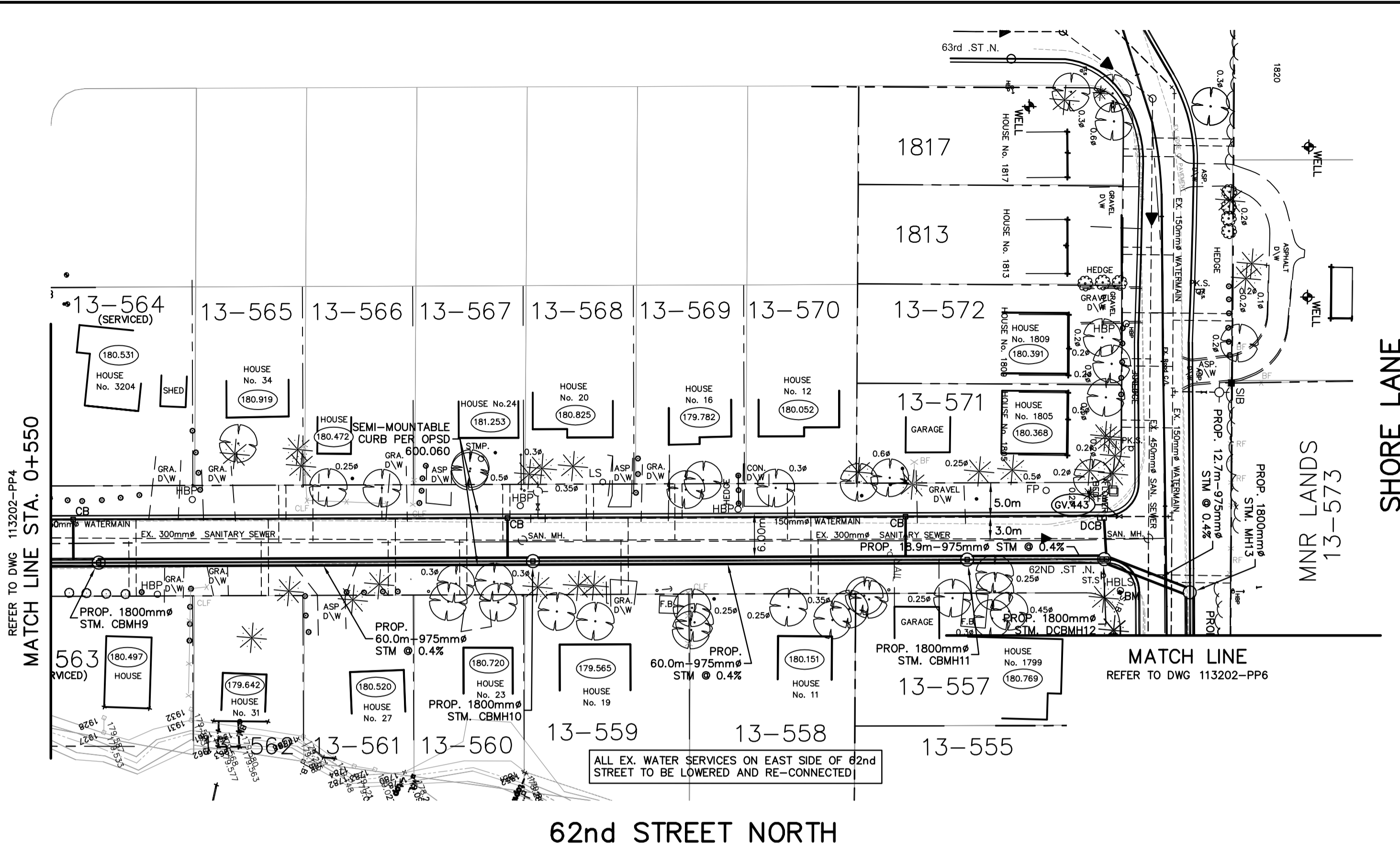
CHECKED: S.L.F.

DATE: SEPT. 2014

TOWN OF WASAGA BEACH
 BAY SANDS DEVELOPMENT DRAINAGE EA
 ALTERNATIVE 2A

PLAN & PROFILE
 62nd STREET SOUTH
 STA. 0+270 TO STA. 0+550

CONTRACT No. DWG. No. 113202-PP4



LEGEND

- PROPERTY LINE
- BURIED BELL CABLE
- BURIED BELL CONDUIT
- BURIED GAS MAIN
- EXISTING WATERMAIN AND VALVE
- EX. SANITARY SEWER & M.H.
- FIRST FLOOR ELEV.

B.M. ELEV. 180.060
 N & W IN N. FACE H/LS SE
 CORNER 62nd ST. & MOSLEY ST.
 60cm ABOVE GRADE.

NOTES:
 1) LOCATION OF UTILITIES ARE APPROXIMATE.
 CONTRACTOR TO OBTAIN UTILITY LOCATES AS
 REQUIRED PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE	INITIAL

Not Valid Unless Signed And Dated

PRELIMINARY

SCALE: H= 1:500
 V= 1:50

DESIGN: C.F.H.

DRAWN: R.A.W.

CHECKED: S.L.F.

DATE: SEPT. 2014

TOWN OF WASAGA BEACH
BAY SANDS DEVELOPMENT DRAINAGE EA
ALTERNATIVE 2A

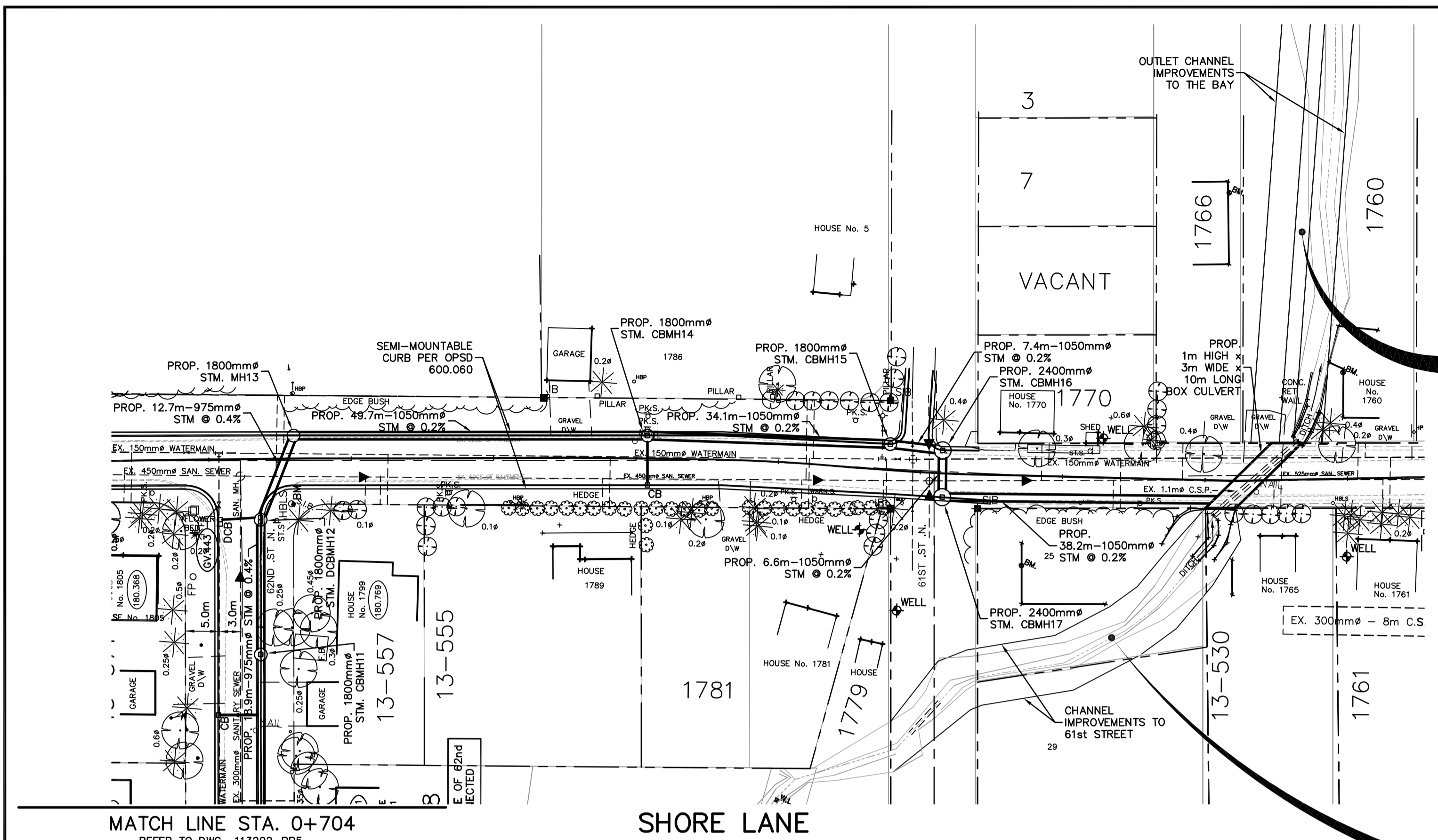
PLAN & PROFILE
62nd STREET NORTH
 STA. 0+550 TO STA. 0+704

CONTRACT DRAWINGS

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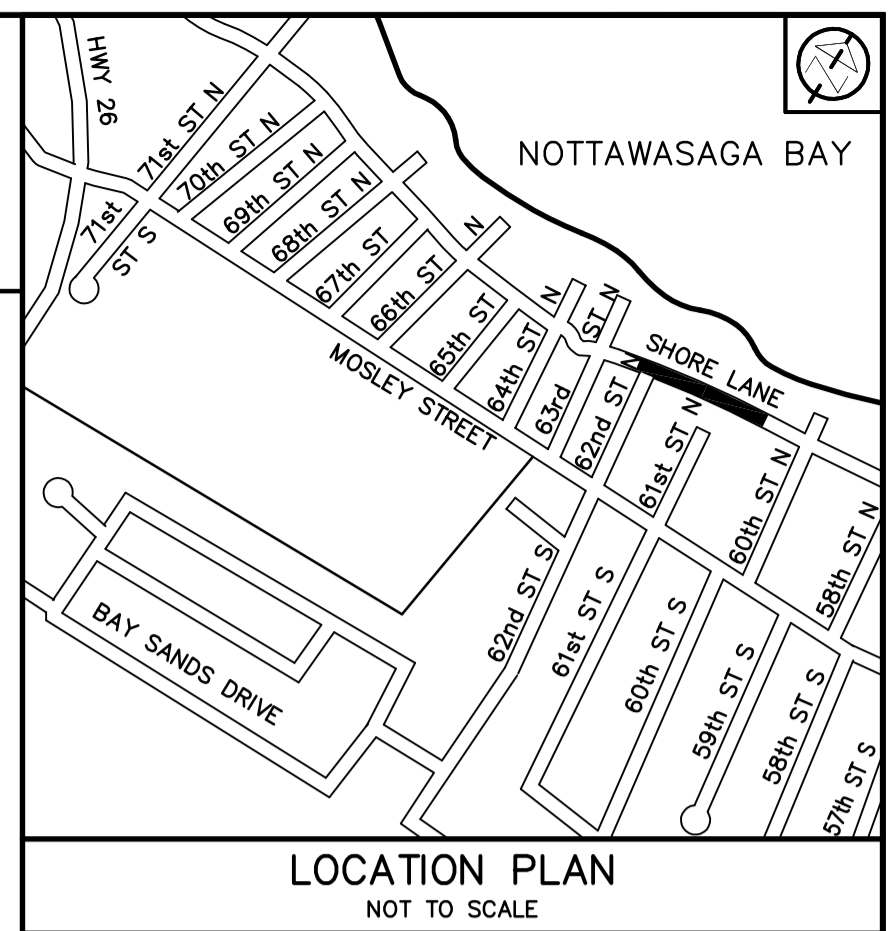
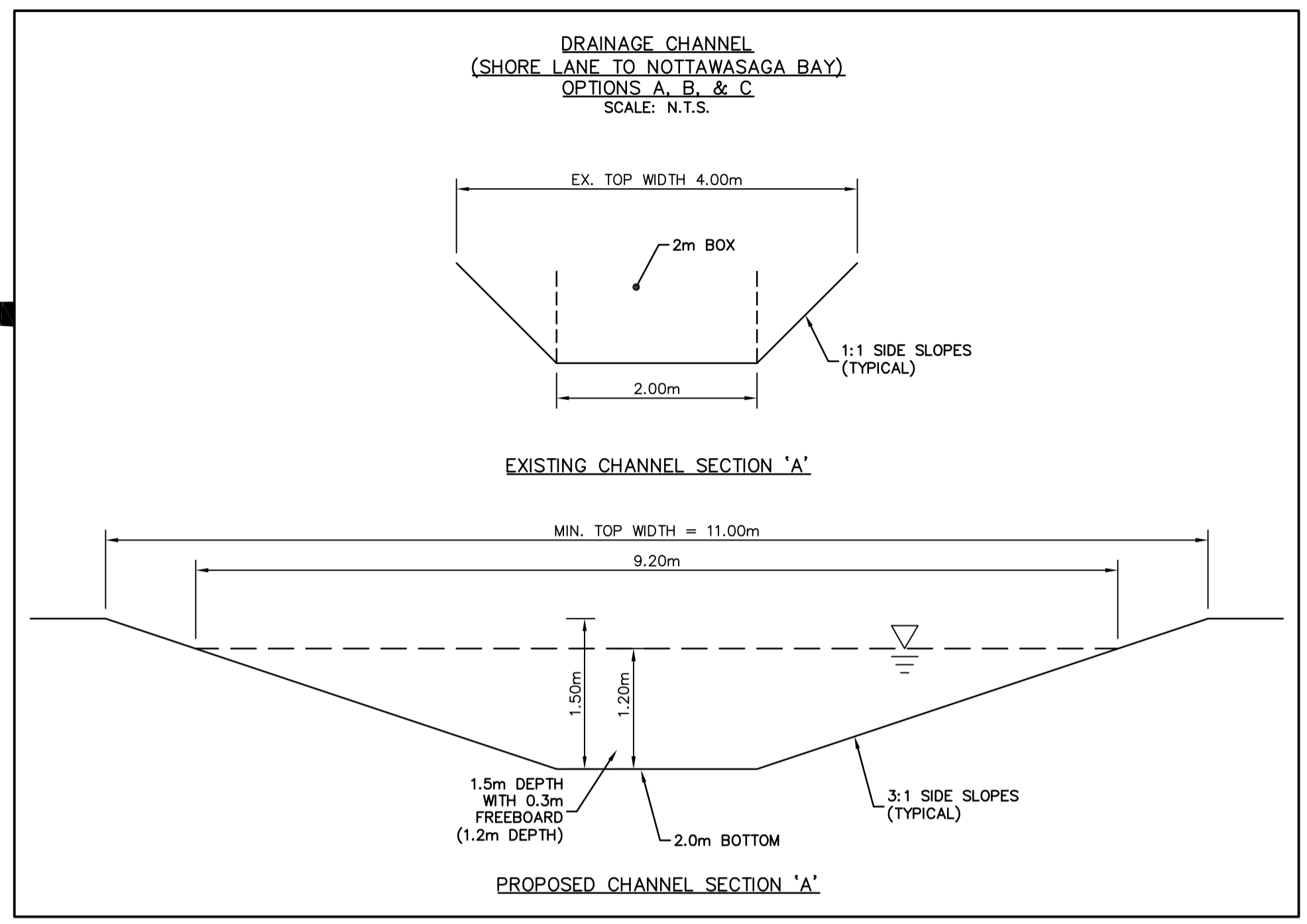
CAUTION: The information contained in this drawing is solely for the intended recipient. Any copying, distribution or use by others without the express written consent of Anley & Associates Limited is prohibited. The recipient is responsible for confirming the accuracy and completeness of the information with the originator. The recipient assumes all risks and liabilities associated with the use of the drawings. The recipient will save and hold harmless Anley & Associates Limited from any claims whatsoever associated with or related to the use of the drawings. The recipient will not reuse any portion of the drawings for any future project without the express written permission of Anley & Associates Limited.

CONTRACT No. DWG. No. 113202-PP5

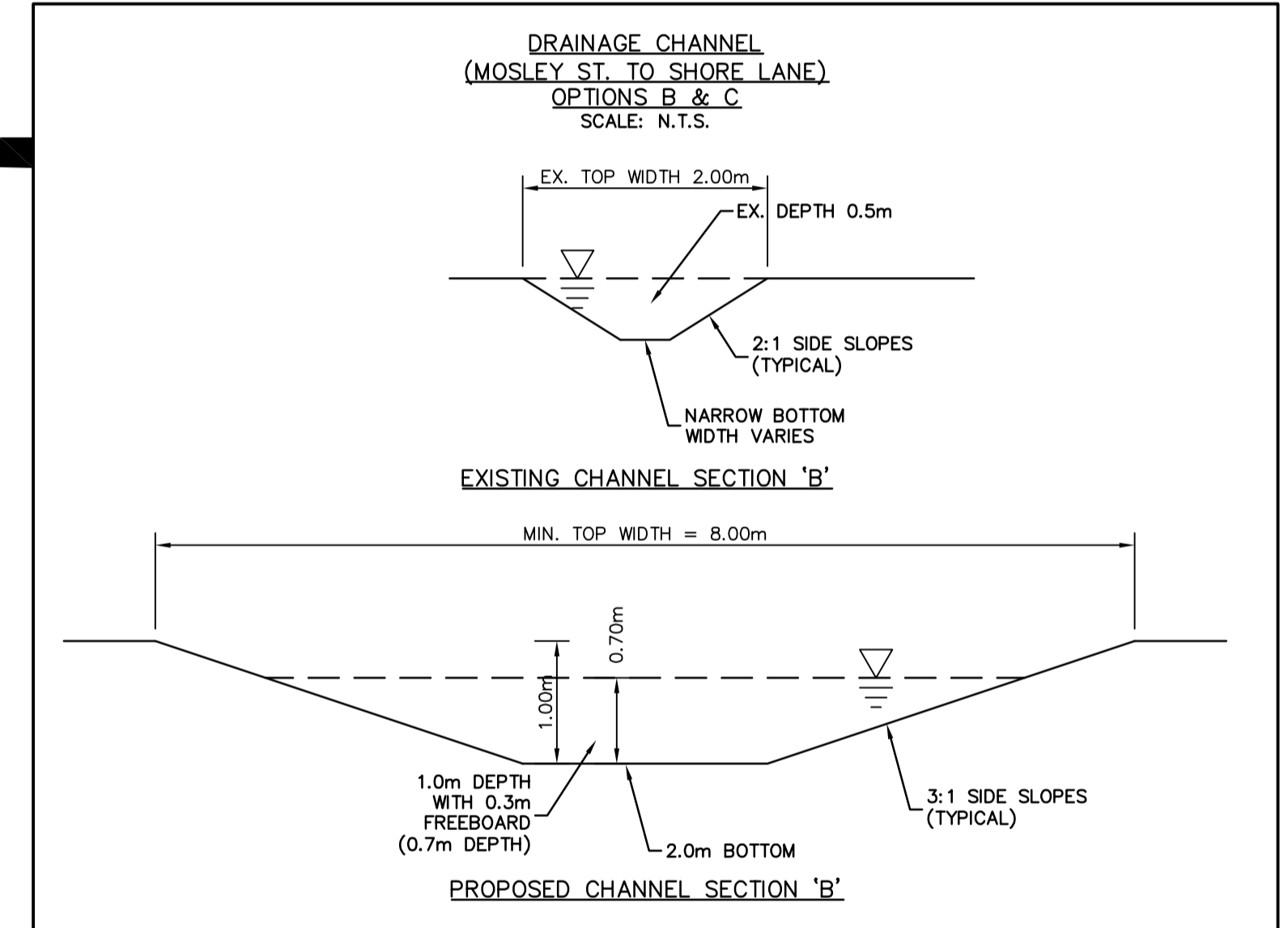
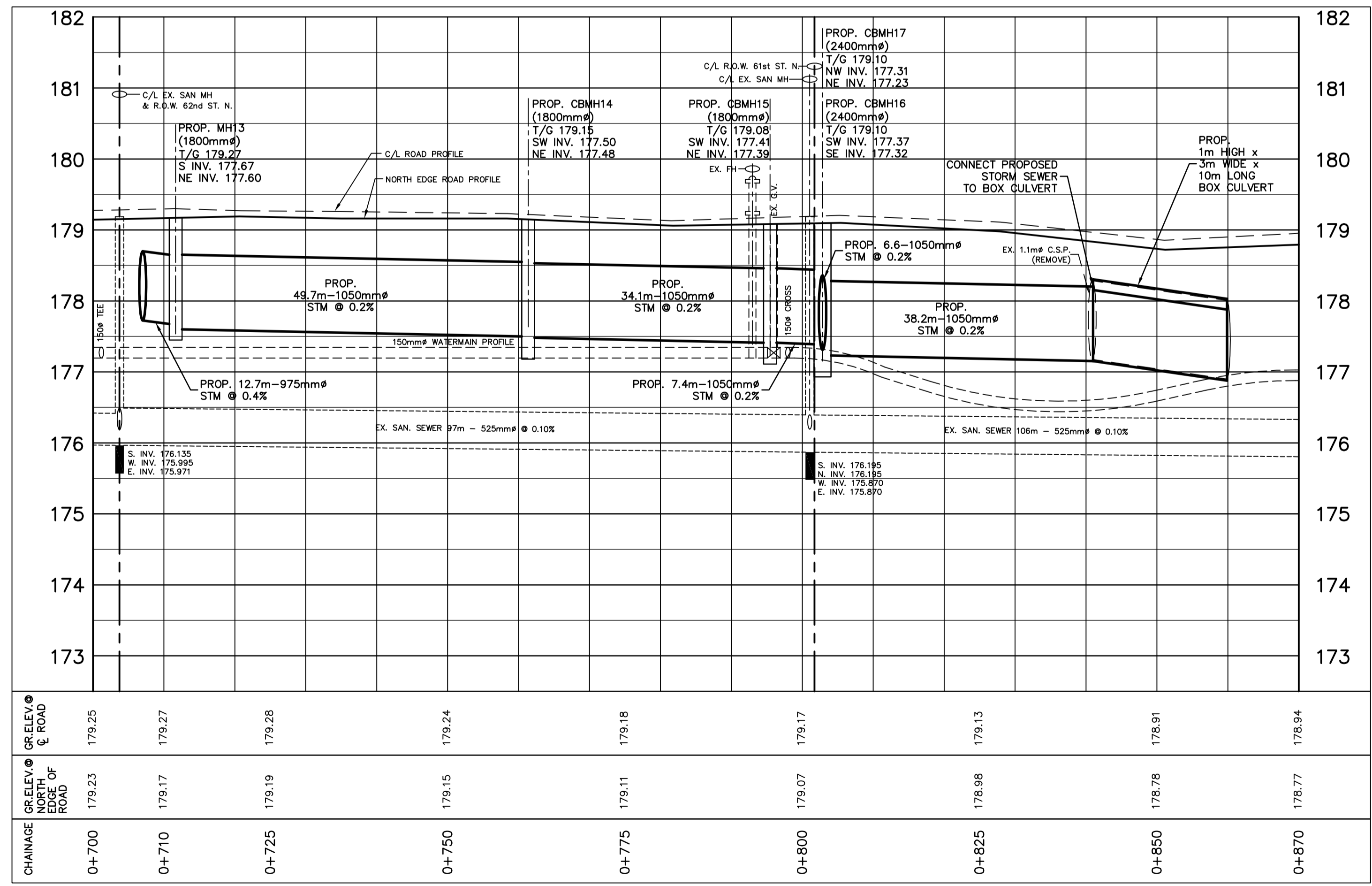


MATCH LINE STA. 0+704
REFER TO DWG 113202-PP5

SHORE LANE



LOCATION PLAN
NOT TO SCALE



LEGEND

- PROPERTY LINE
- BURIED BELL CABLE
- BURIED BELL CONDUIT
- BURIED GAS MAIN
- EXISTING WATERMAIN AND VALVE
- EX. SANITARY SEWER & M.H.
- FIRST FLOOR ELEV.

B.M. ELEV. 179.494
N & W IN N. FACE OF HPLS. SE
CORNER OF SHORE LANE & 62nd
STREET N.

NOTES:
1) LOCATION OF UTILITIES ARE APPROXIMATE.
CONTRACTOR TO OBTAIN UTILITY LOCATES AS
REQUIRED PRIOR TO CONSTRUCTION.

Last plotted November-03-14 12:40:38 PM by Rudy Weckerle
File: V:\113202\Drawings\Plan and Profile for P.L.C. \113202-Option-A12.dwg Layout: PP6

NO.	REVISIONS	DATE	INITIAL

Not Valid Unless Signed And Dated

PRELIMINARY

SCALE: H= 1:500
V= 1:50

DESIGN: C.F.H.

DRAWN: R.A.W.

CHECKED: S.L.F.

DATE: SEPT. 2014

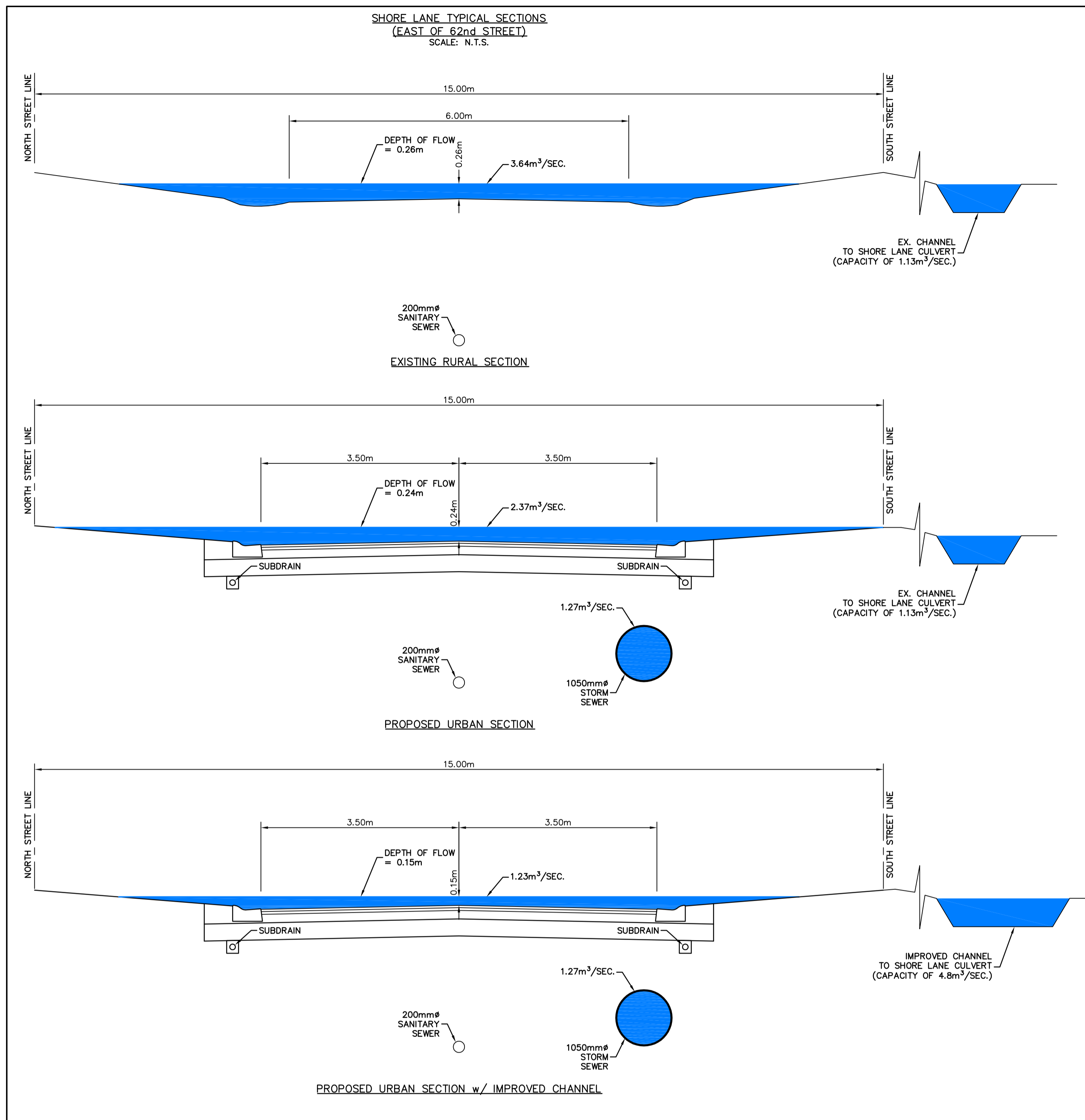
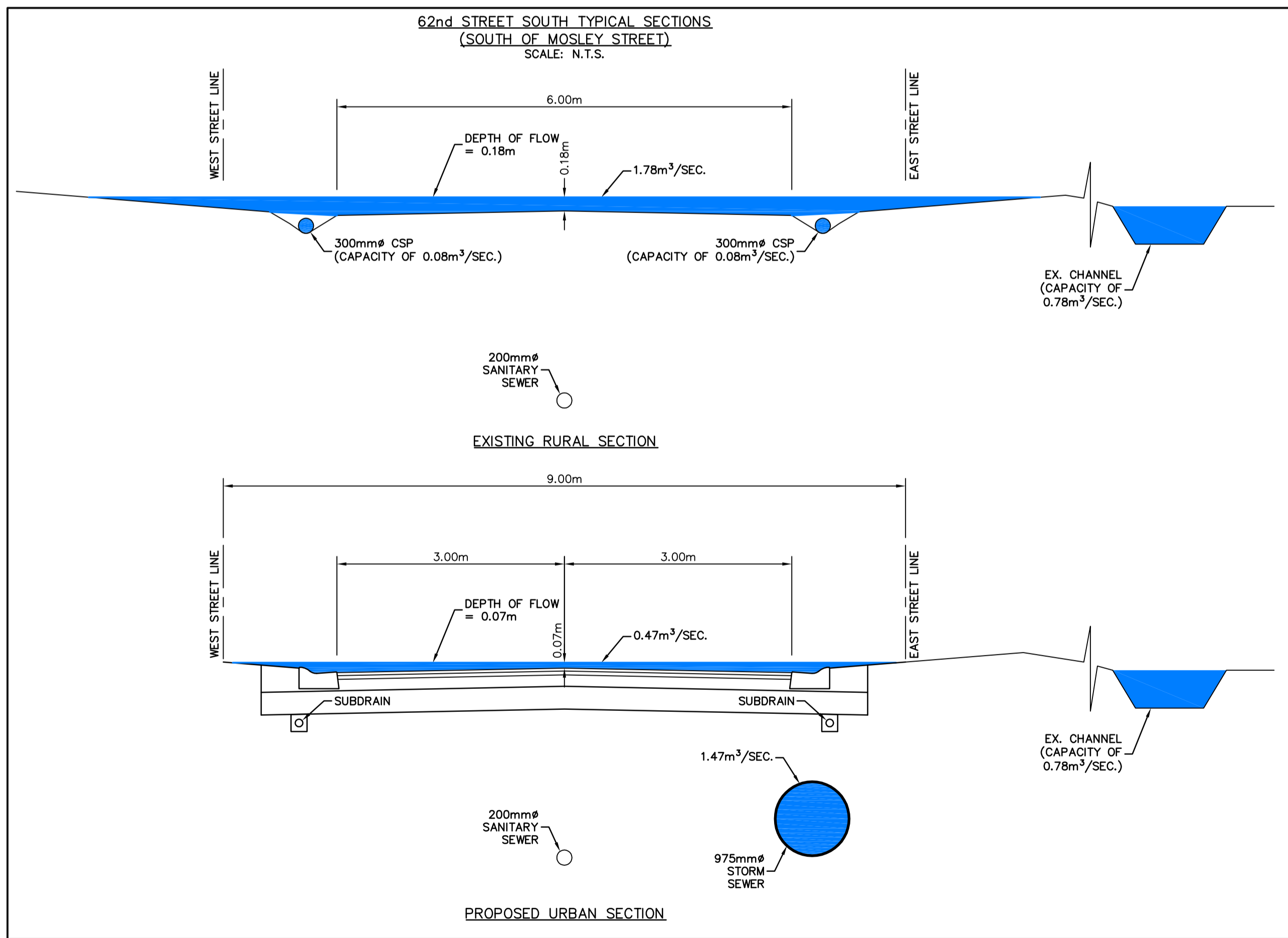
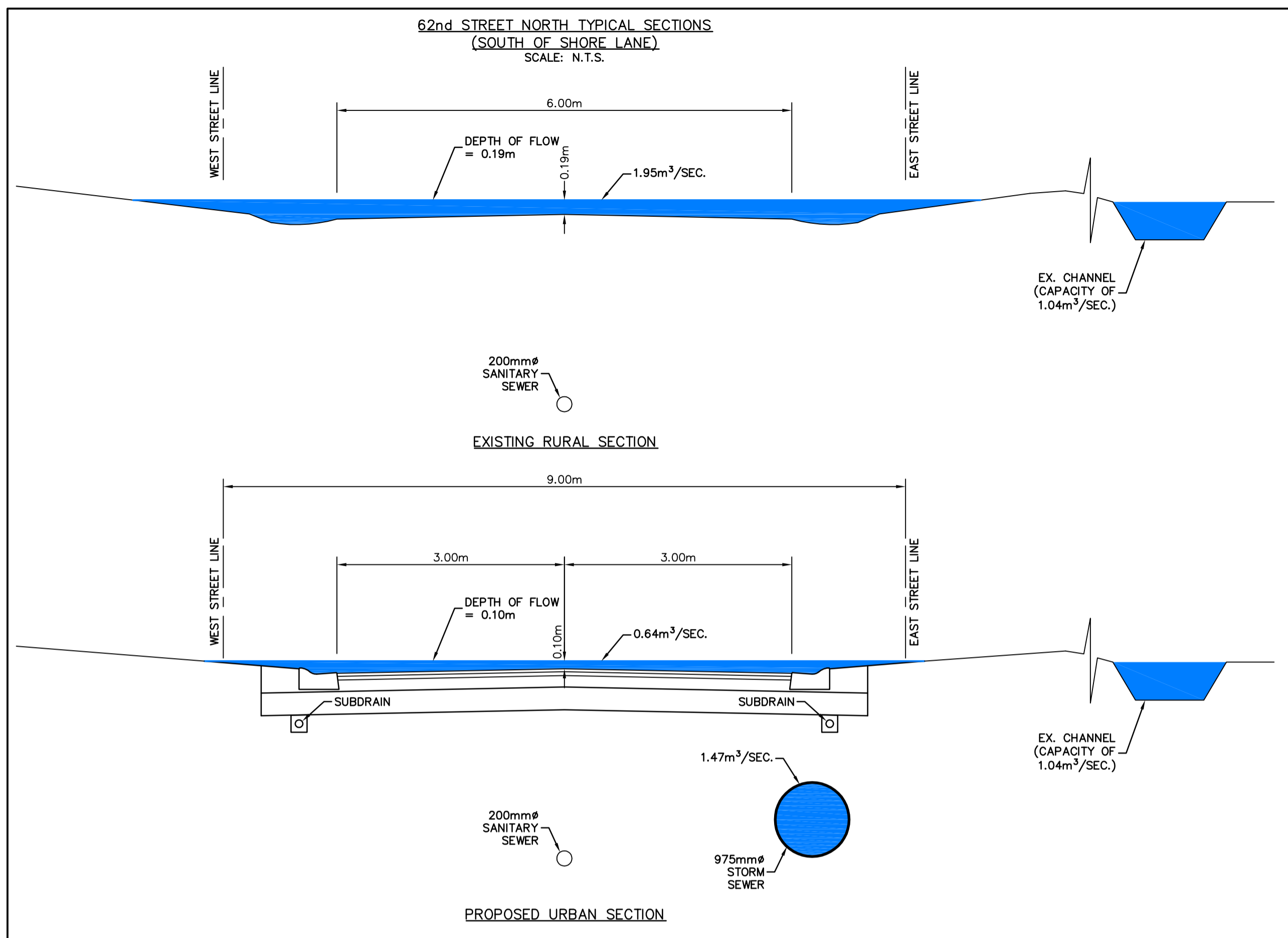
TOWN OF WASAGA BEACH
BAY SANDS DEVELOPMENT DRAINAGE EA
ALTERNATIVE 2A

PLAN & PROFILE
SHORE LANE
STA. 0+704 TO STA. 0+870

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CONTRACT No. **DWG. No. 113202-PP6**



PLOT 1-1

NO.	REVISIONS	DATE	INITIAL

Not Valid Unless Signed And Dated

PRELIMINARY

SCALE: H= N.T.S.
 V= N.T.S.

DESIGN: C.F.H.

DRAWN: R.A.W.

CHECKED: S.L.F.

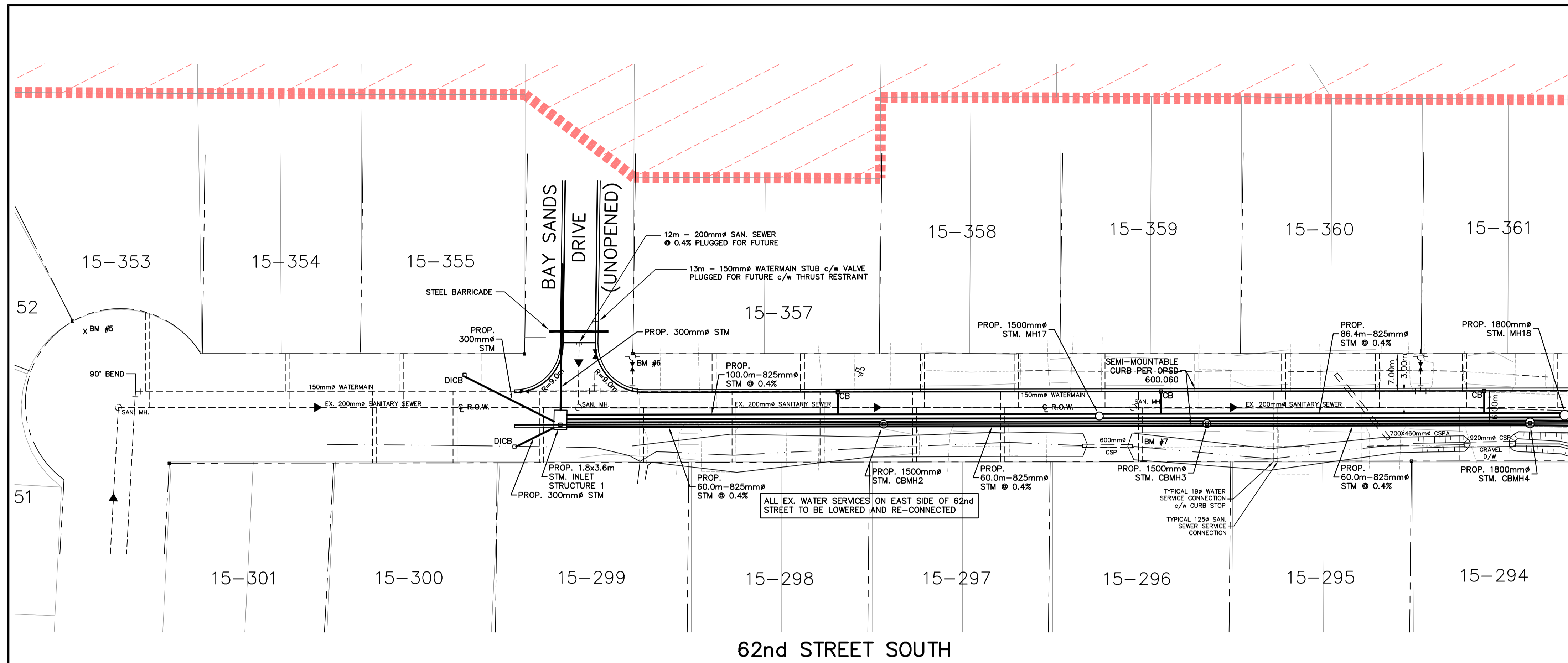
DATE: SEPT. 2014

TOWN OF WASAGA BEACH
 BAY SANDS DEVELOPMENT DRAINAGE EA
 ALTERNATIVE 2A

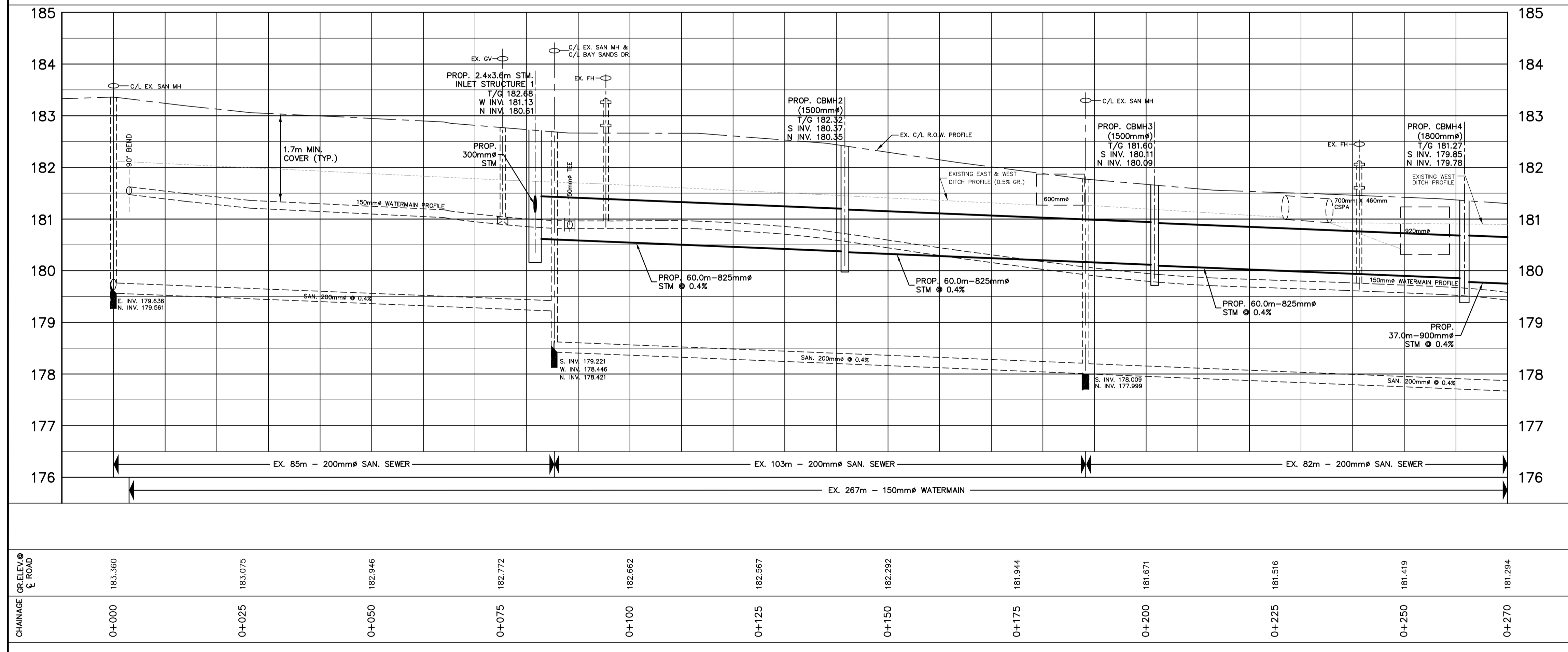
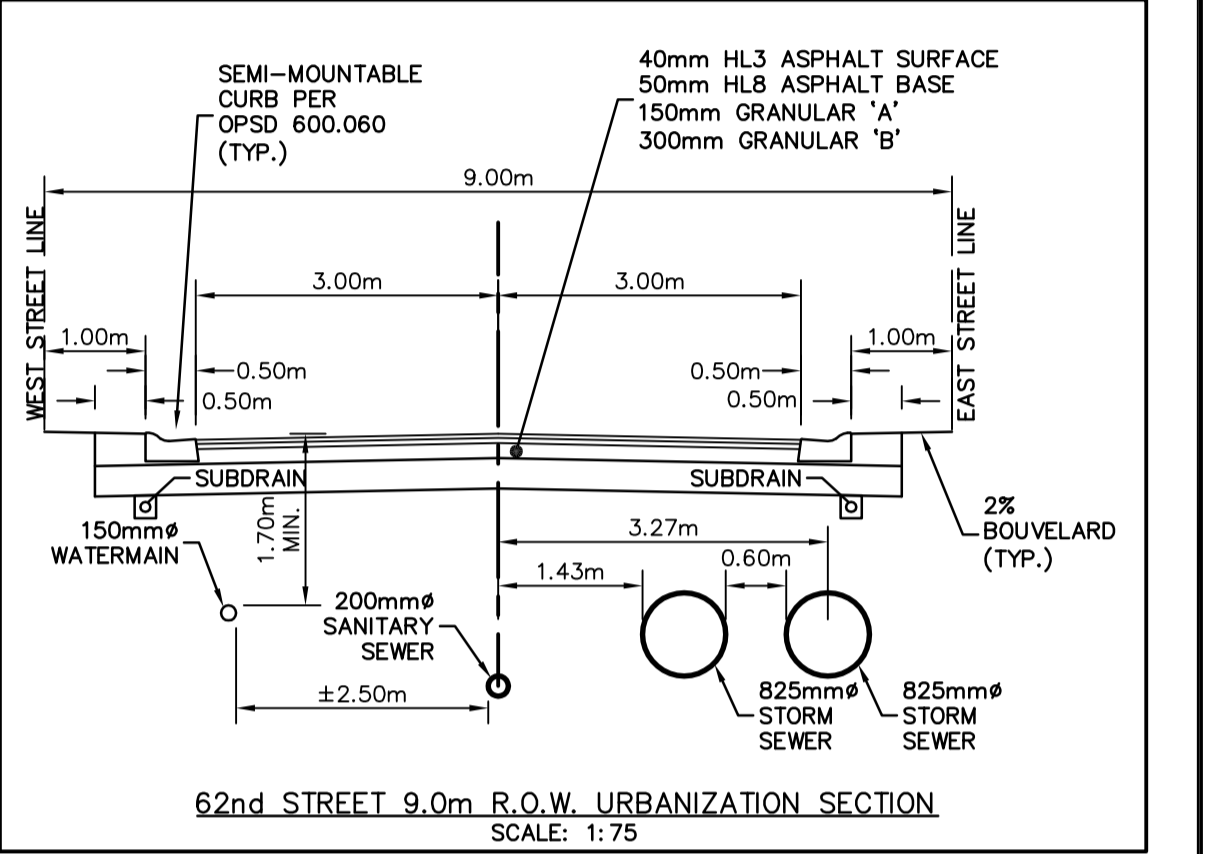
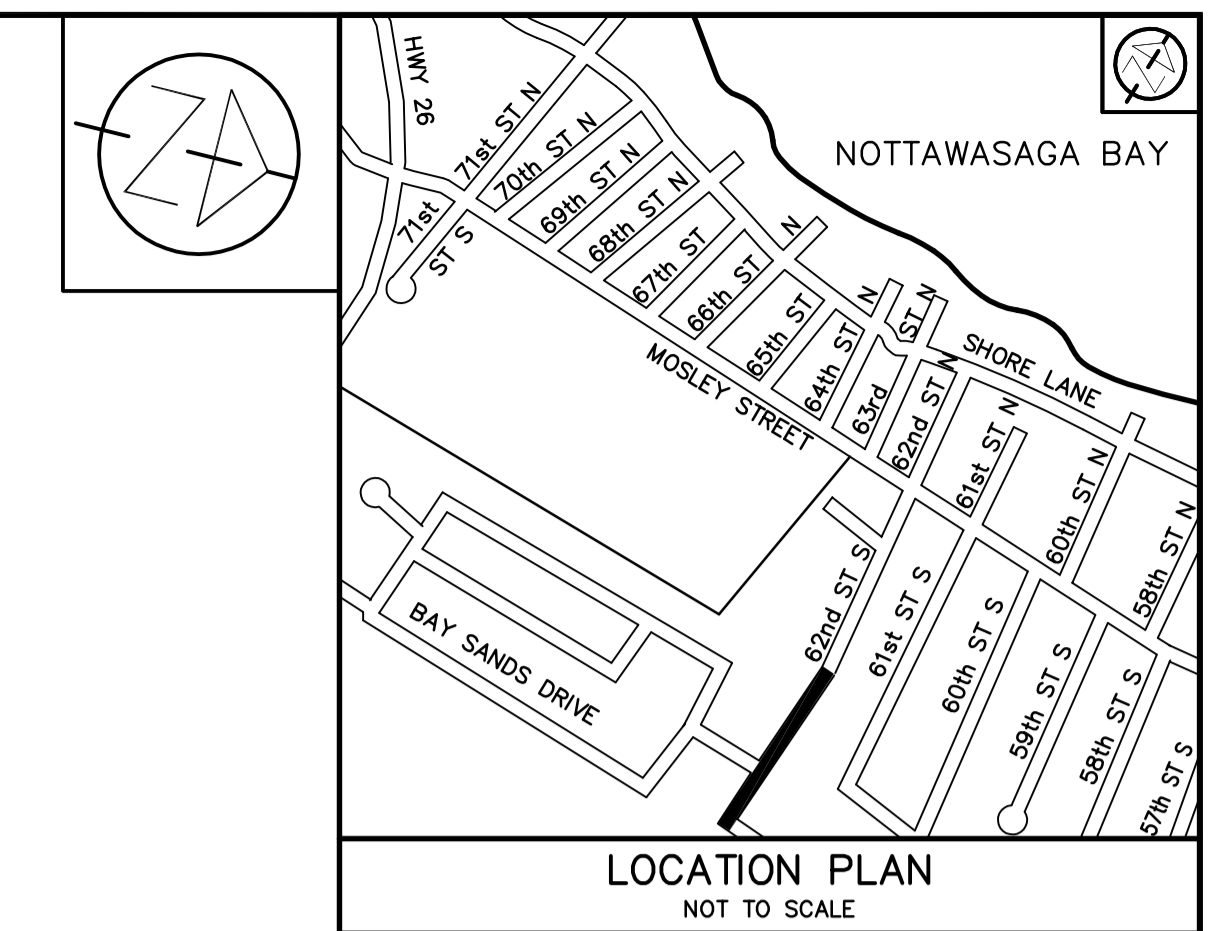
TYPICAL SECTIONS

CONTRACT No. DWG. No. 113202-SEC1

Alternative Solution 2B



MATCH LINE STA. 0+270
REFER TO DWG 113202-PP4



CHAINAGE	0+000	0+025	0+050	0+075	0+100	0+125	0+150	0+175	0+200	0+225	0+250	0+270
GREYLEY @ ROAD	183.360	183.075	182.946	182.772	182.662	182.567	182.292	181.944	181.671	181.516	181.419	181.294

LEGEND

- PROPERTY LINE
- BURIED BELL CABLE
- BURIED BELL CONDUIT
- BURIED GAS MAIN
- EXISTING WATERMAIN AND VALVE
- EX. SANITARY SEWER & M.H.
- FIRST FLOOR ELEV.

NOTES:

- LOCATION OF UTILITIES ARE APPROXIMATE. CONTRACTOR TO OBTAIN UTILITY LOCATES AS REQUIRED PRIOR TO CONSTRUCTION.

B.M. ELEV. 180.060
N & W IN N. FACE HBL SE
CORNER 62nd ST. & MOSLEY ST.
60cm ABOVE GRADE.

Not Valid Unless Signed And Dated

PRELIMINARY

NO.	REVISIONS	DATE	INITIAL

SCALE: H= 1:500
V= 1:50

DESIGN: C.F.H.

DRAWN: R.A.W.

CHECKED: S.L.F.

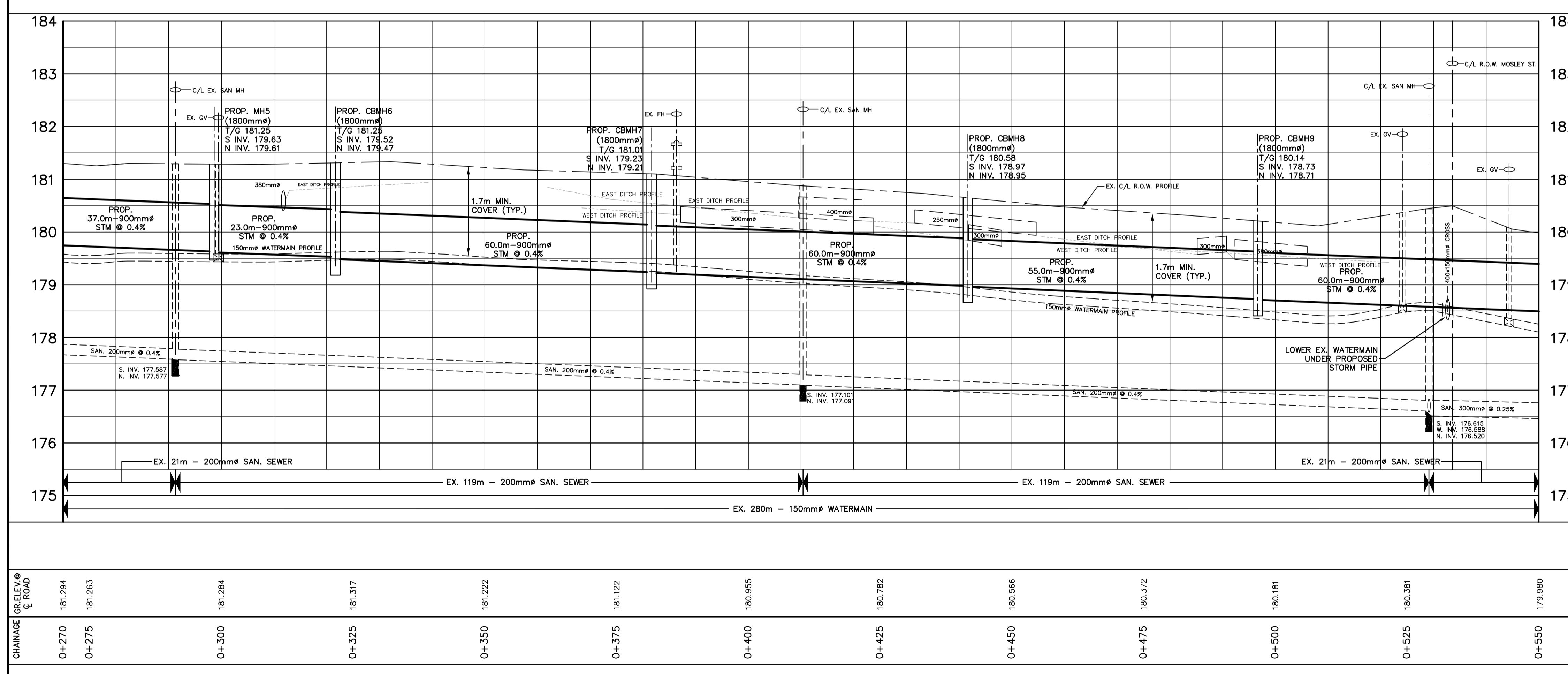
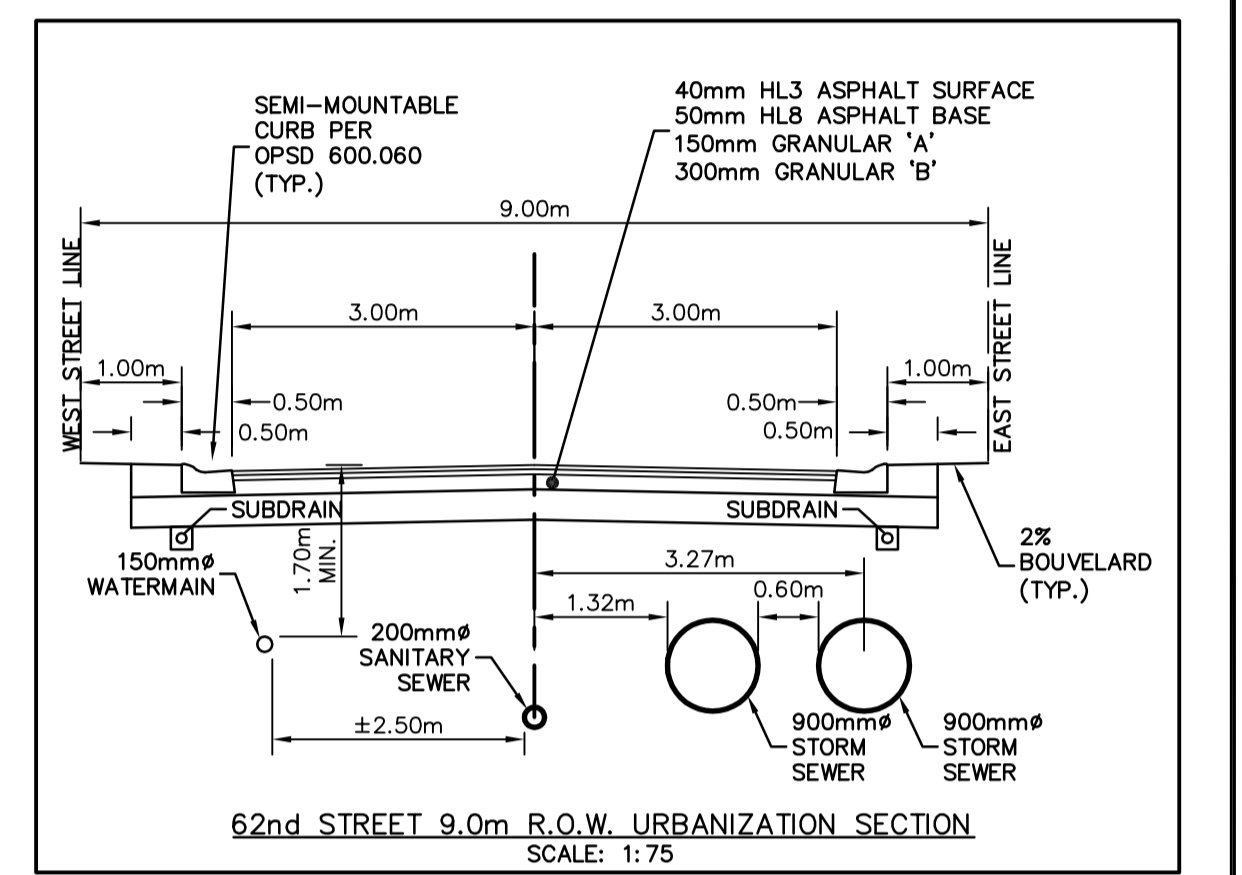
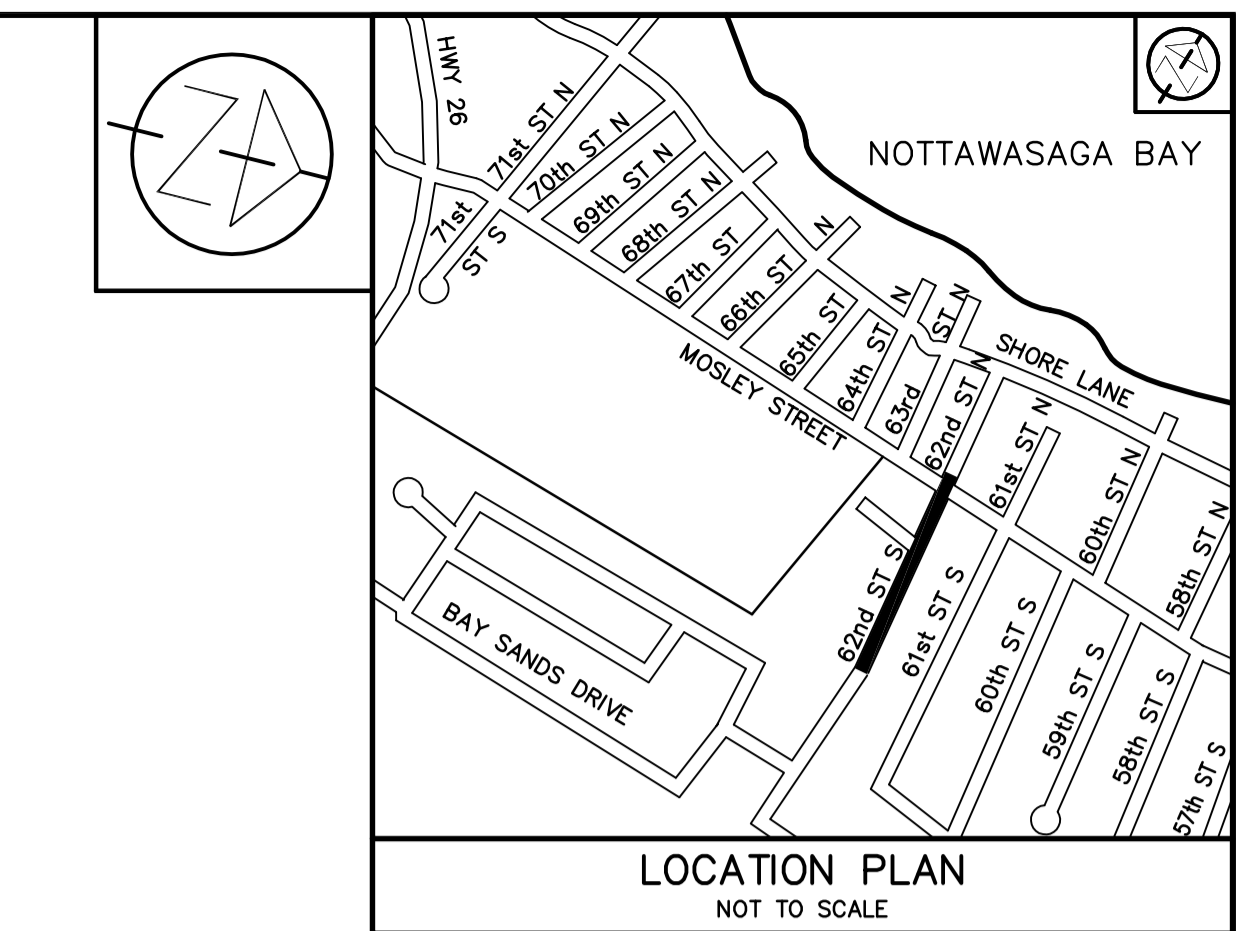
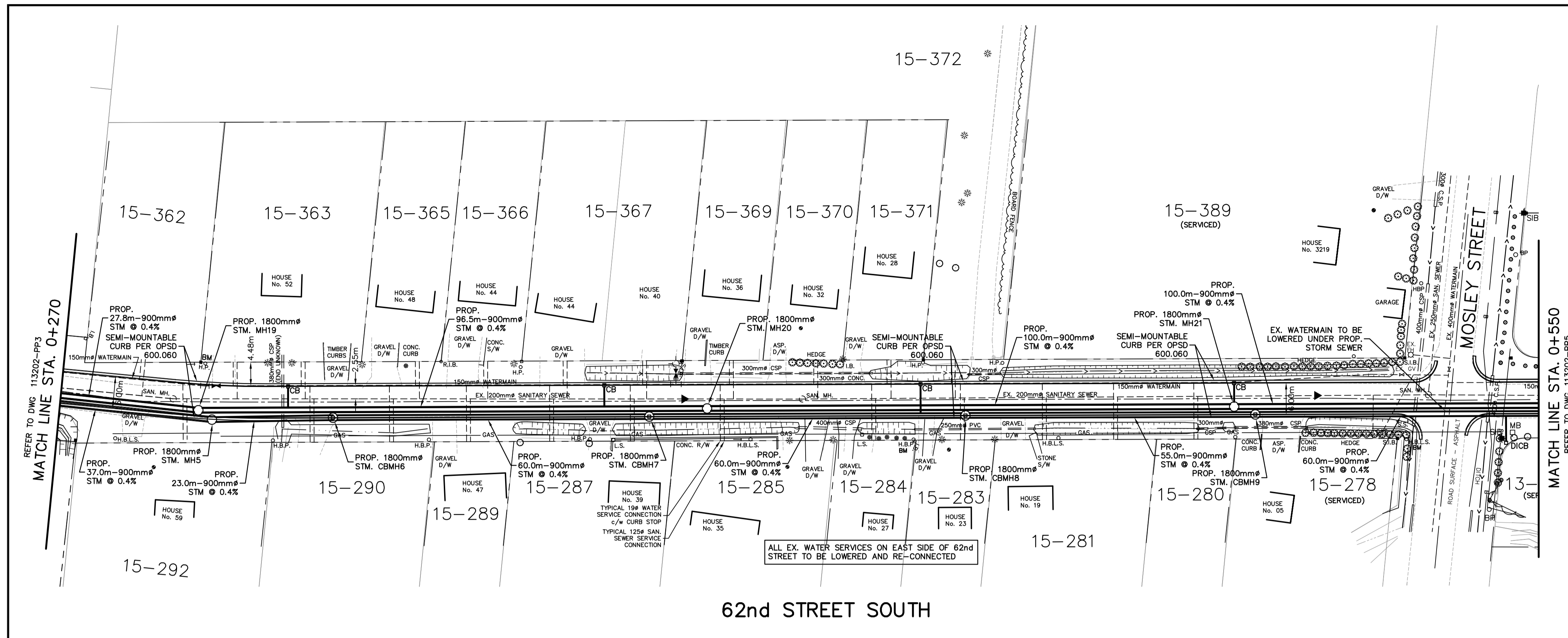
DATE: SEPT. 2014

TOWN OF WASAGA BEACH
BAY SANDS DEVELOPMENT DRAINAGE EA
ALTERNATIVE 2B

PLAN & PROFILE
62nd STREET SOUTH
STA. 0+000 TO STA. 0+270

INLEY GROUP CONSULTING ENGINEERS PLANNERS

CONTRACT No. **113202-PP3**
DWG. No. **113202-PP3**



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LEGEND

- PROPERTY LINE
- BURIED BELL CABLE
- BURIED BELL CONDUIT
- BURIED GAS MAIN
- EXISTING WATERMAIN AND VALVE
- EX. SANITARY SEWER & M.H.
- FIRST FLOOR ELEV.

B.M. ELEV. 180.060
 N & W IN N. FACE H.B.L. SE
 CORNER 62nd ST. & MOSLEY ST.
 60cm ABOVE GRADE.

NOTES:
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 CONTRACTOR TO OBTAIN UTILITY LOCATES AS
 REQUIRED PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE	INITIAL

Not Valid Unless Signed And Dated

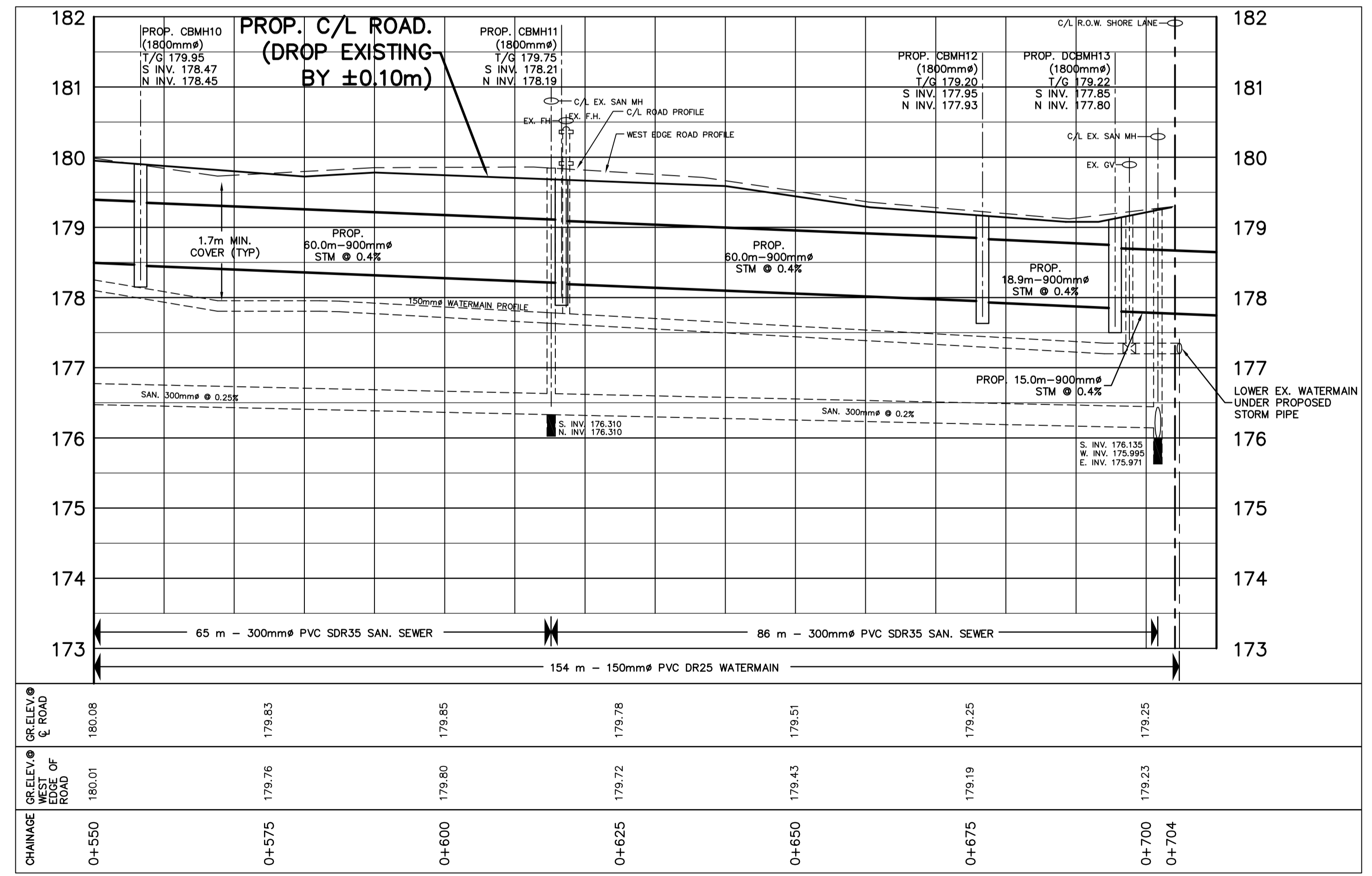
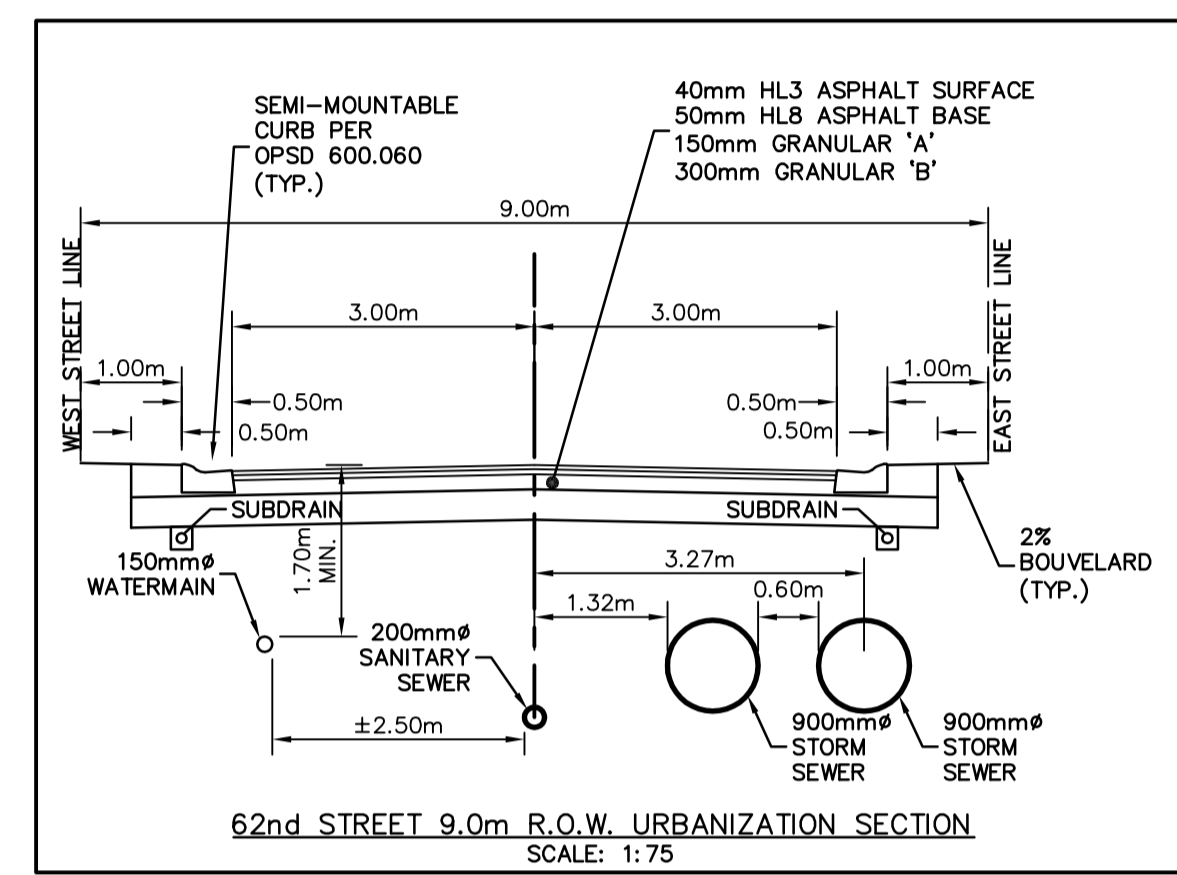
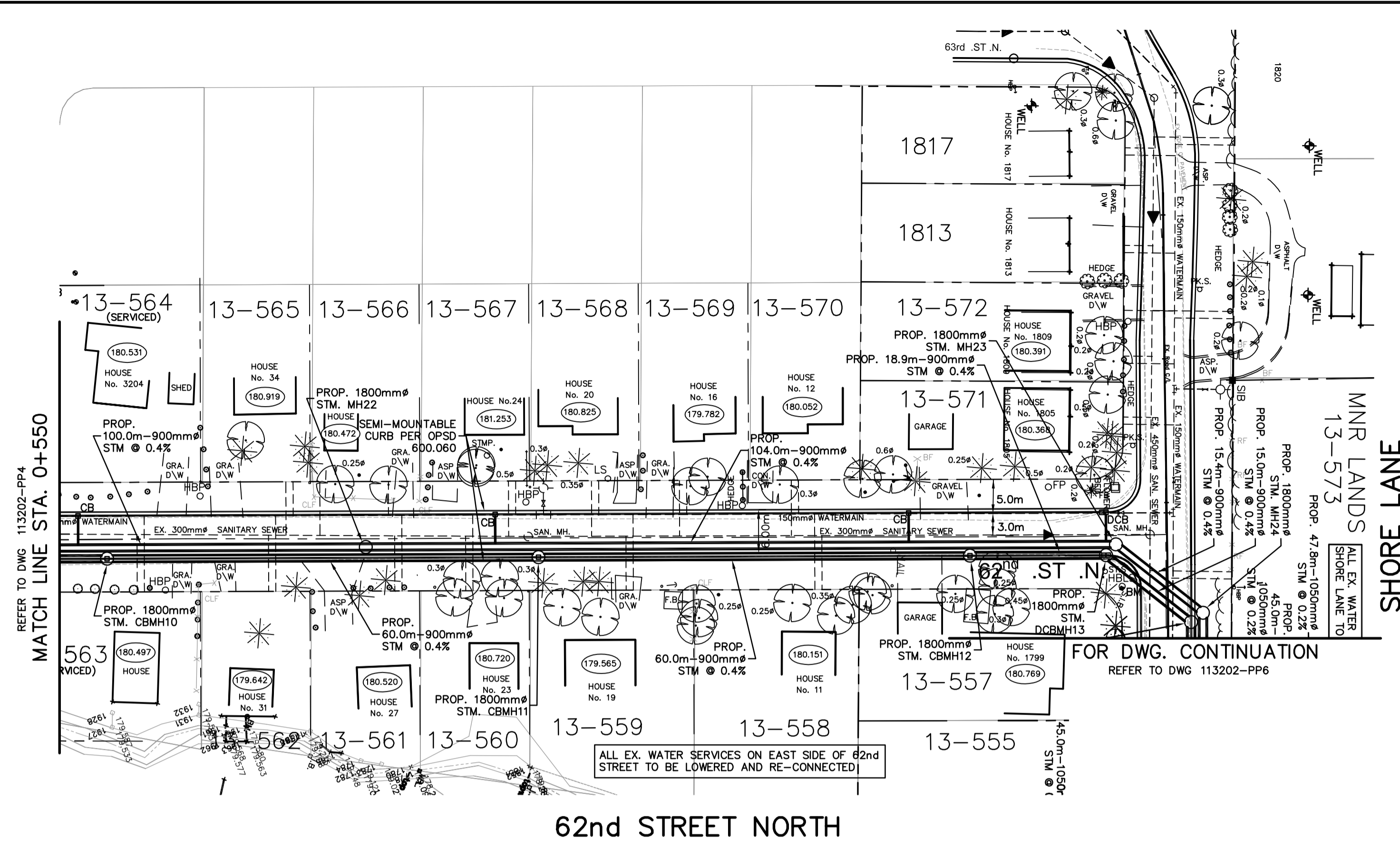
PRELIMINARY

SCALE: H= 1:500 V= 1:50
DESIGN: C.F.H.
DRAWN: R.A.W.
CHECKED: S.L.F.
DATE: SEPT. 2014

TOWN OF WASAGA BEACH
BAY SANDS DEVELOPMENT DRAINAGE EA
ALTERNATIVE 2B

PLAN & PROFILE
62nd STREET SOUTH
STA. 0+270 TO STA. 0+550

CONTRACT No. DWG. No. 113202-PP4



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LEGEND

- PROPERTY LINE
- BURIED BELL CABLE
- BURIED BELL CONDUIT
- BURIED GAS MAIN
- EXISTING WATERMAIN AND VALVE
- EX. SANITARY SEWER & M.H.
- FIRST FLOOR ELEV.

B.M. ELEV. 180.060
N & W IN N. FACE H.B.L. SE CORNER 62nd ST. & MOSLEY ST. 60cm ABOVE GRADE.

NOTES:
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NO.	REVISIONS	DATE	INITIAL

Not Valid Unless Signed And Dated

PRELIMINARY

SCALE: H= 1:500
V= 1:50

DESIGN: C.F.H.

DRAWN: R.A.W.

CHECKED: S.L.F.

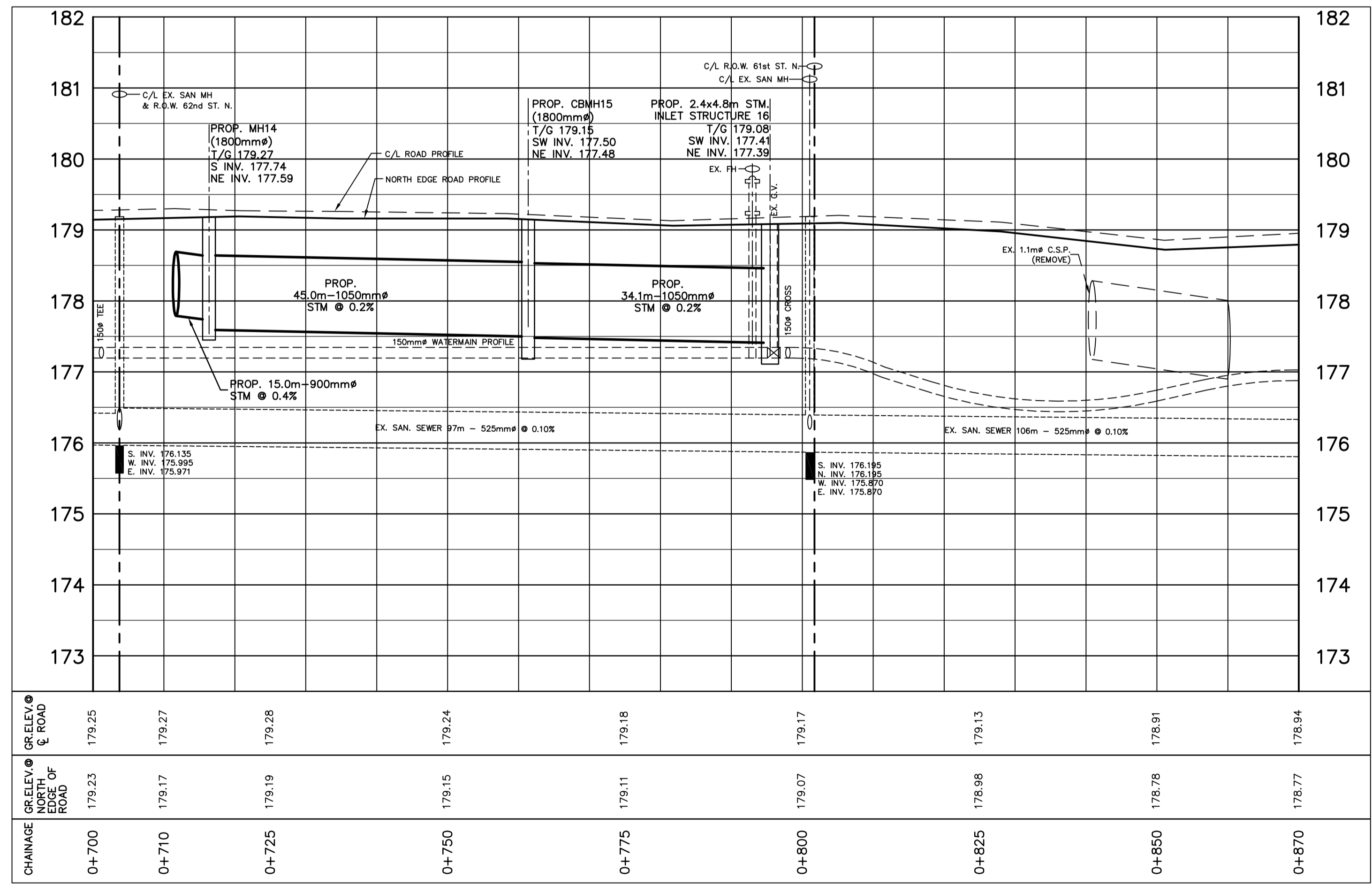
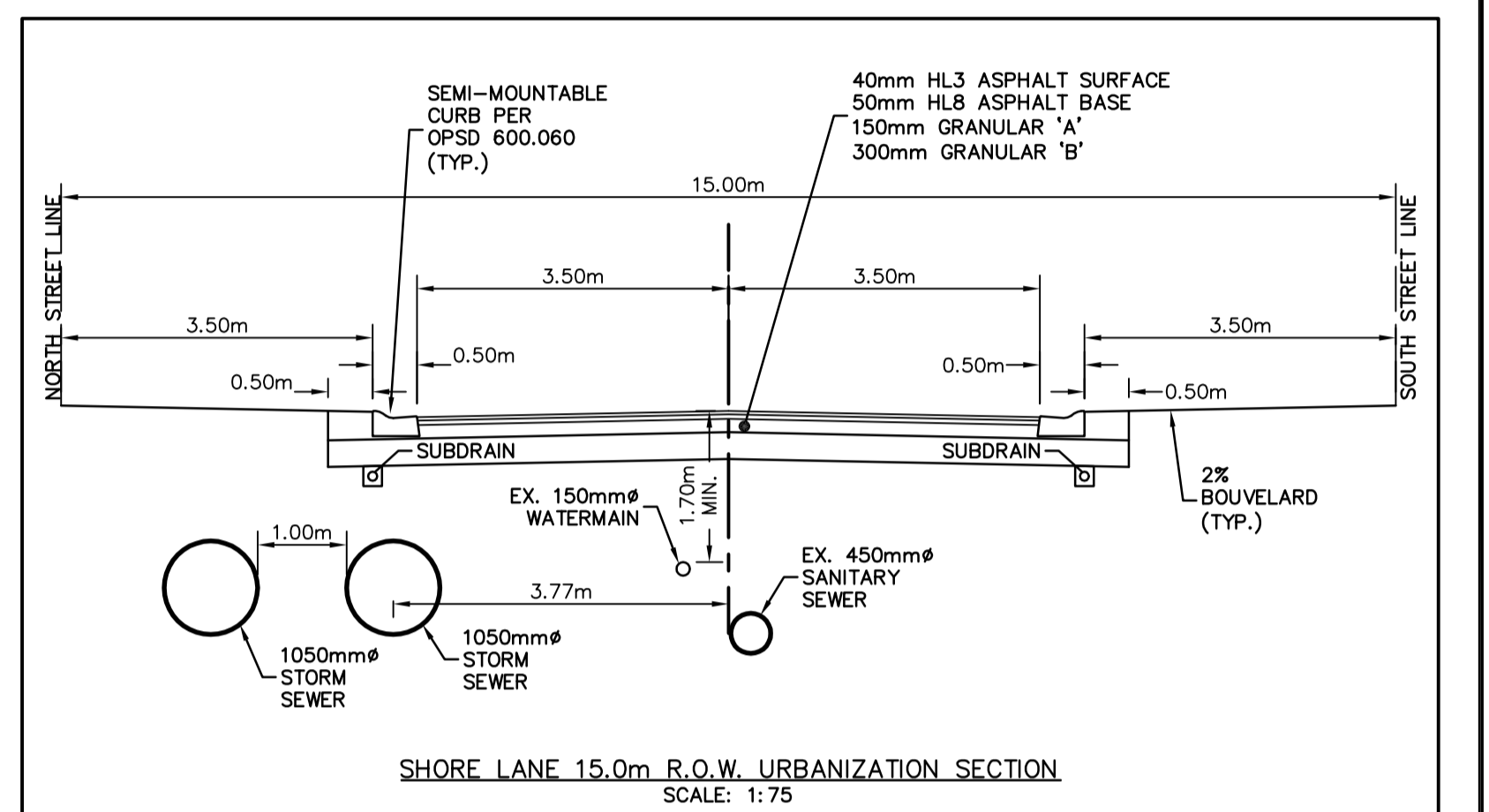
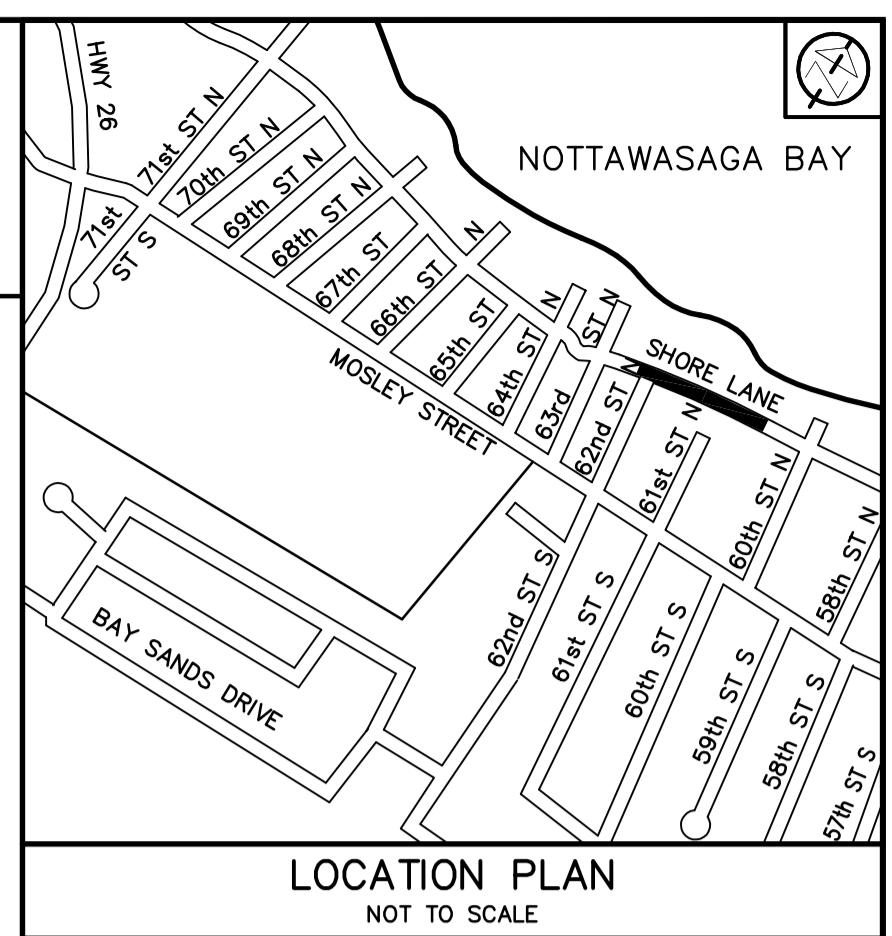
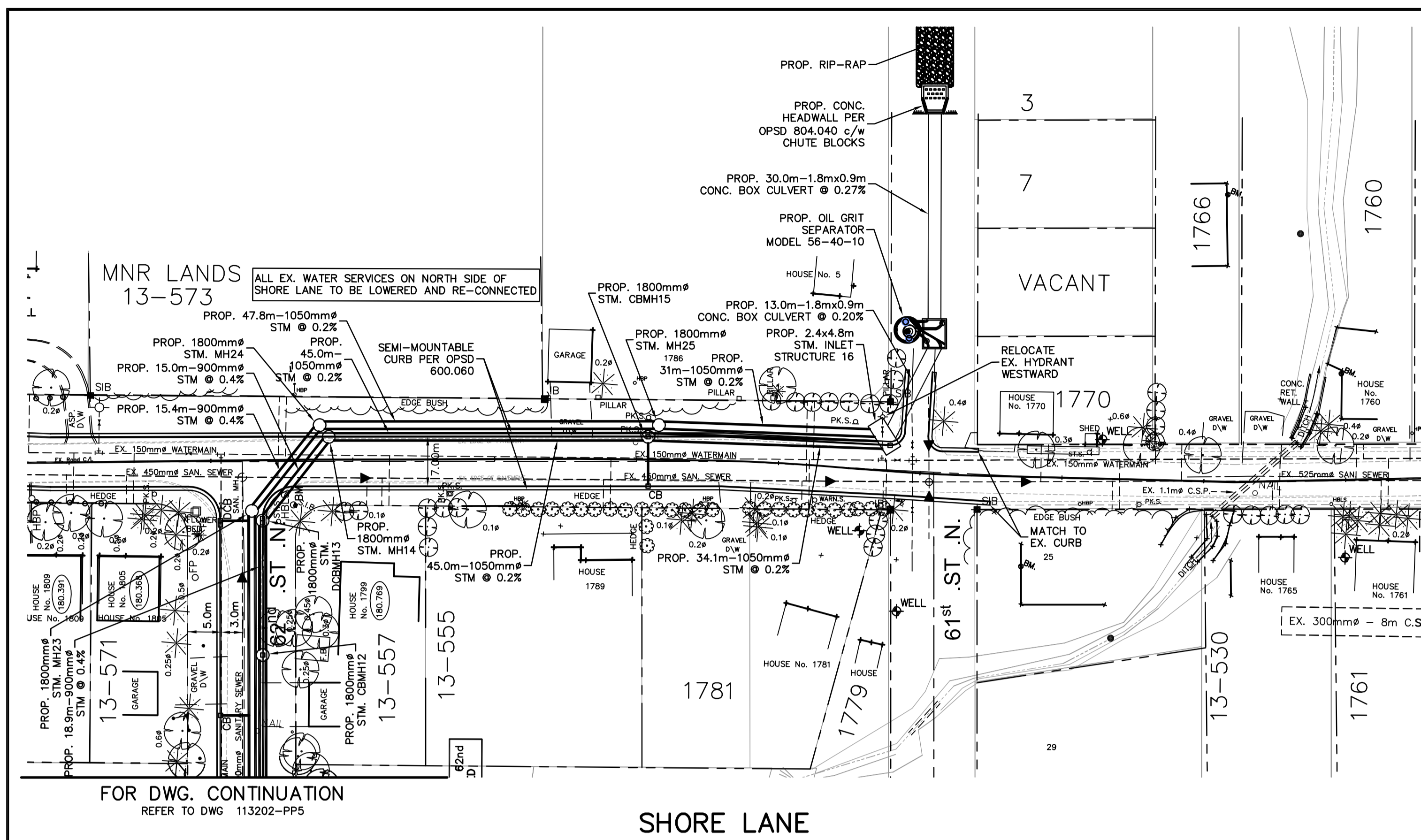
DATE: SEPT. 2014

TOWN OF WASAGA BEACH
BAY SANDS DEVELOPMENT DRAINAGE EA
ALTERNATIVE 2B

PLAN & PROFILE
62nd STREET NORTH
STA. 0+550 TO STA. 0+704

Anley CONSULTING ENGINEERS PLANNERS

CONTRACT No. _____ DWG. No. 113202-PP5



LEGEND

- PROPERTY LINE
- BURIED BELL CABLE
- BURIED BELL CONDUIT
- BURIED GAS MAIN
- EXISTING WATERMAIN AND VALVE
- EX. SANITARY SEWER & M.H.
- FIRST FLOOR ELEV.

B.M. ELEV. 179.494
N & W IN N. FACE OF HPLS. SF
CORNER OF SHORE LANE & 62nd STREET N.

NOTES:
1) LOCATION OF UTILITIES ARE APPROXIMATE. CONTRACTOR TO OBTAIN UTILITY LOCATES AS REQUIRED PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE	INITIAL

Not Valid Unless Signed And Dated

PRELIMINARY

SCALE: H= 1:500
V= 1:50

DESIGN: C.F.H.

DRAWN: R.A.W.

CHECKED: S.L.F.

DATE: SEPT. 2014

TOWN OF WASAGA BEACH
BAY SANDS DEVELOPMENT DRAINAGE EA
ALTERNATIVE 2B

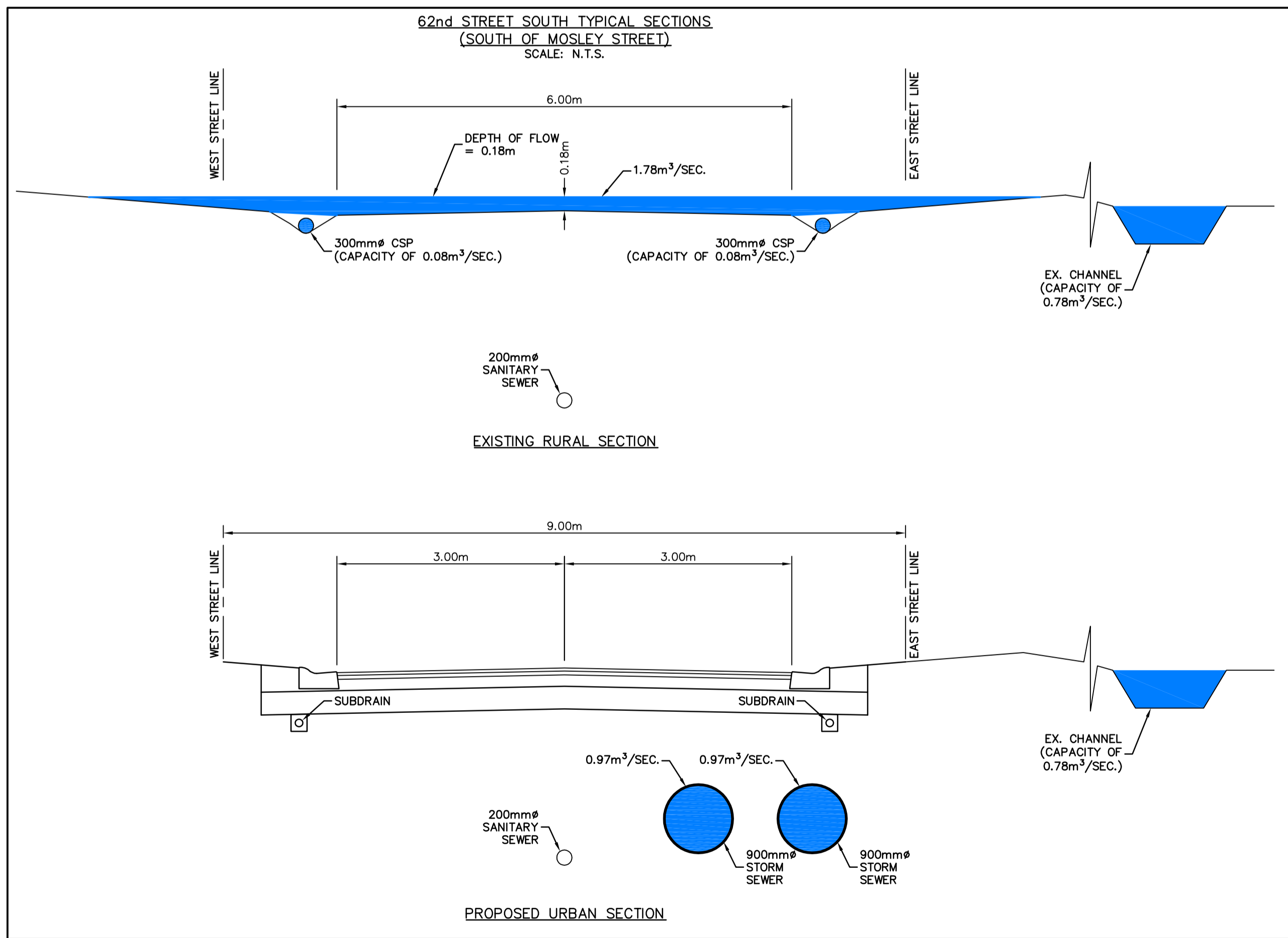
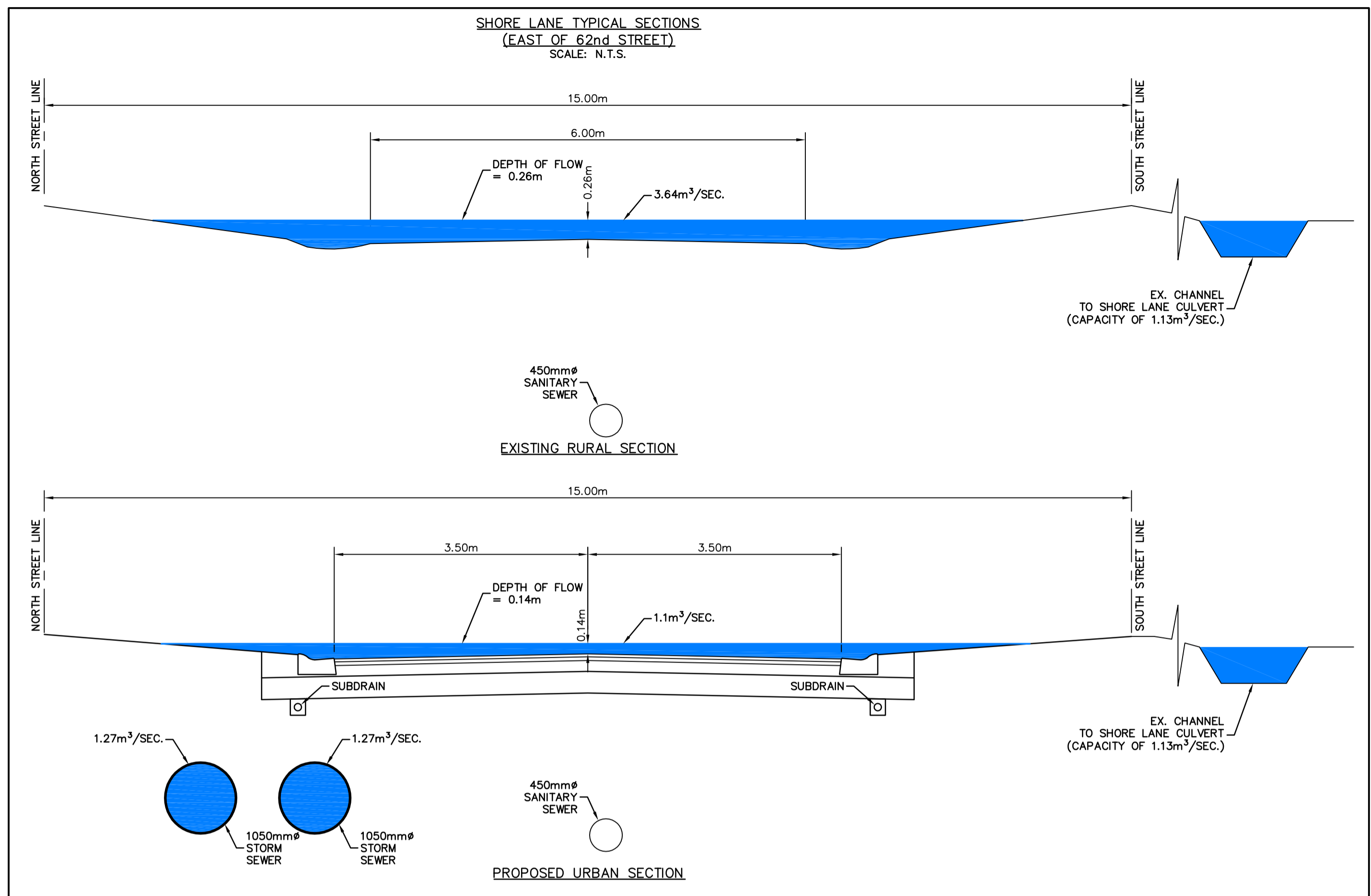
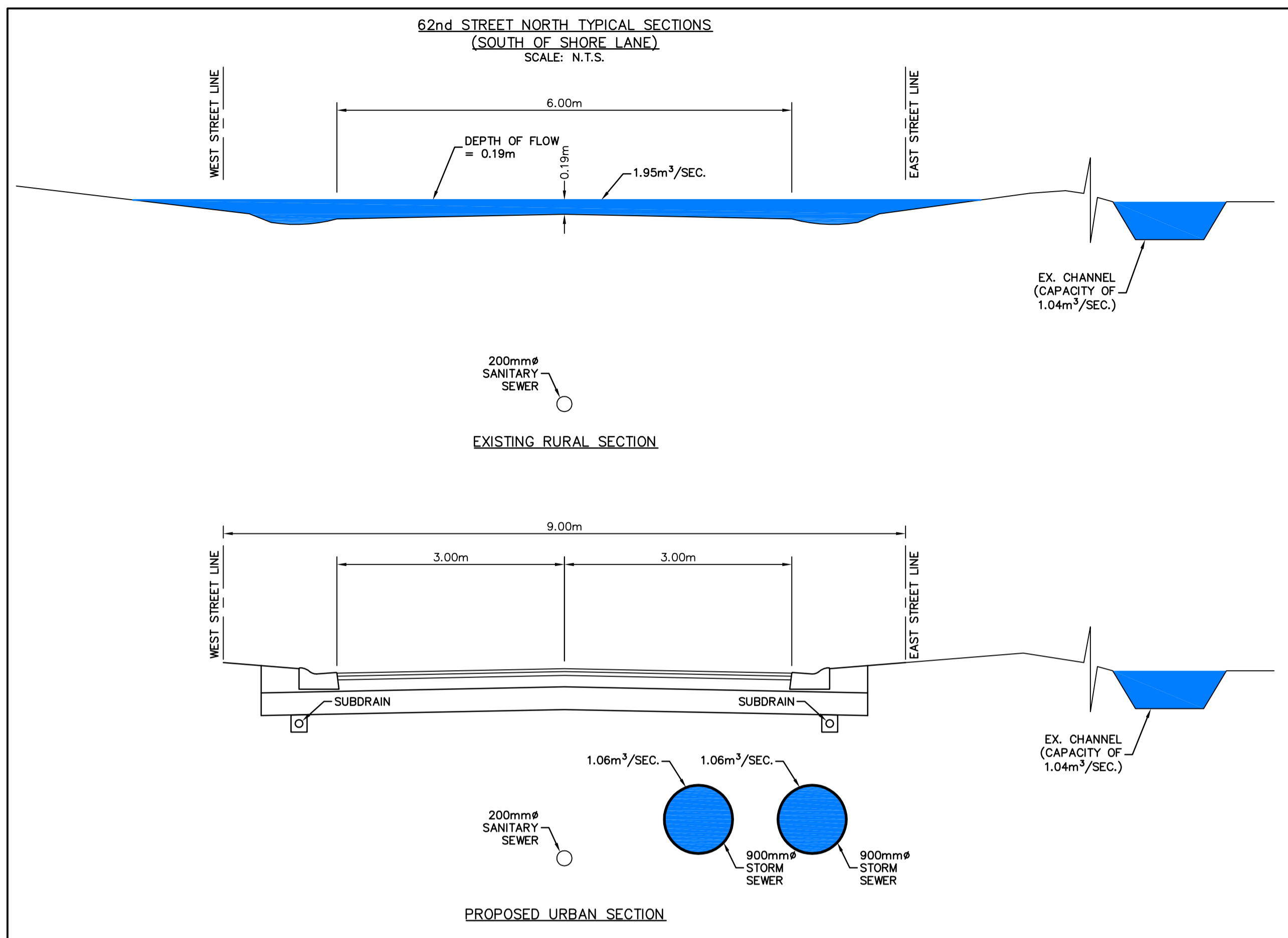
PLAN & PROFILE
SHORE LANE
STA. 0+704 TO STA. 0+870

CONTRACT DRAWINGS

Contractor must verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before commencing work. Drawings are not to be scaled. Drawings may not be used for any purpose other than that stipulated in the contract agreement between the owner/client and the Engineer without the express written consent of Anley & Associates Limited. Use of these drawings by any party for any other purpose is subject to the following caution.

CAUTION: The information contained in this drawing is solely for the intended recipient. Any copying, distribution or use by others without the express written consent of Anley & Associates Limited is prohibited. The recipient is responsible for confirming the accuracy and completeness of the information with the originator. The recipient assumes all risks and liabilities associated with the use of the drawings. The recipient will save and hold harmless Anley & Associates Limited from any claims whatsoever associated with or related to the use of the drawings. The recipient will not make any portion of the drawings for any future project without the express written permission of Anley & Associates Limited.

CONTRACT No. DWG. No. 113202-PP6



PLOT 1-1

NO.	REVISIONS	DATE	INITIAL

Not Valid Unless Signed And Dated

PRELIMINARY

SCALE: H= N.T.S. V= N.T.S.
DESIGN: C.F.H.
DRAWN: R.A.W.
CHECKED: S.L.F.
DATE: SEPT. 2014

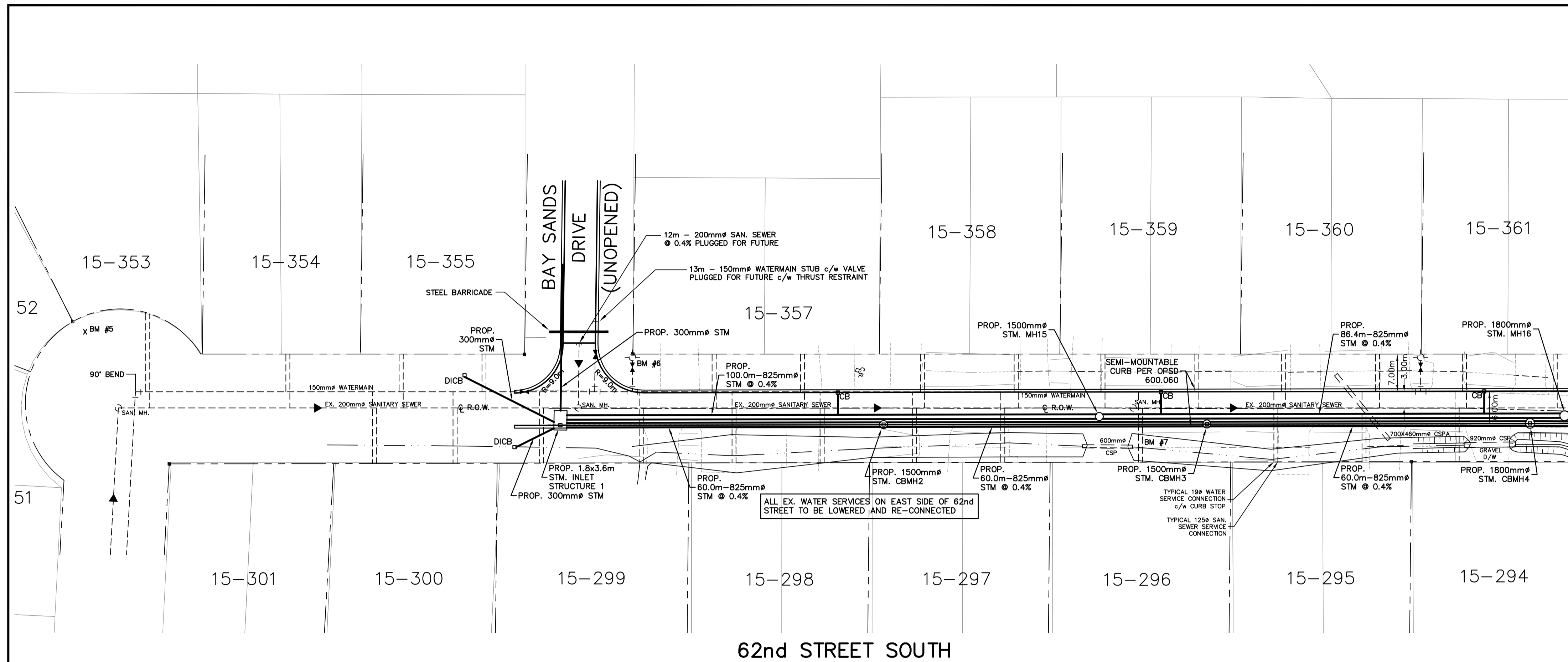
TOWN OF WASAGA BEACH
BAY SANDS DEVELOPMENT DRAINAGE EA
ALTERNATIVE 2B

TYPICAL SECTIONS

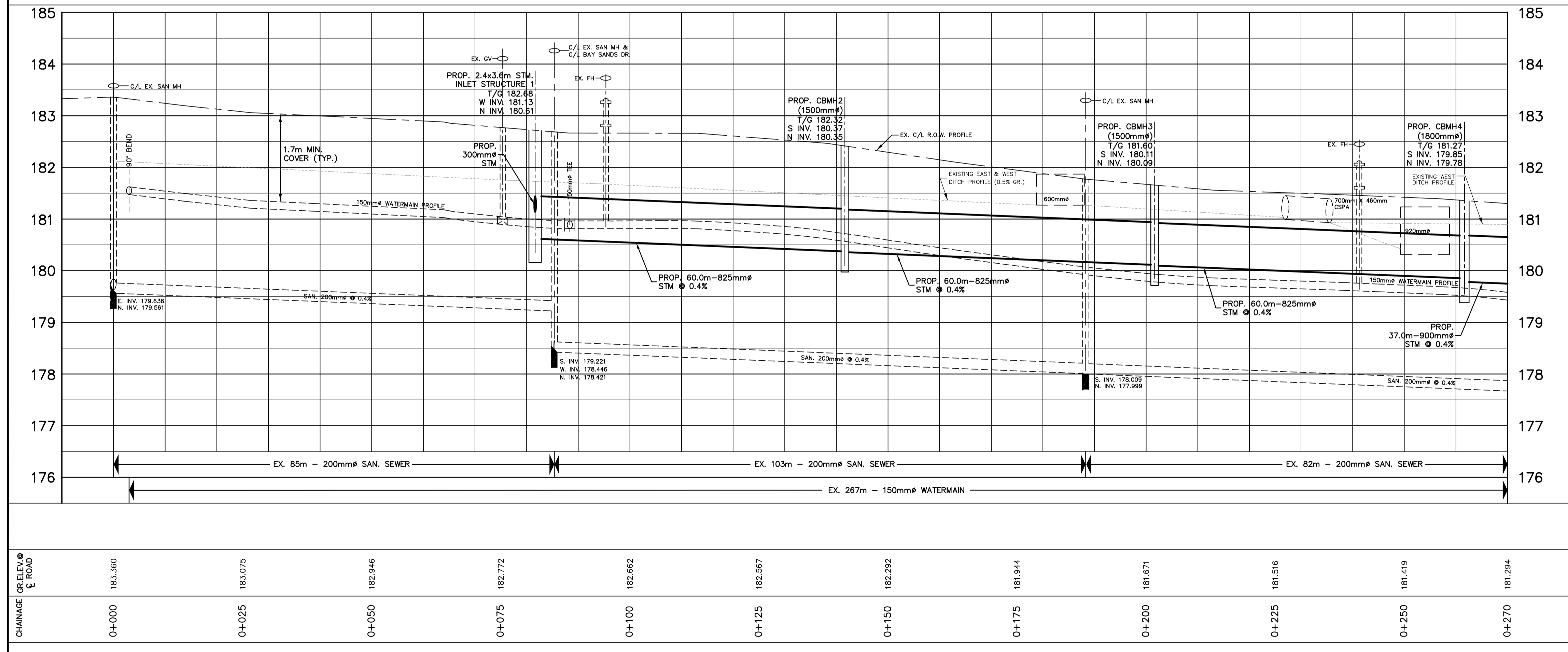
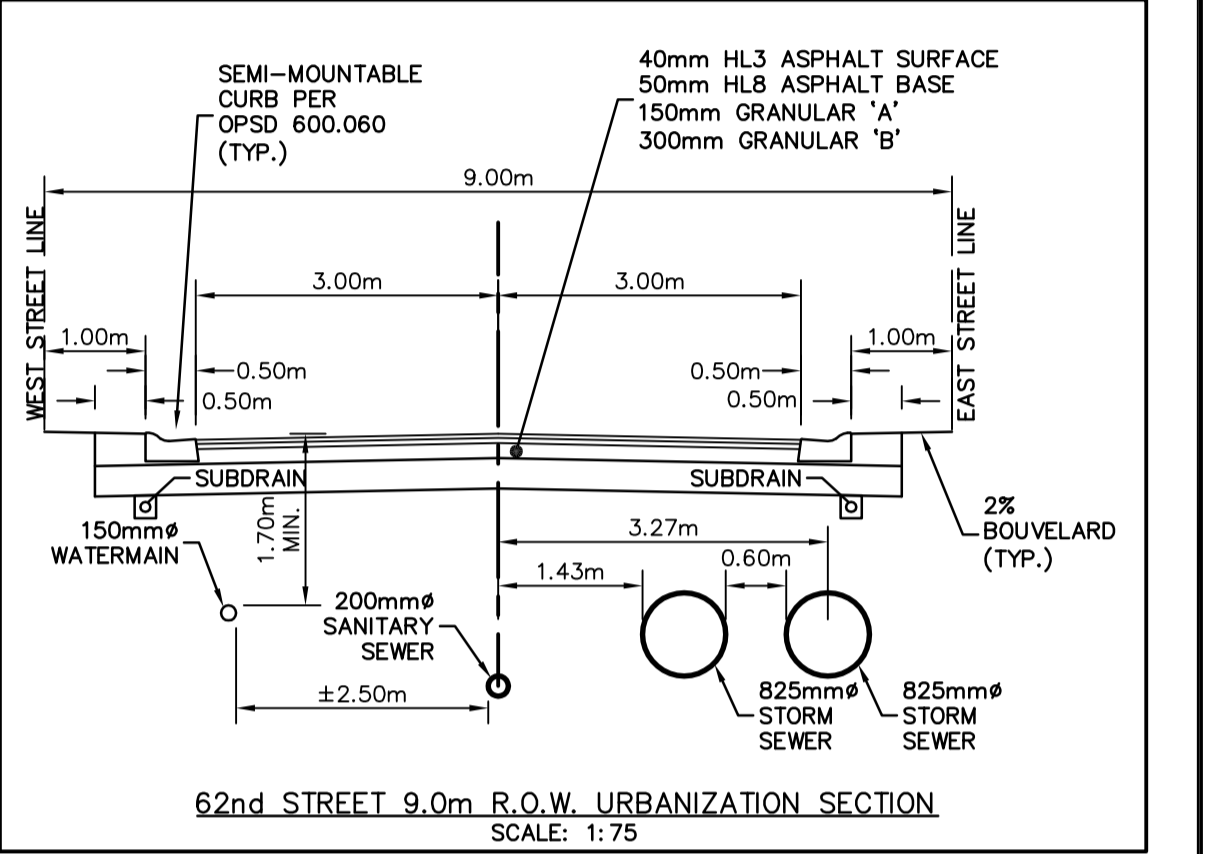
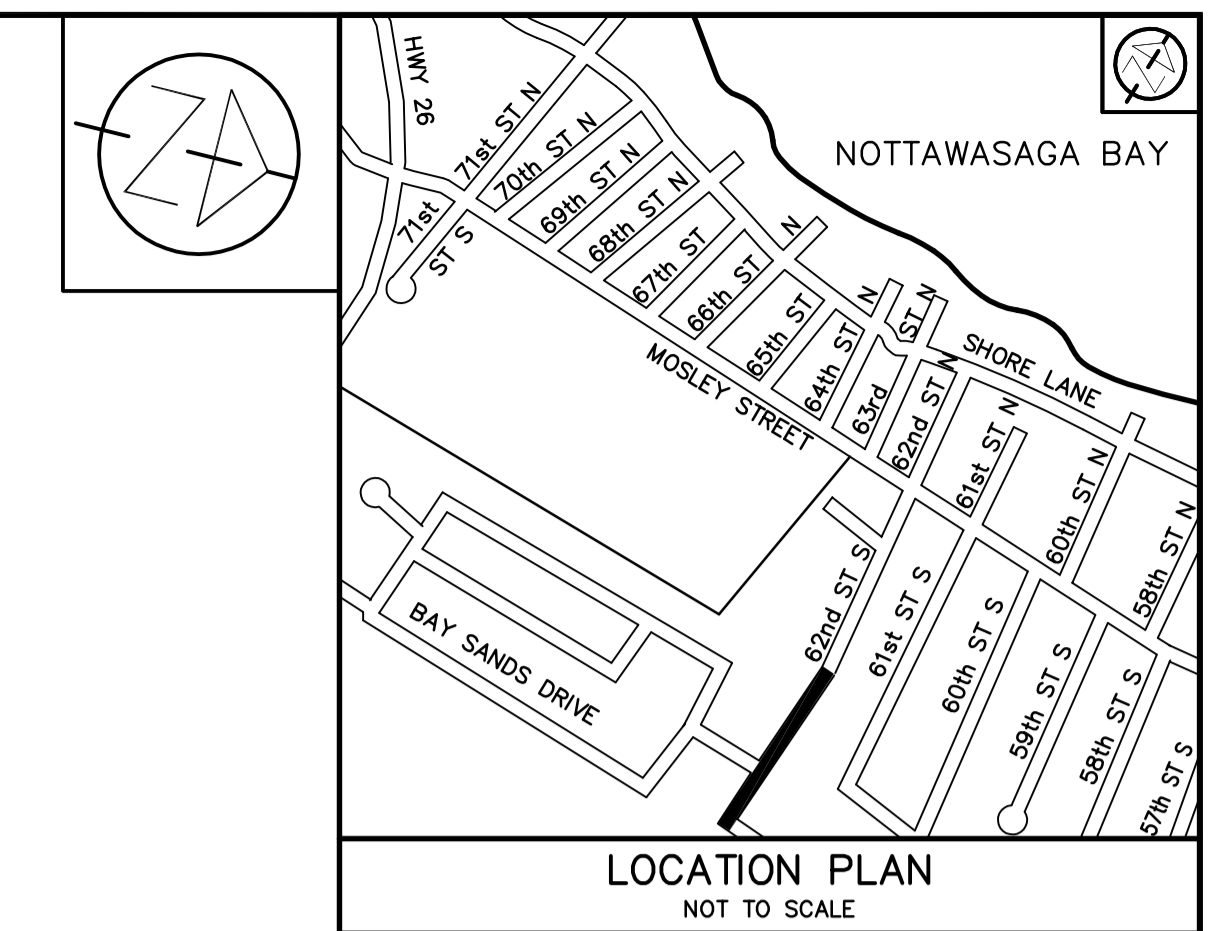


CONTRACT No. DWG. No. 113202-SEC1

Alternative Solution 2C



MATCH LINE STA. 0+270
REFER TO DWG 113202-PP4



CHAINAGE	0+000	0+025	0+050	0+075	0+100	0+125	0+150	0+175	0+200	0+225	0+250	0+270
GREYLEY @ ROAD	183.360	183.075	182.946	182.772	182.662	182.567	182.292	181.944	181.671	181.516	181.419	181.294

CONTRACT DRAWINGS
Contractor must verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before commencing work. Drawings are not to be scaled. Drawings may not be used for any purpose other than that stipulated in the contract agreement between the owner/contractor and the Engineer without the express written consent of Anley & Associates Limited. Use of these drawings by any party for any other purpose is subject to the following caution.

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LEGEND

- PROPERTY LINE
- BURIED BELL CABLE
- BURIED BELL CONDUIT
- BURIED GAS MAIN
- EXISTING WATERMAIN AND VALVE
- EX. SANITARY SEWER & M.H.
- FIRST FLOOR ELEV.

NOTES:
1) LOCATION OF UTILITIES ARE APPROXIMATE. CONTRACTOR TO OBTAIN UTILITY LOCATES AS REQUIRED PRIOR TO CONSTRUCTION.

B.M. ELEV. 180.060
N & W IN N. FACE H/L S. SE
CORNER 62nd ST. & MOSLEY ST.
60cm ABOVE GRADE.

Not Valid Unless Signed And Dated

PRELIMINARY

NO.	REVISIONS	DATE	INITIAL

SCALE: H= 1:500
V= 1:50

DESIGN: C.F.H.

DRAWN: R.A.W.

CHECKED: S.L.F.

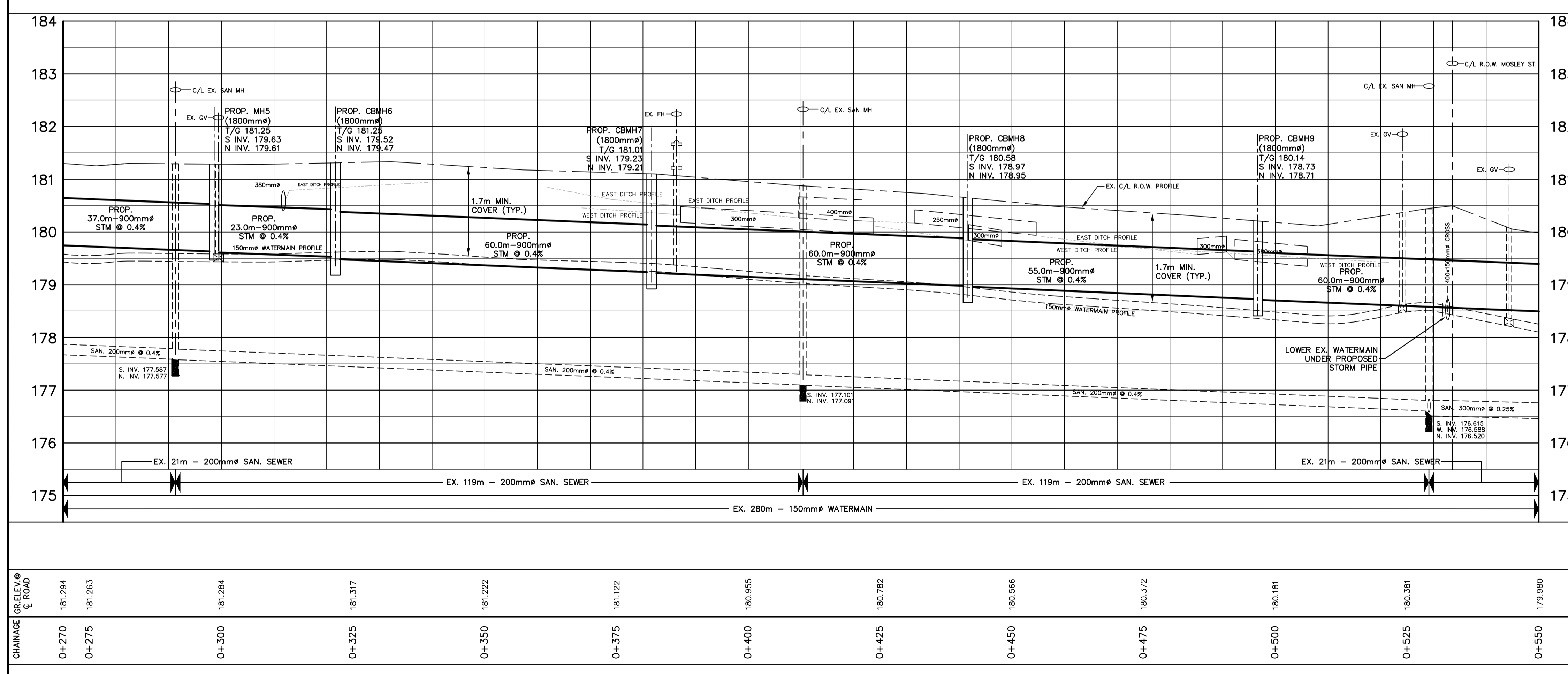
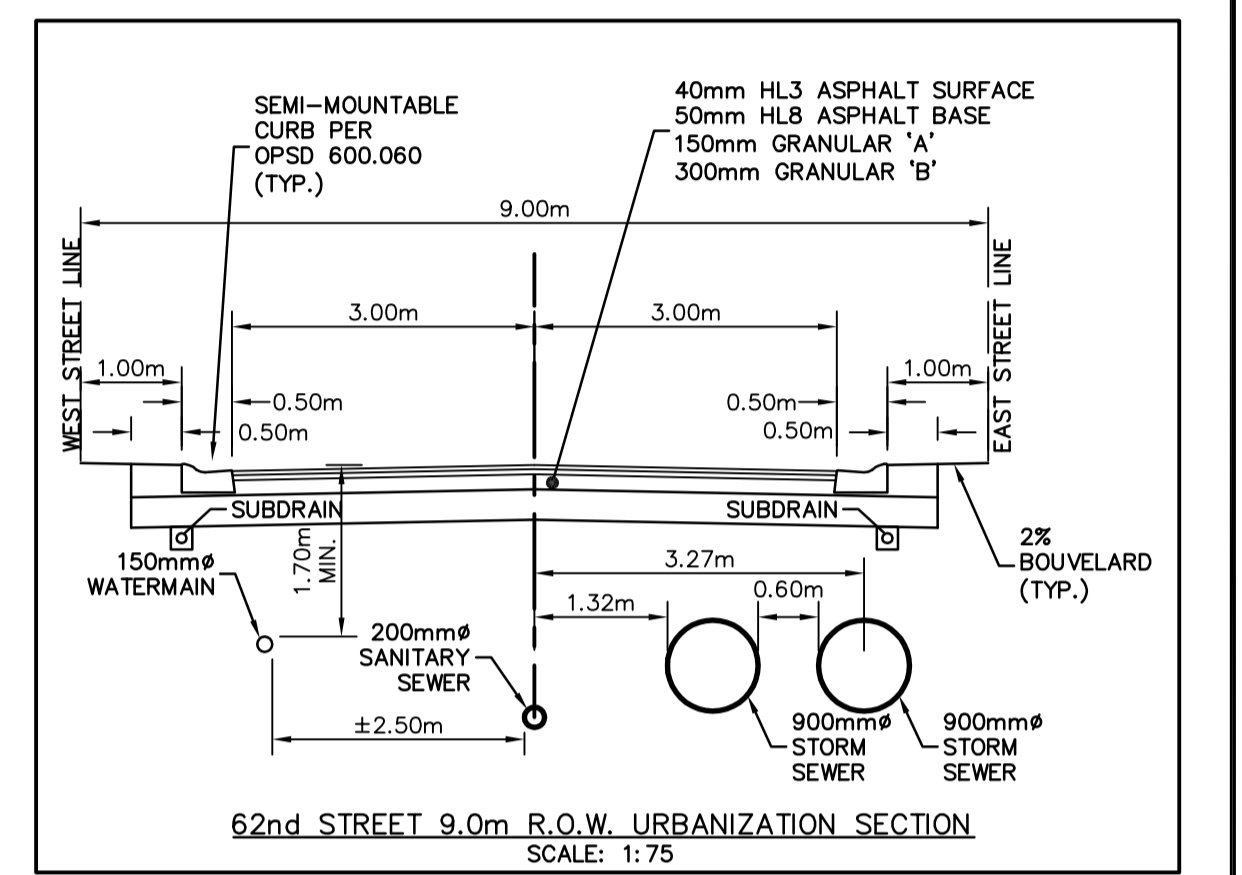
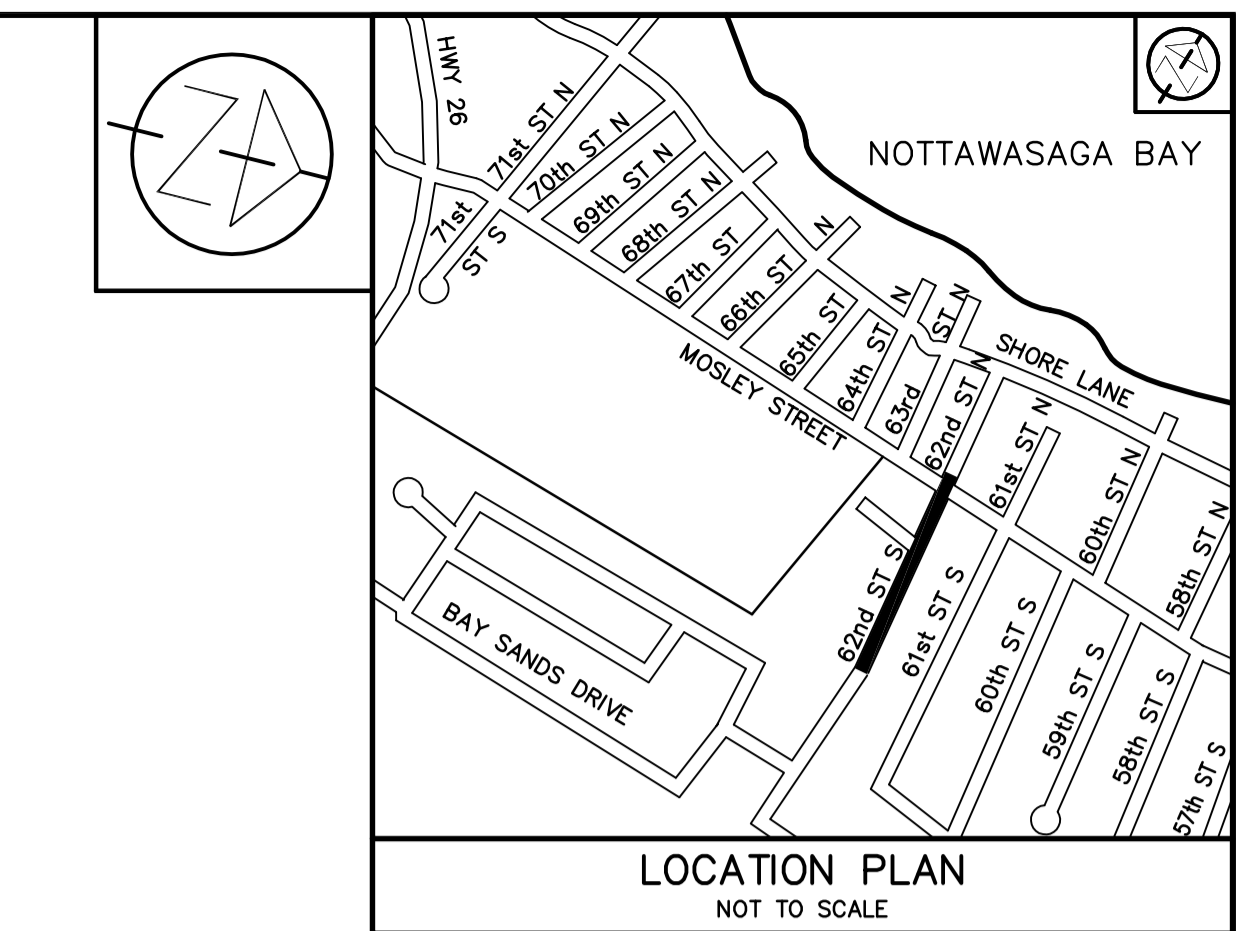
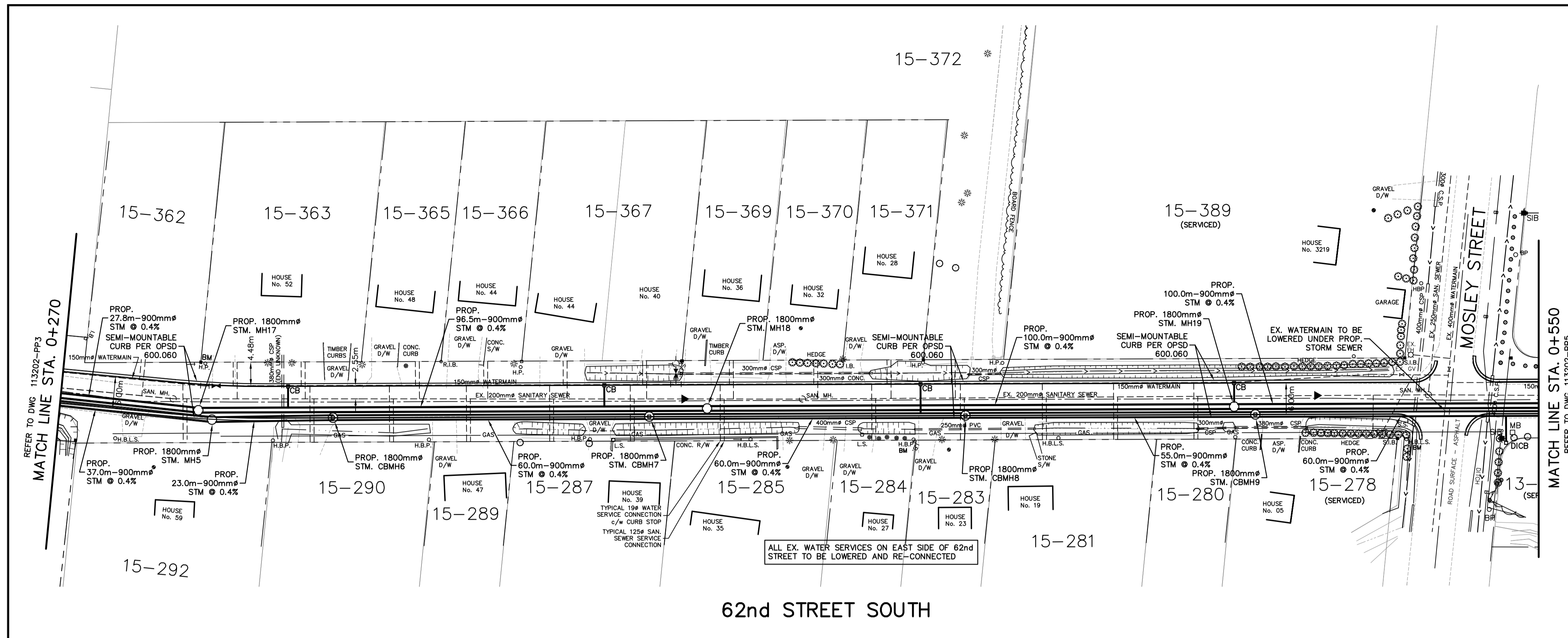
DATE: SEPT. 2014

TOWN OF WASAGA BEACH
BAY SANDS DEVELOPMENT DRAINAGE EA
ALTERNATIVE 2C

PLAN & PROFILE
62nd STREET SOUTH
STA. 0+000 TO STA. 0+270

Anley CONSULTING ENGINEERS PLANNERS

CONTRACT No. DWG. No. 113202-PP3



CONTRACT DRAWINGS
 Contractor must verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before commencing work. Drawings are not to be scaled. Drawings may not be used for any purpose other than that stipulated in the contract agreement between the owner/client and the Engineer without the express written consent of Anley & Associates Limited. Use of these drawings by any party for any other purpose is subject to the following caution.

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LEGEND

- PROPERTY LINE
- BURIED BELL CABLE
- BURIED BELL CONDUIT
- BURIED GAS MAIN
- EXISTING WATERMAIN AND VALVE
- EX. SANITARY SEWER & M.H.
- FIRST FLOOR ELEV.

B.M. ELEV. 180.060
 N & W IN N. FACE H.B.L. SE
 CORNER 62nd ST. & MOSLEY ST.
 60cm ABOVE GRADE.

NOTES:
 1) LOCATION OF UTILITIES ARE APPROXIMATE. CONTRACTOR TO OBTAIN UTILITY LOCATES AS REQUIRED PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE	INITIAL

Not Valid Unless Signed And Dated

PRELIMINARY

SCALE: H= 1:500
 V= 1:50

DESIGN: C.F.H.

DRAWN: R.A.W.

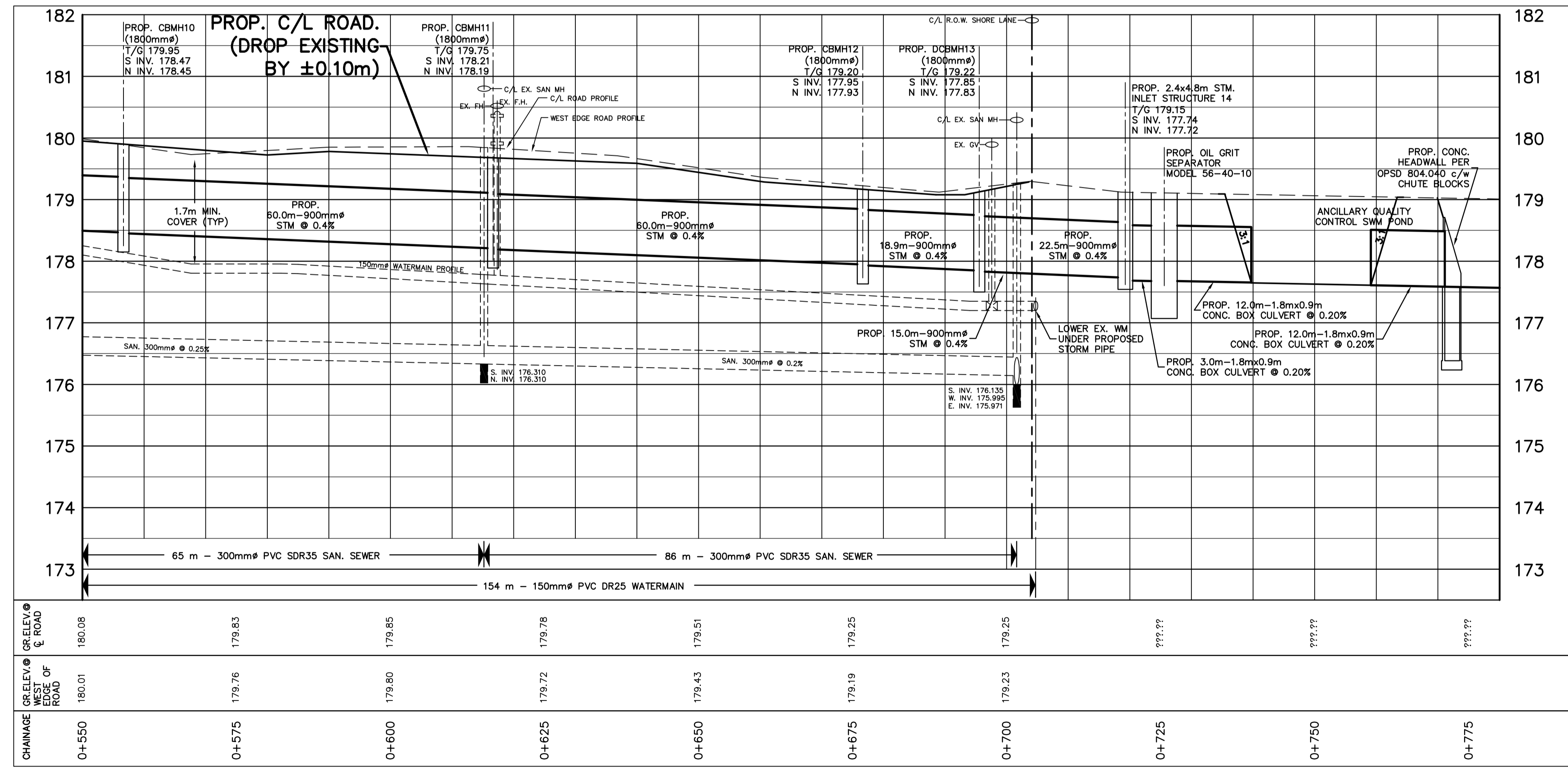
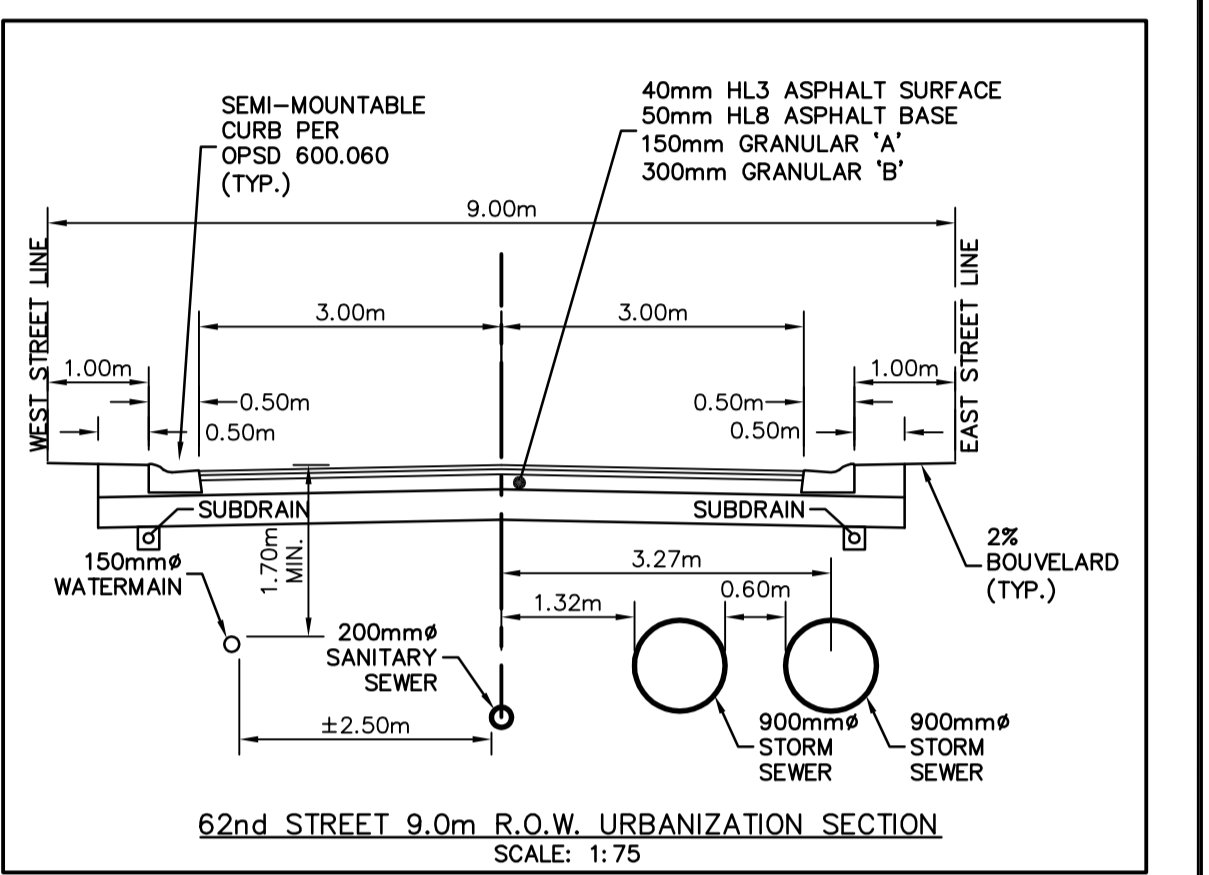
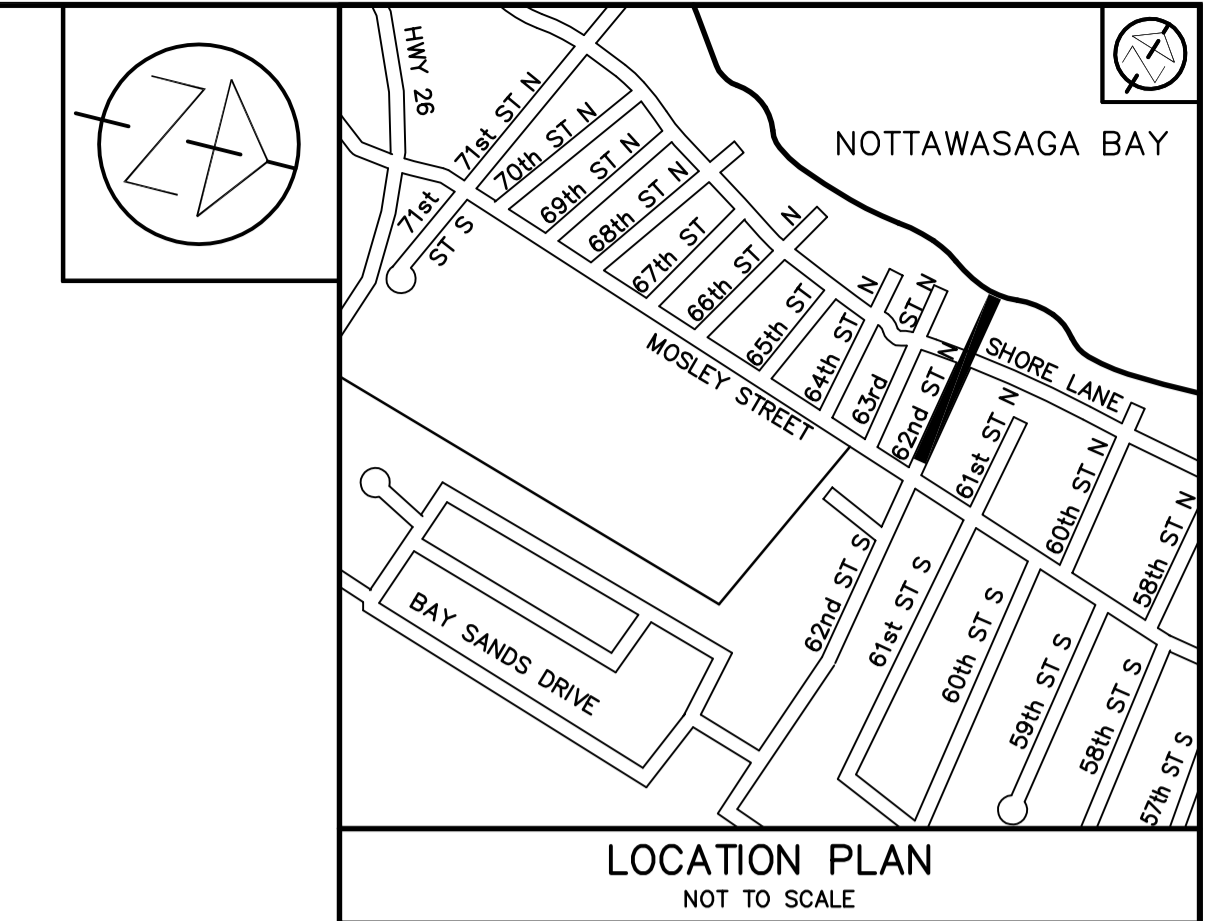
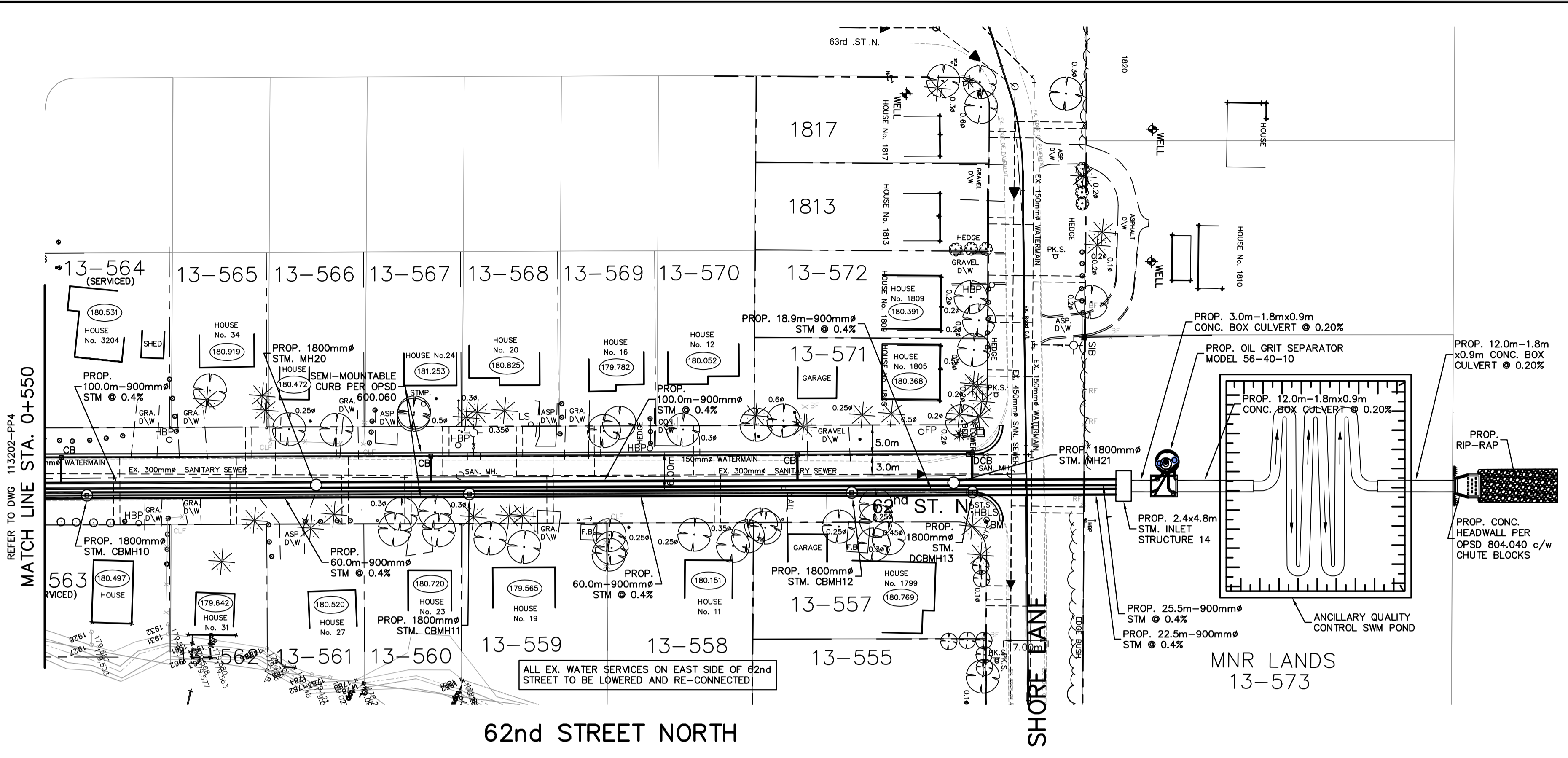
CHECKED: S.L.F.

DATE: SEPT. 2014

TOWN OF WASAGA BEACH
BAY SANDS DEVELOPMENT DRAINAGE EA
ALTERNATIVE 2C

PLAN & PROFILE
62nd STREET SOUTH
STA. 0+270 TO STA. 0+550

CONTRACT No. DWG. No. 113202-PP4



CONTRACT DRAWINGS
 Contractor must verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before commencing work. Drawings are not to be scaled. Drawings may not be used for any purpose other than that stipulated in the contract agreement between the owner/client and the Engineer without the express written consent of Anley & Associates Limited. Use of these drawings by any party for any other purpose is subject to the following caution.
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LEGEND
 - - - PROPERTY LINE
 - - - BURIED BELL CABLE
 - - - BURIED BELL CONDUIT
 - - - BURIED GAS MAIN
 - - - EXISTING WATERMAIN AND VALVE
 - - - EX. SANITARY SEWER & M.H.
 (180.739) FIRST FLOOR ELEV.

B.M. ELEV. 180.060
 N & W IN N. FACE HBL SE
 CORNER 62nd ST. & MOSLEY ST.
 60cm ABOVE GRADE.
 NOTES:
 1) LOCATION OF UTILITIES ARE APPROXIMATE.
 CONTRACTOR TO OBTAIN UTILITY LOCATES AS
 REQUIRED PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE	INITIAL

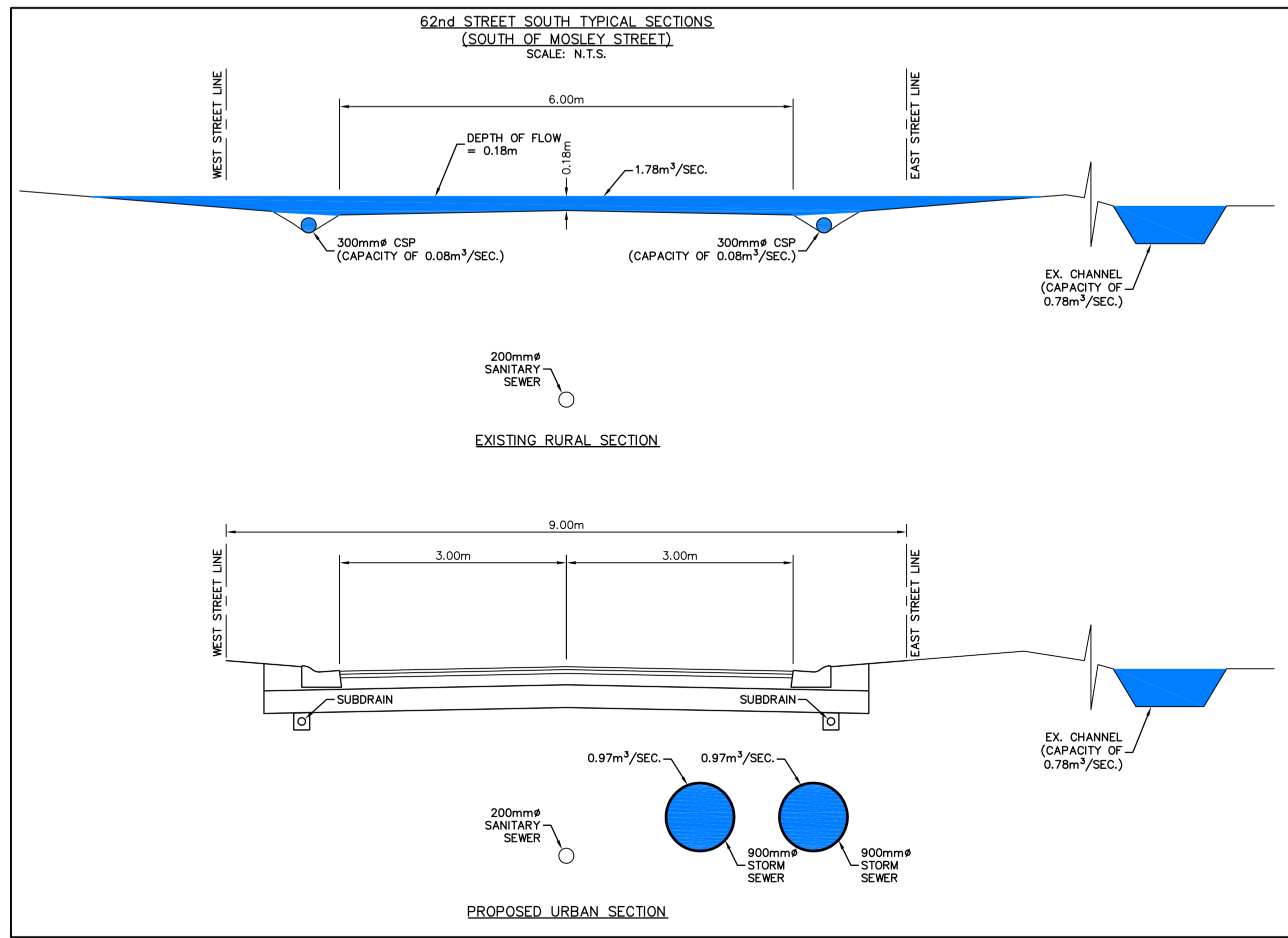
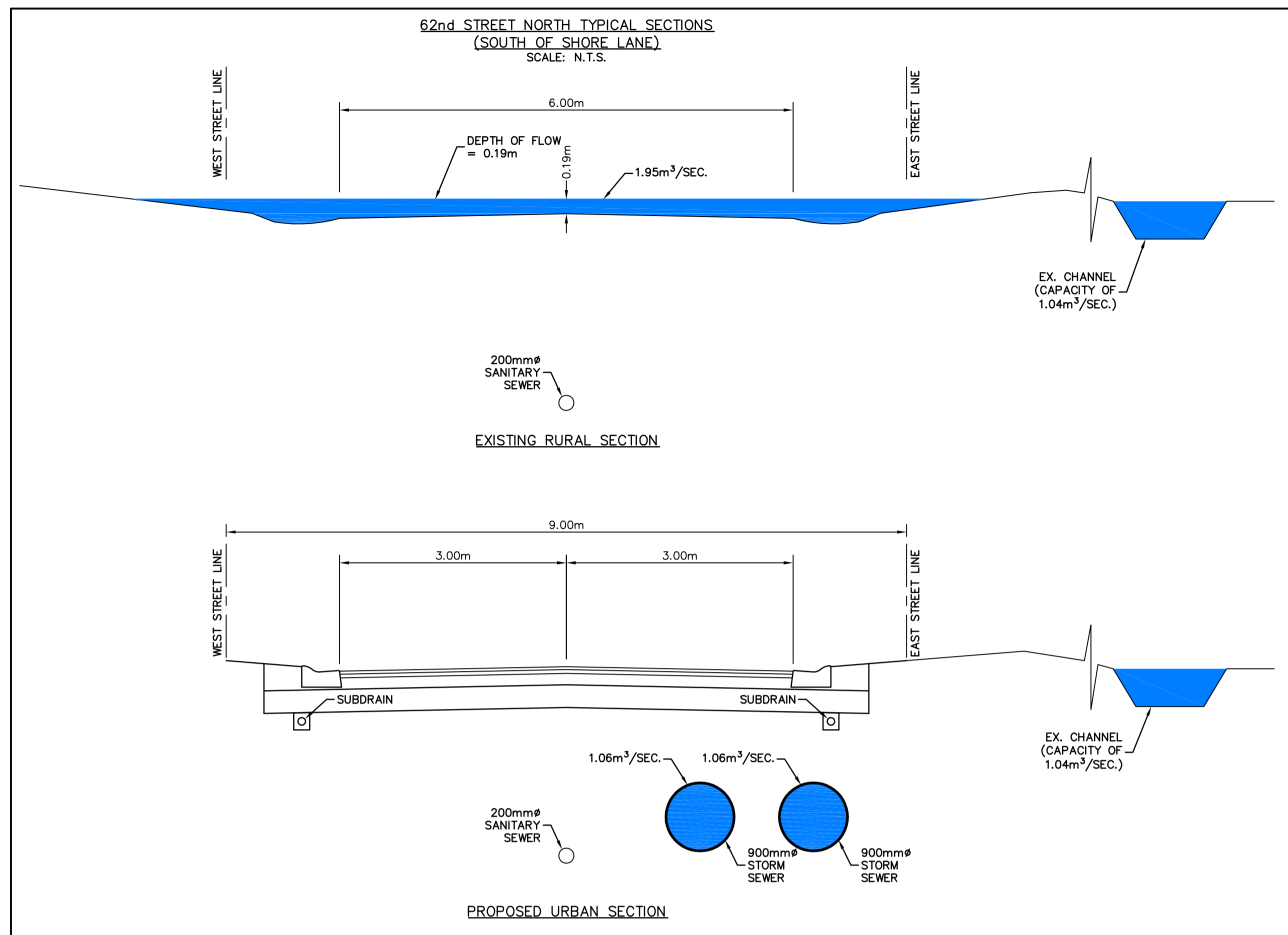
Not Valid Unless Signed And Dated
PRELIMINARY

SCALE: H= 1:500
 V= 1:50
 DESIGN: C.F.H.
 DRAWN: R.A.W.
 CHECKED: S.L.F.
 DATE: SEPT. 2014

TOWN OF WASAGA BEACH
BAY SANDS DEVELOPMENT DRAINAGE EA
ALTERNATIVE 2C

PLAN & PROFILE
62nd STREET NORTH
STA. 0+550 TO STA. 0+775

CONTRACT No. DWG. No. 113202-PP5



PLOT 1-1

Last plotted November-03-14 12:35:11 PM by Rudy Weckerle
File: V:\113202\Drawings\Plan and Profiles for P.I.C. 1\113202-0plan-Alt2C.dwg Layout: SEC1

NO.	REVISIONS	DATE	INITIAL

Not Valid Unless Signed And Dated

PRELIMINARY

SCALE: H= N.T.S.
V= N.T.S.

DESIGN: C.F.H.

DRAWN: R.A.W.

CHECKED: S.L.F.

DATE: SEPT. 2014

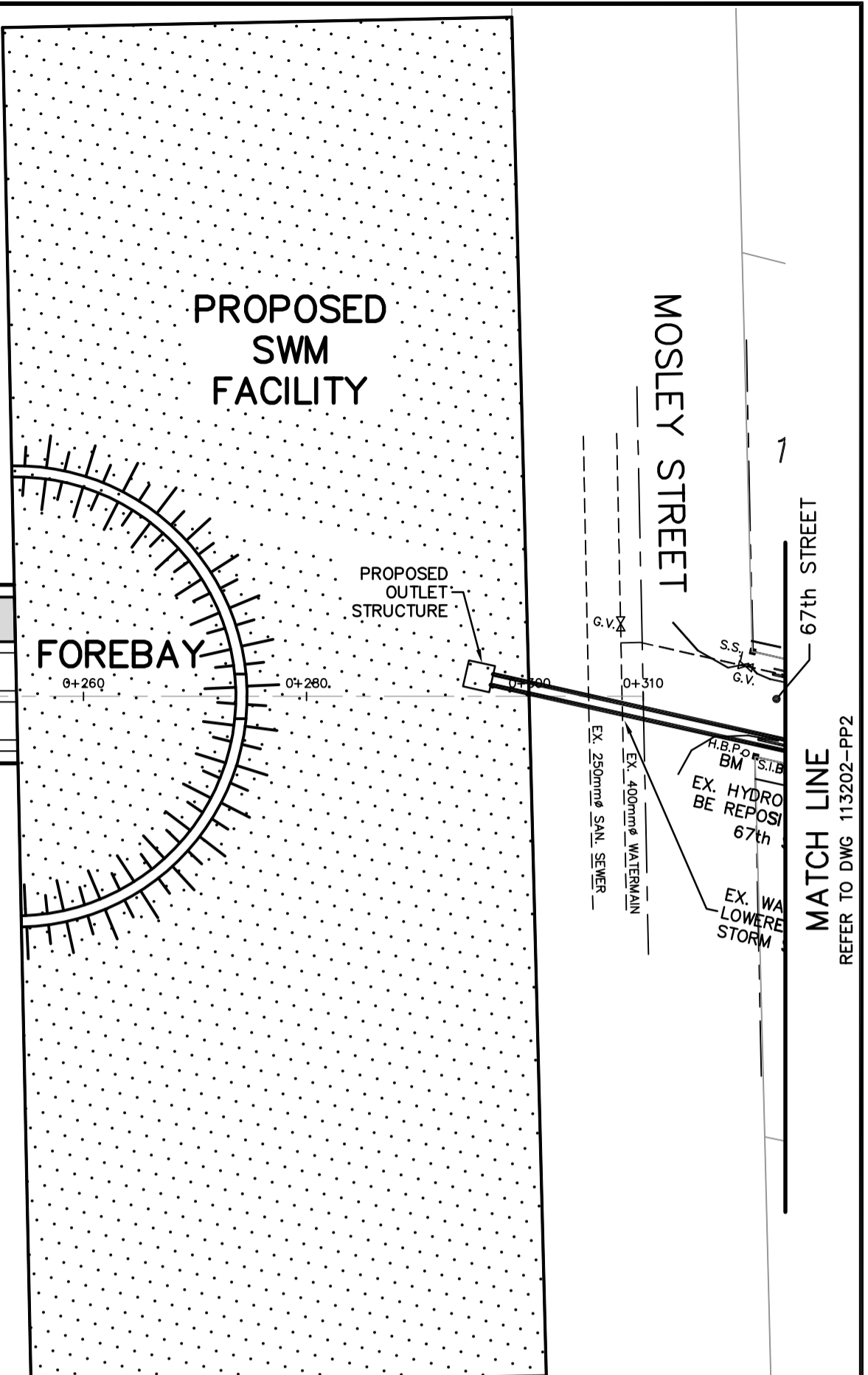
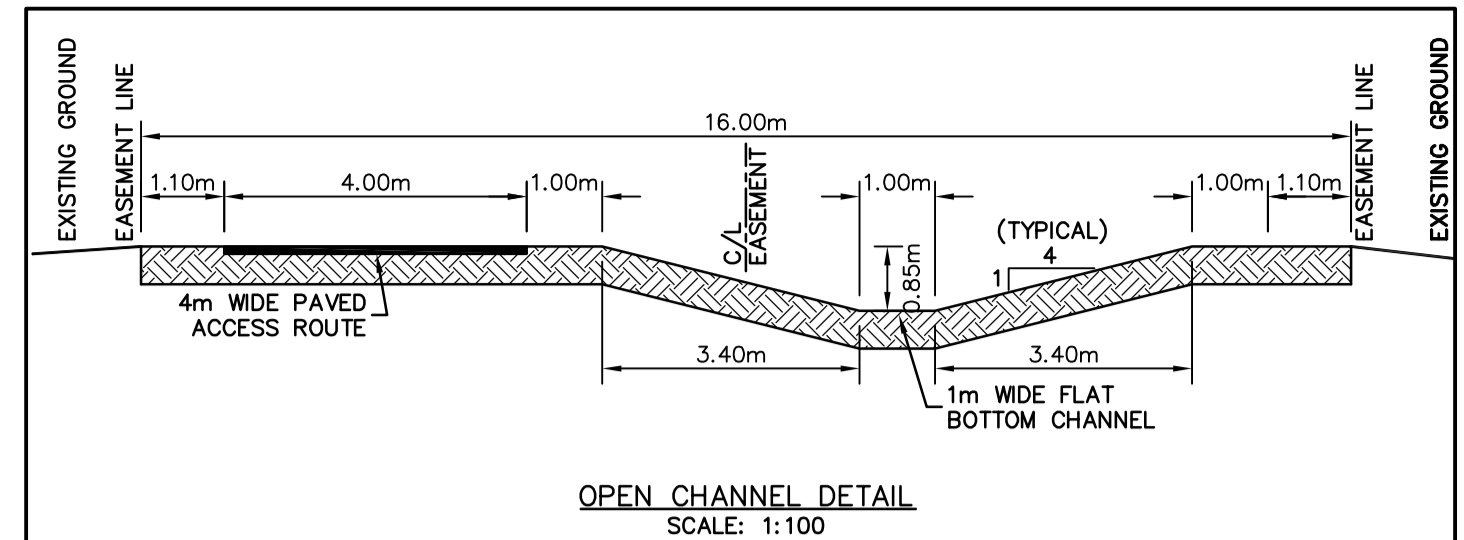
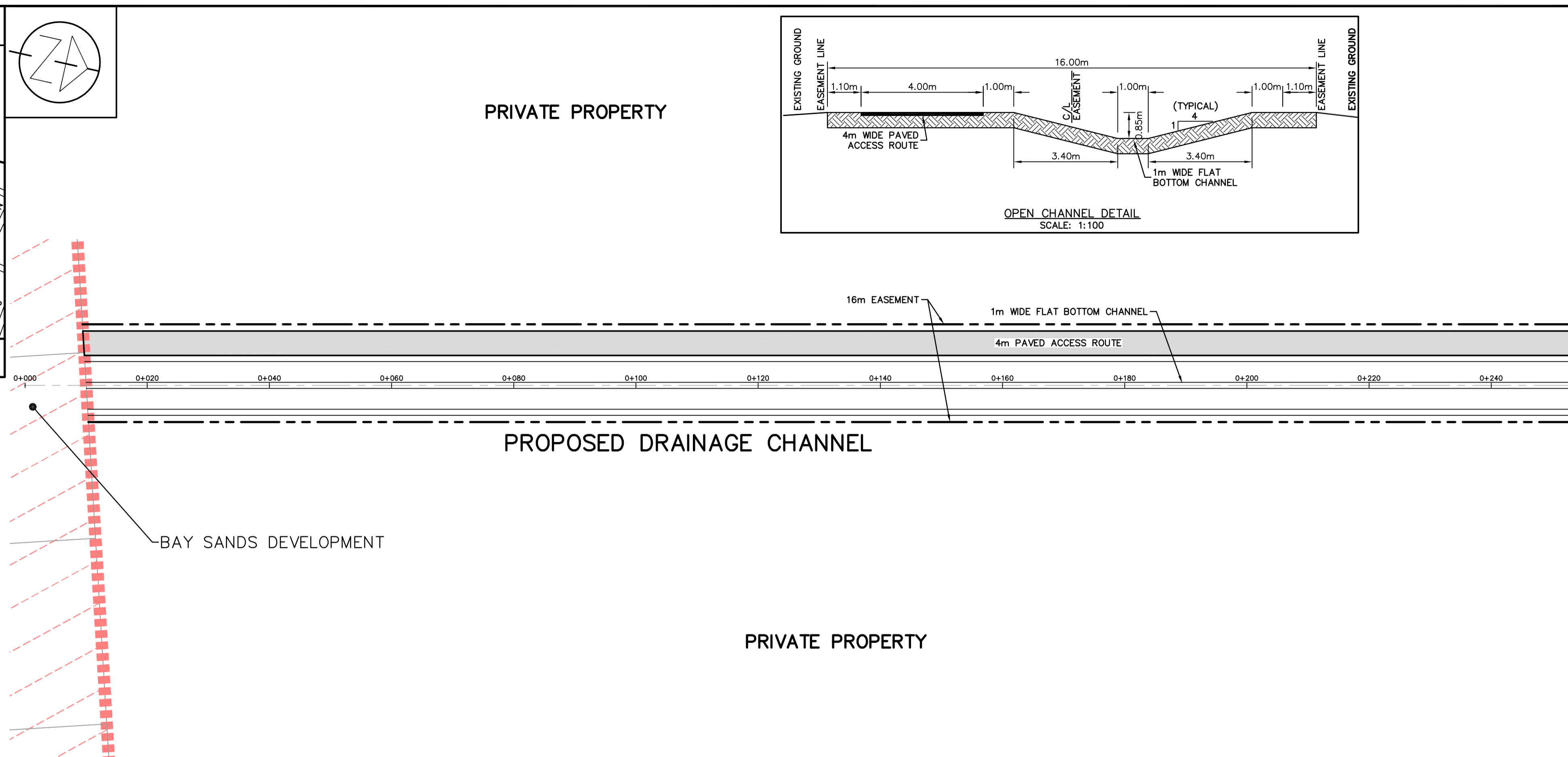
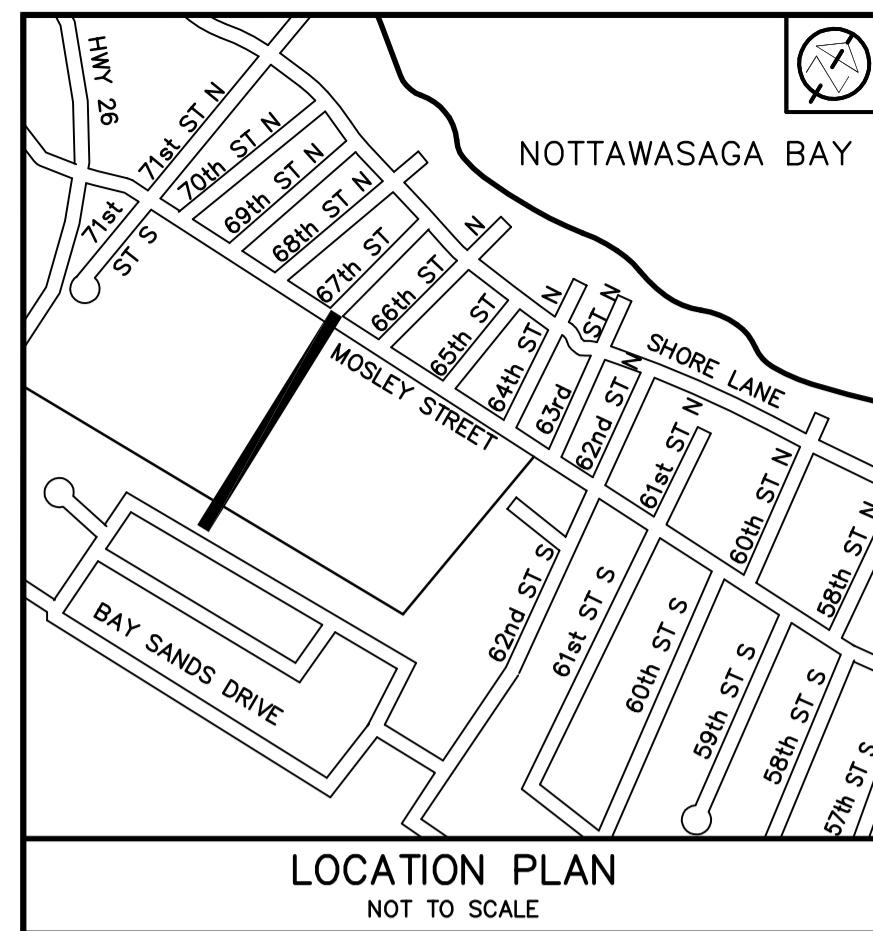
TOWN OF WASAGA BEACH
BAY SANDS DEVELOPMENT DRAINAGE EA
ALTERNATIVE 2C

TYPICAL SECTIONS

Anley GROUP
CONSULTING ENGINEERS PLANNERS

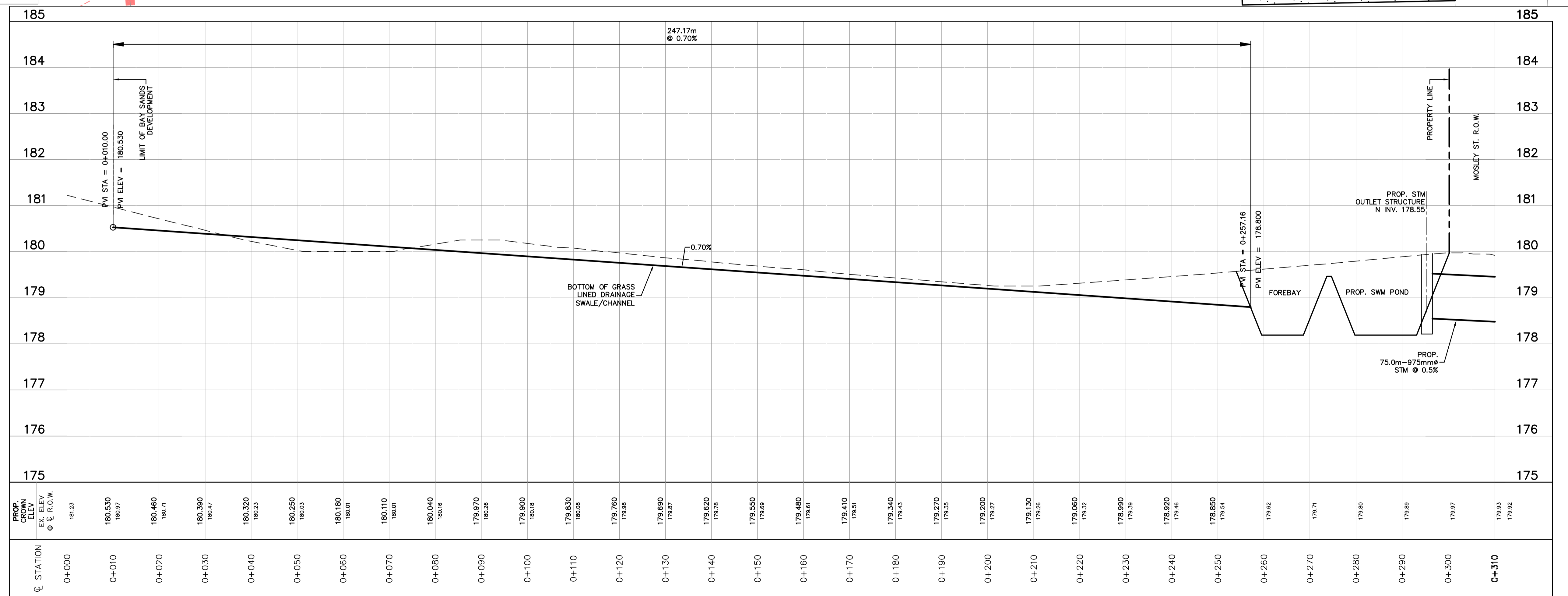
CONTRACT No. | DWG. No. 113202-SEC1

Alternative Solution 3



CONTRACT DRAWINGS
 Contractor must verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before commencing work. Drawings are not to be scaled. Drawings may not be used for any purpose other than that stipulated in the contract agreement between the owner/contractor and the Engineer without the express written consent of Anley & Associates Limited. Use of these drawings by any party for any other purpose is subject to the following caution.

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LEGEND

- PROPERTY LINE
- - - BURIED BELL CABLE
- - - BURIED BELL CONDUIT
- - - BURIED GAS MAIN
- - - EXISTING WATERMAIN AND VALVE
- - - EX. SANITARY SEWER & M.H.
- FIRST FLOOR ELEV.

B.M. ELEV. 180.681
 N & W IN SOUTH FACE H.B.L. NE CORNER OF 67th & MOSLEY ST., 24cm ABOVE GROUND LEVEL

NOTES:
 1) LOCATION OF UTILITIES ARE APPROXIMATE. CONTRACTOR TO OBTAIN UTILITY LOCATES AS REQUIRED PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE	INITIAL

Not Valid Unless Signed And Dated

PRELIMINARY

SCALE: H= 1:500
 V= 1:50

DESIGN: C.F.H.

DRAWN: R.A.W.

CHECKED: S.L.F.

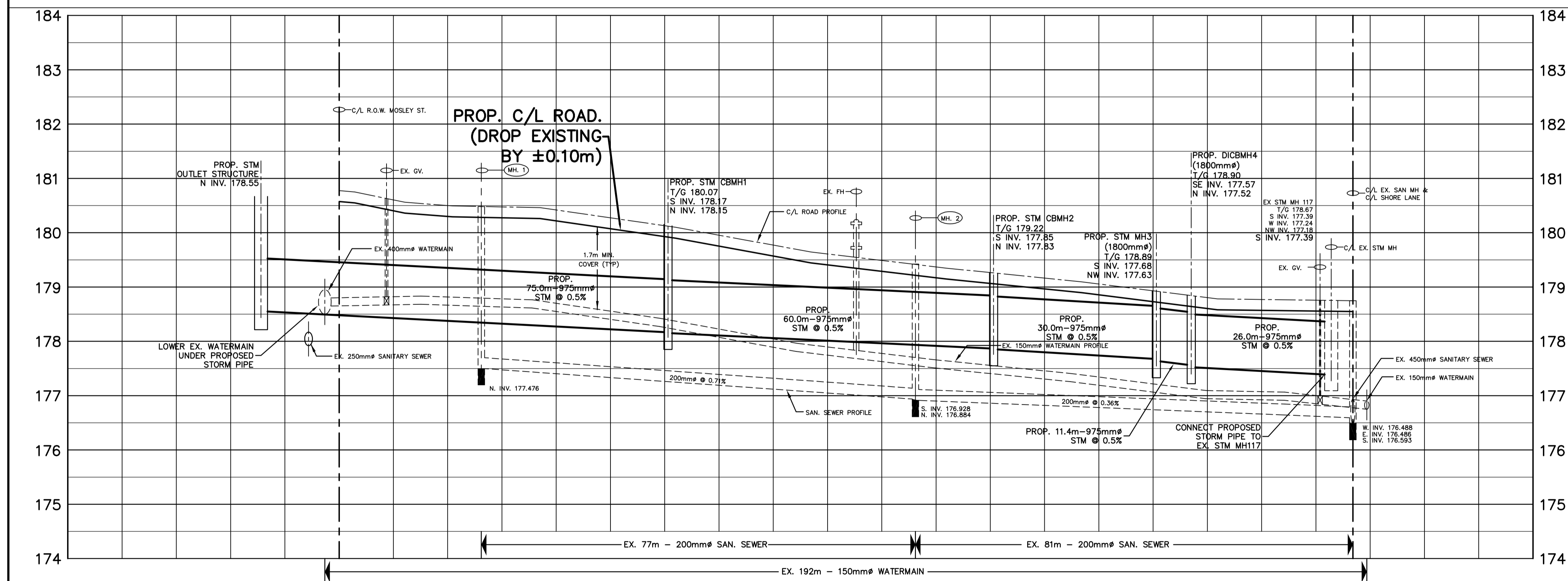
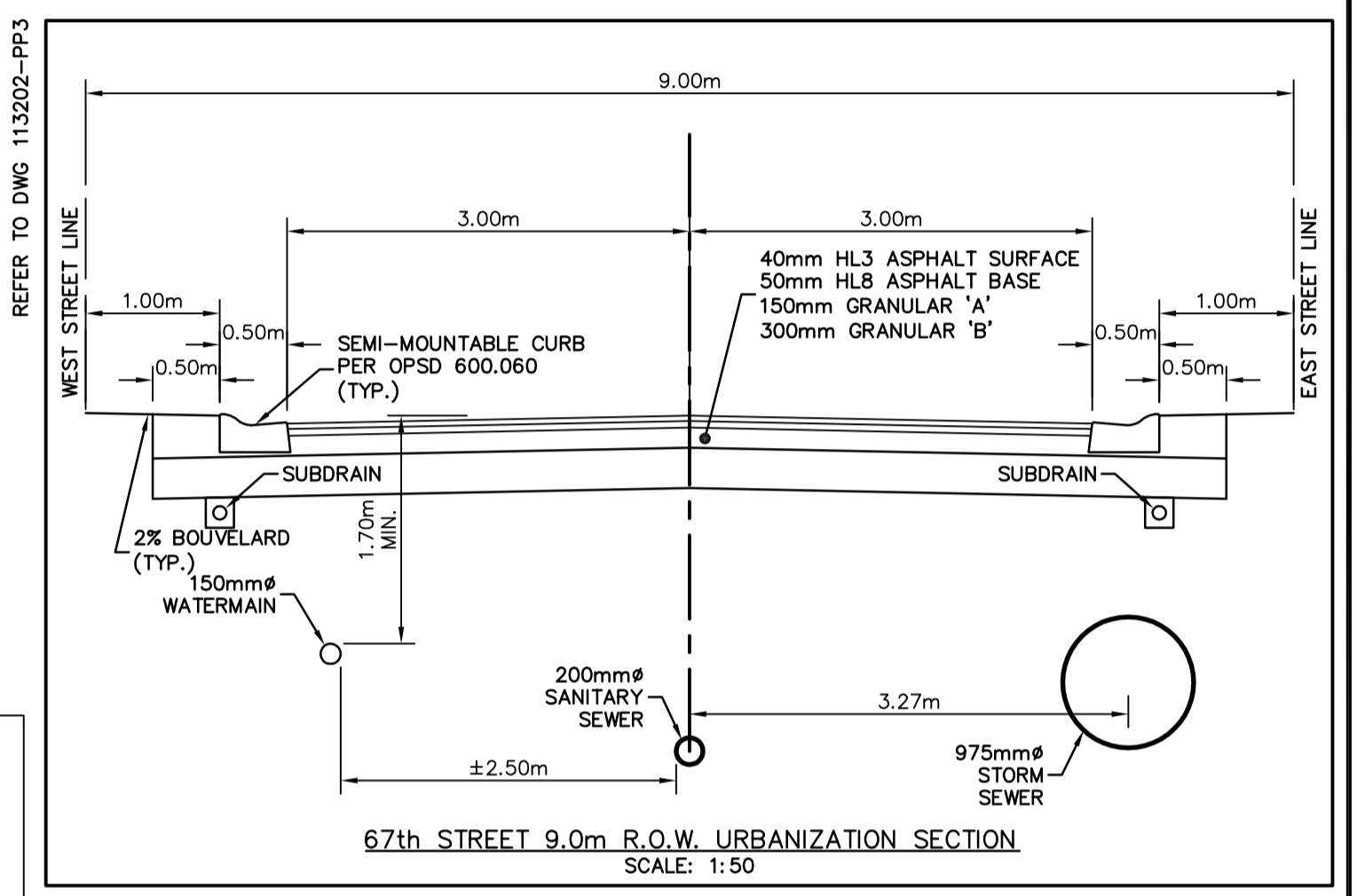
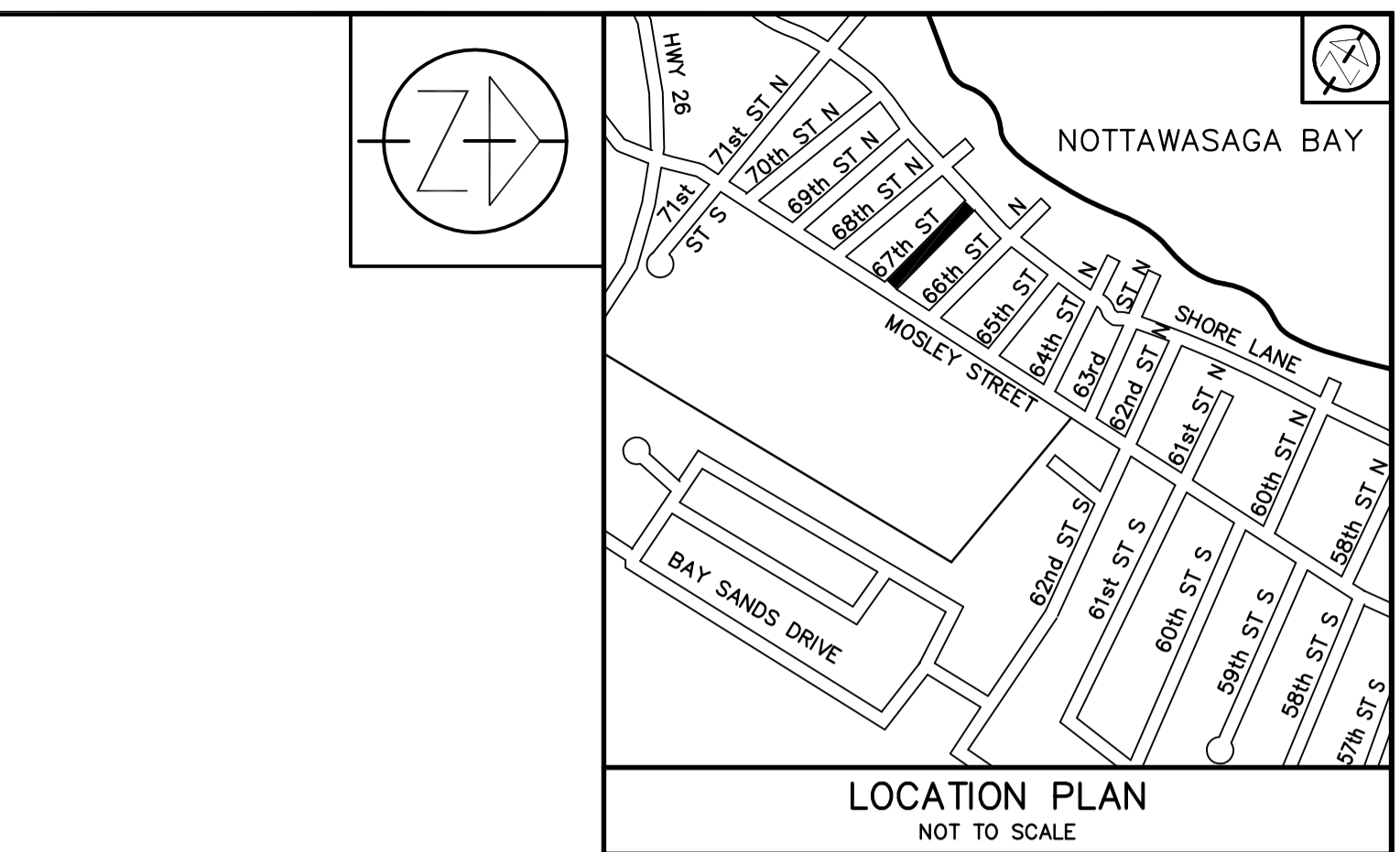
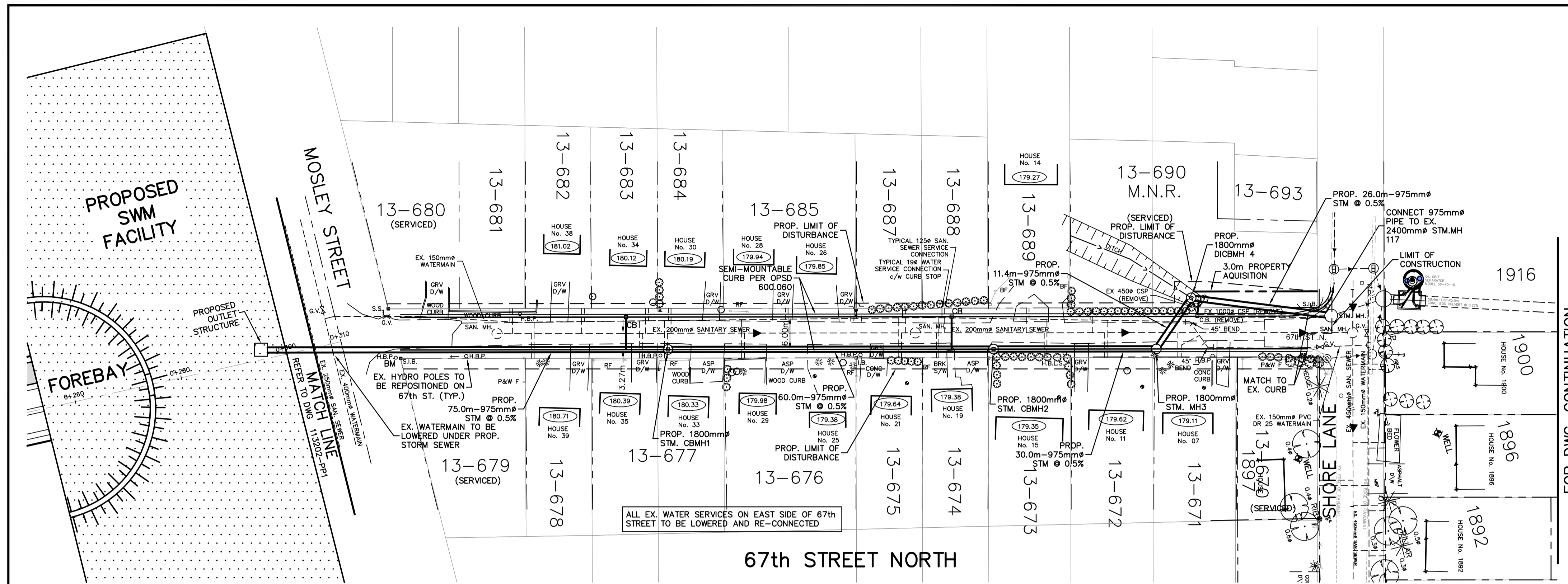
DATE: SEPT. 2014

TOWN OF WASAGA BEACH
 BAY SANDS DEVELOPMENT DRAINAGE EA
 ALTERNATIVE 3

PLAN & PROFILE
 PROPOSED DRAINAGE CHANNEL
 STA. 0+000 TO STA. 0+310

CONTRACT No. DWG. No. 113202-PP1

Last plotted November-03-14 12:43:29 PM by Rudy Weckerle
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CHAINAGE	C/E ELEV. @ ROAD
0+000	180.775
0+025	180.485
0+050	180.332
0+075	179.831
0+100	179.466
0+125	179.234
0+150	178.947
0+175	178.684
0+187	178.75

- LEGEND**
- PROPERTY LINE
 - BURIED BELL CABLE
 - BURIED BELL CONDUIT
 - BURIED GAS MAIN
 - EXISTING WATERMAIN AND VALVE
 - EX. SANITARY SEWER & M.H.
 - FIRST FLOOR ELEV.

B.M. ELEV. 180.681
 N & W IN SOUTH FACE H.B.L. NE
 CORNER OF 67th & MOSLEY ST.,
 24cm ABOVE GROUND LEVEL

NOTES:
 1) LOCATION OF UTILITIES ARE APPROXIMATE.
 CONTRACTOR TO OBTAIN UTILITY LOCATES AS
 REQUIRED PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE	INITIAL

Not Valid Unless Signed And Dated

PRELIMINARY

SCALE: H= 1:500
 V= 1:50

DESIGN: C.F.H.

DRAWN: R.A.W.

CHECKED: S.L.F.

DATE: SEPT. 2014

TOWN OF WASAGA BEACH
BAY SANDS DEVELOPMENT DRAINAGE EA
ALTERNATIVE 3

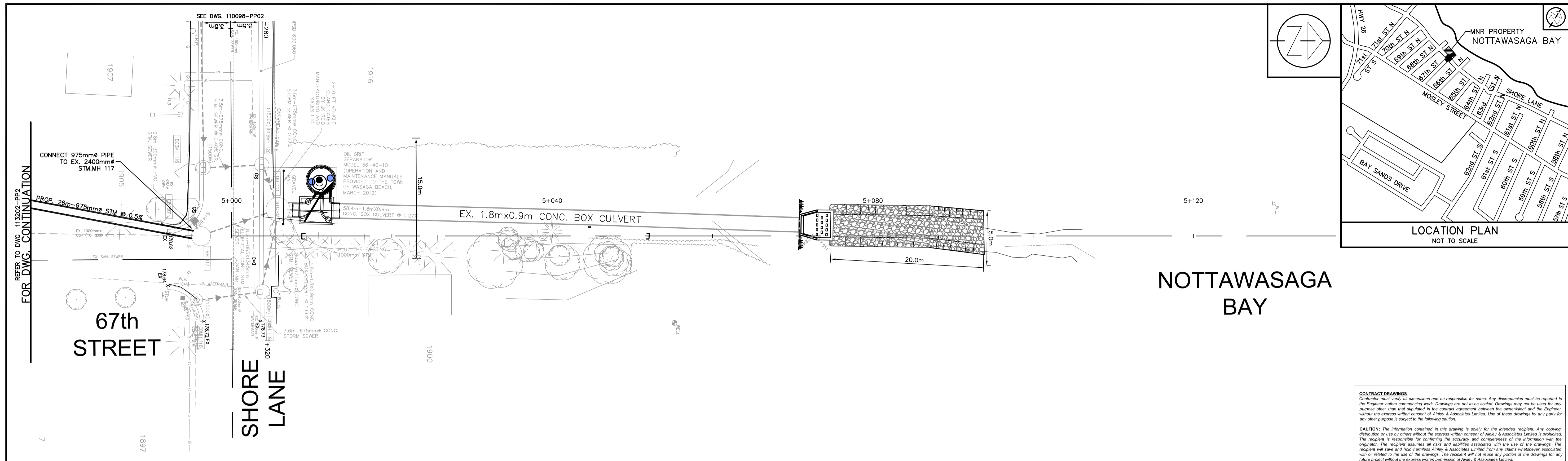
PLAN & PROFILE
67th STREET NORTH
 STA. 0+000 TO STA. 0+187

CONTRACT DRAWINGS
 Contractor must verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before commencing work. Drawings are not to be scaled. Drawings may not be used for any purpose other than that stipulated in the contract agreement between the owner/client and the Engineer without the express written consent of Anley & Associates Limited. Use of these drawings by any party for any other purpose is subject to the following caution.

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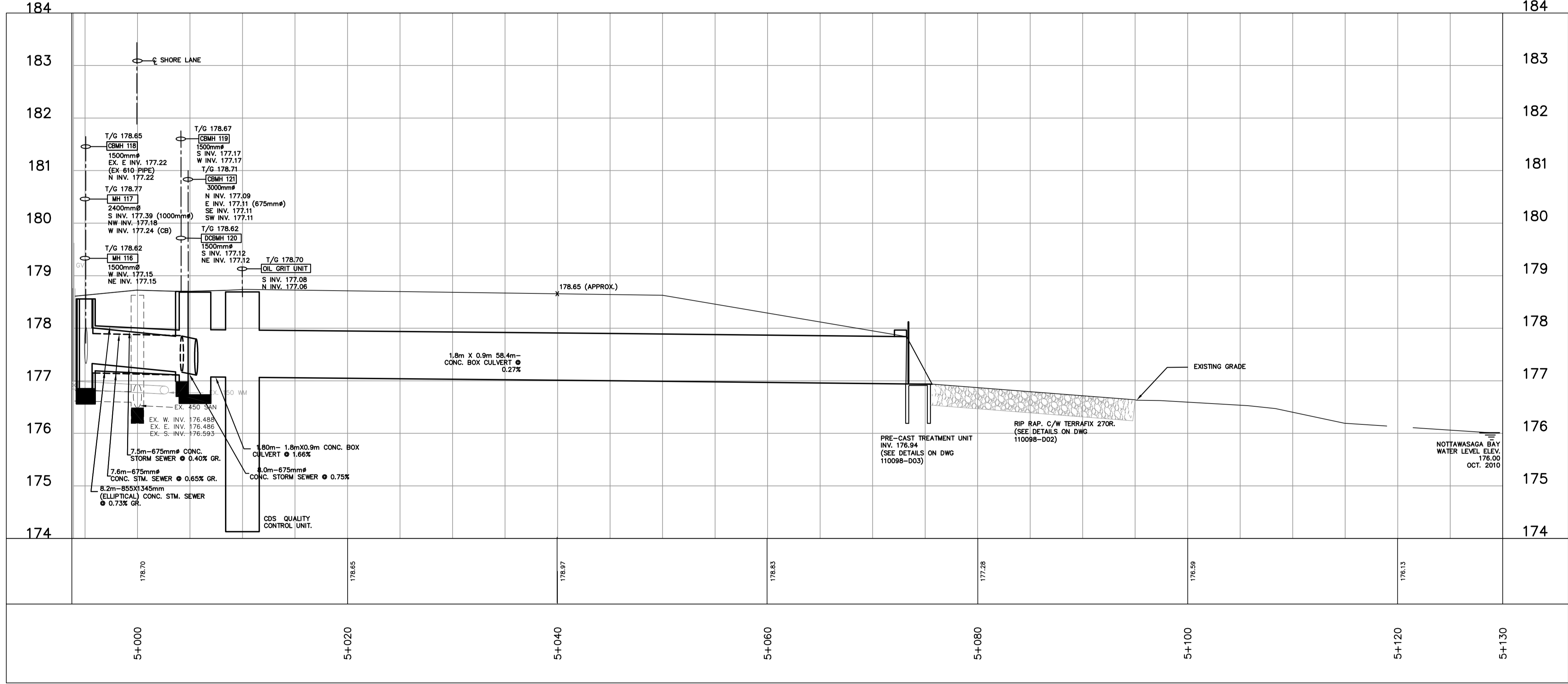
Anley GROUP CONSULTING ENGINEERS PLANNERS

CONTRACT No. DWG. No. 113202-PP2



NOTTAWASAGA BAY

CONTRACT DRAWINGS
 Contractor must verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before commencing work. Drawings are not to be scaled. Drawings may not be used for any purpose other than that stipulated in the contract agreement between the owner and the Engineer without the express written consent of Anley & Associates Limited. Use of these drawings by any party for any other purpose is subject to the following condition.
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LEGEND

- PROPERTY LINE
- BURIED BELL CABLE
- BURIED BELL CONDUIT
- BURIED GAS MAIN
- EXISTING WATERMAIN AND VALVE
- EX. SANITARY SEWER & M.H. FIRST FLOOR ELEV.

B.M. ELEV. 180.681
 N & W IN SOUTH FACE HDLS. NE CORNER OF 67th & MOSLEY ST., 24cm ABOVE GROUND LEVEL.

NOTES:
 1) LOCATION OF UTILITIES ARE APPROXIMATE. CONTRACTOR TO OBTAIN UTILITY LOCATES AS REQUIRED PRIOR TO CONSTRUCTION.

Not Valid Unless Signed And Dated

PRELIMINARY

NO.	REVISIONS	DATE	INITIAL

SCALE: H= 1:250
 V= 1:50

DESIGN: M.A.P.

DRAWN: M.A.P./S.S.

CHECKED: M.N.

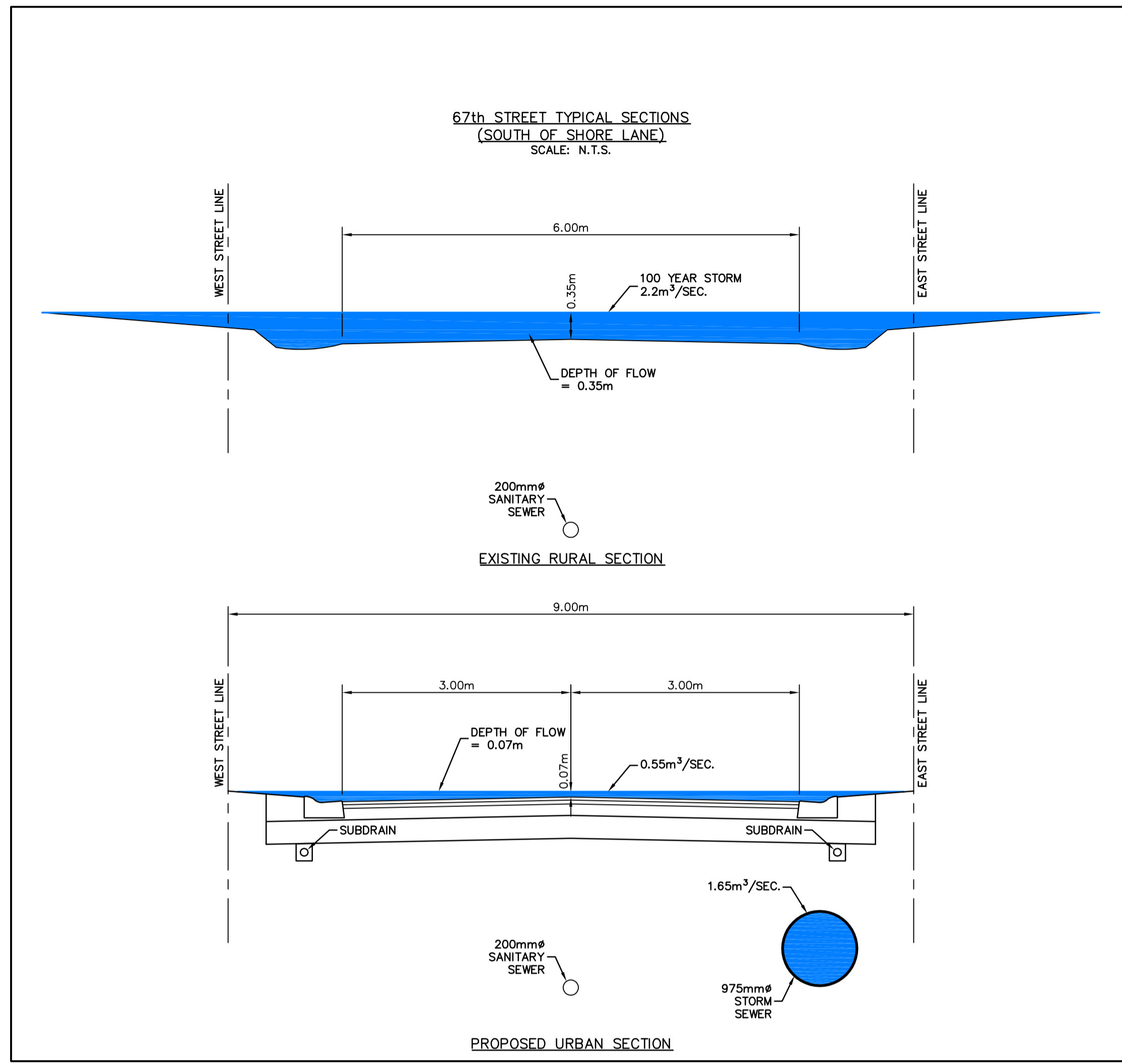
DATE: SEPT. 2011

TOWN OF WASAGA BEACH
BAY SANDS DEVELOPMENT DRAINAGE EA
ALTERNATIVE 3

PLAN & PROFILE
67th STREET NORTH EXISTING OUTLET
 STA. 5+000 TO STA. 5+130

Anley CONSULTING ENGINEERS PLANNERS

CONTRACT No. DWG. No. 113202-PP3



PLOT 1-1

Last plotted November-03-14 12:44:06 PM by Rudy Weckerle
File: V:\113202_Drawings\Plan and Profiles for P.I.C. 1\113202-0plan-Alt3.dwg Layout: SEC1

NO.	REVISIONS	DATE	INITIAL

Not Valid Unless Signed And Dated

PRELIMINARY

SCALE: H= 1:50
V= 1:50

DESIGN: C.F.H.

DRAWN: R.A.W.

CHECKED: S.L.F.

DATE: SEPT. 2014

TOWN OF WASAGA BEACH
BAY SANDS DEVELOPMENT DRAINAGE EA
ALTERNATIVE 3

TYPICAL SECTIONS



CONSULTING ENGINEERS PLANNERS

CONTRACT No. DWG. No. 113202-SEC1

Appendix G

Consultation: Public Information Centre No. 2



Town of Wasaga Beach Bay Sands Development Area Storm Drainage and Outlet Improvements Municipal Class Environmental Assessment Notice of Public Information Centre No. 2

BACKGROUND

In June 2014, the Town of Wasaga Beach initiated a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area located at the western end of the Town of Wasaga Beach. As illustrated on the accompanying map, the study area for this project encompasses the existing undeveloped residential lots known as Bay Sands as well as the existing residential areas within the study drainage area.

This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment (Oct. 2000, as amended 2007, 2011 & 2015)*. The Class EA process will investigate various drainage options including the provision of storm sewers, improvements to existing outlets and/or the development of new outlets into Nottawasaga Bay.

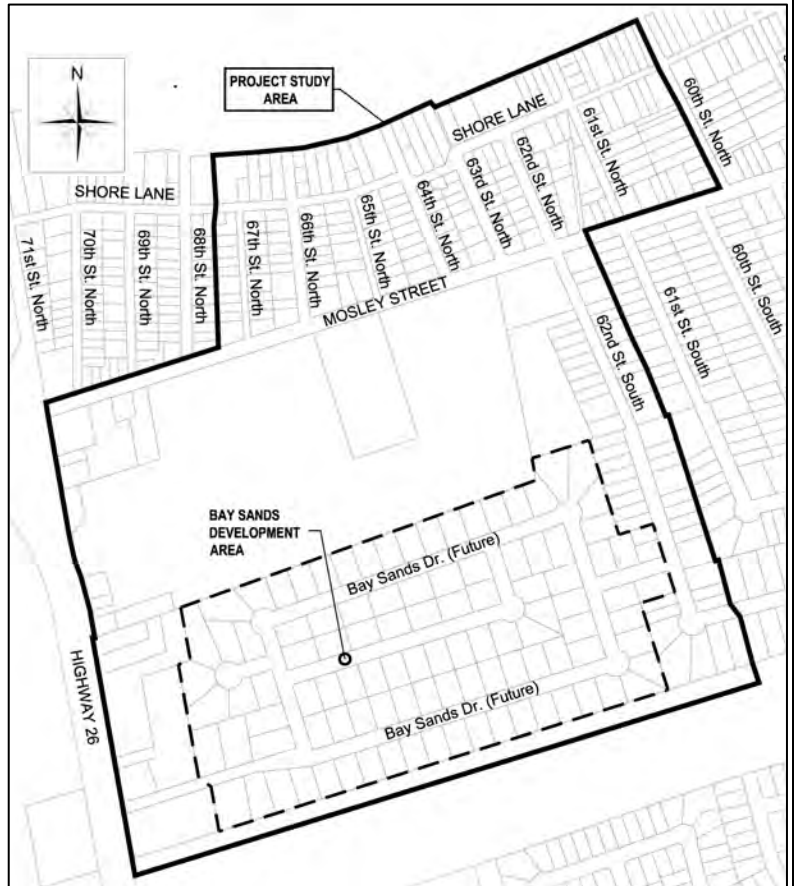
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The project is currently in Phase 3 of the Class EA process and a second Public Information Centre has been scheduled to identify the Preferred Solution that was selected following PIC No. 1 and to present the alternative design concepts under consideration to implement the Preferred Solution.

PUBLIC INFORMATION CENTRE NO. 2

Public Information Centre No. 2 is scheduled as follows and will utilize an informal, 'drop-in' style format:

Date: Thursday, June 22, 2017.
Time: 7:00 p.m. - 9:00 p.m.
Location: Wasaga Beach RecPlex
1724 Mosley Street, Wasaga Beach



Following Public Information Centre No. 2, comments will be received until **July 6, 2017**. For further information regarding this project, please contact either of the following members of the study team:

Mr. Steve Fournier, P.Eng.
Project Manager
Ainley Group
550 Welham Road
Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371
Fax: (705) 726-4391
fournier@ainleygroup.com

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Public Works Tel: (705) 429-2540
Public Works Fax: (705) 429-8226
m.latimer@wasagabeach.com

Subject to comments received following issue of this Notice, a Preferred Design will be selected and the Class EA process will be documented in an Environmental Study Report (ESR) which will be made available for a 30 day public review period. Notification regarding the filing of the Environmental Study Report will be provided when the document is available.

Any input received during this process will be maintained on file for use during the project and may be included in project documentation. Information collected will be used in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.



Notices...



Town of Wasaga Beach Bay Sands Development Area Storm Drainage and Outlet Improvements Municipal Class Environmental Assessment Notice of Public Information Centre No. 2

BACKGROUND

In June 2014, the Town of Wasaga Beach initiated a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area located at the western end of the Town of Wasaga Beach. As illustrated on the accompanying map, the study area for this project encompasses the existing undeveloped residential lots known as Bay Sands as well as the existing residential areas within the study drainage area.

This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment (Oct. 2000, as amended 2007, 2011 & 2015)*. The Class EA process will investigate various drainage options including the provision of storm sewers, improvements to existing outlets and/or the development of new outlets into Nottawasaga Bay.

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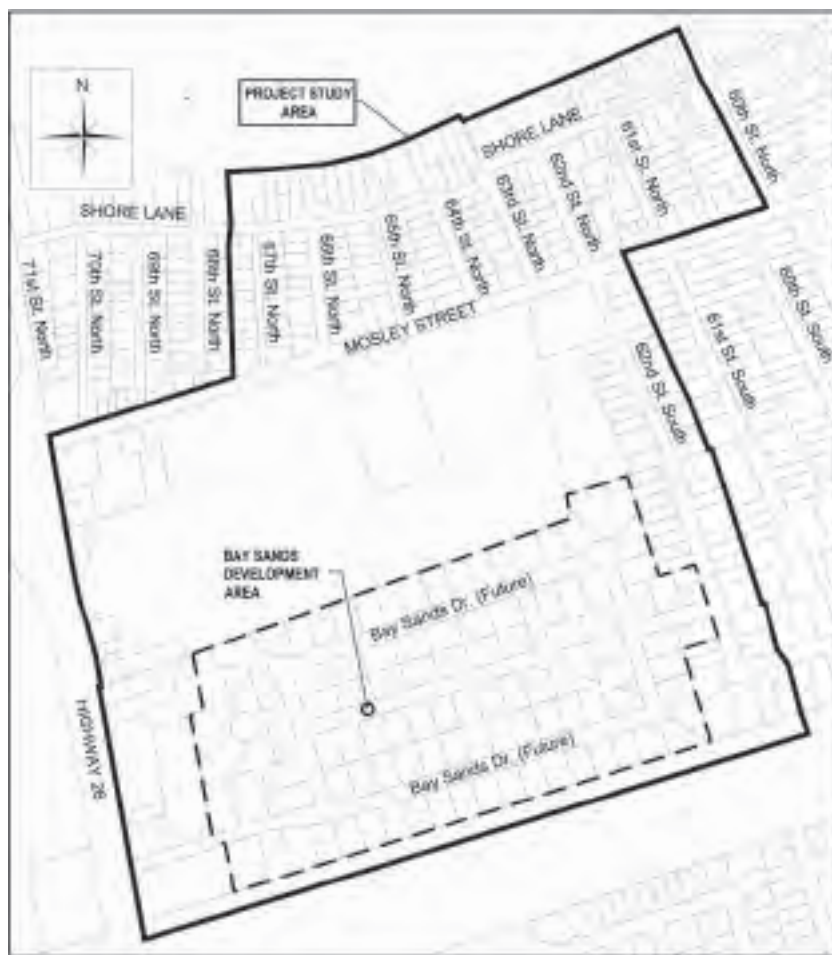
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TOWN OF Wasaga Beach

WWW.WASAGABEACH.COM



Notices...



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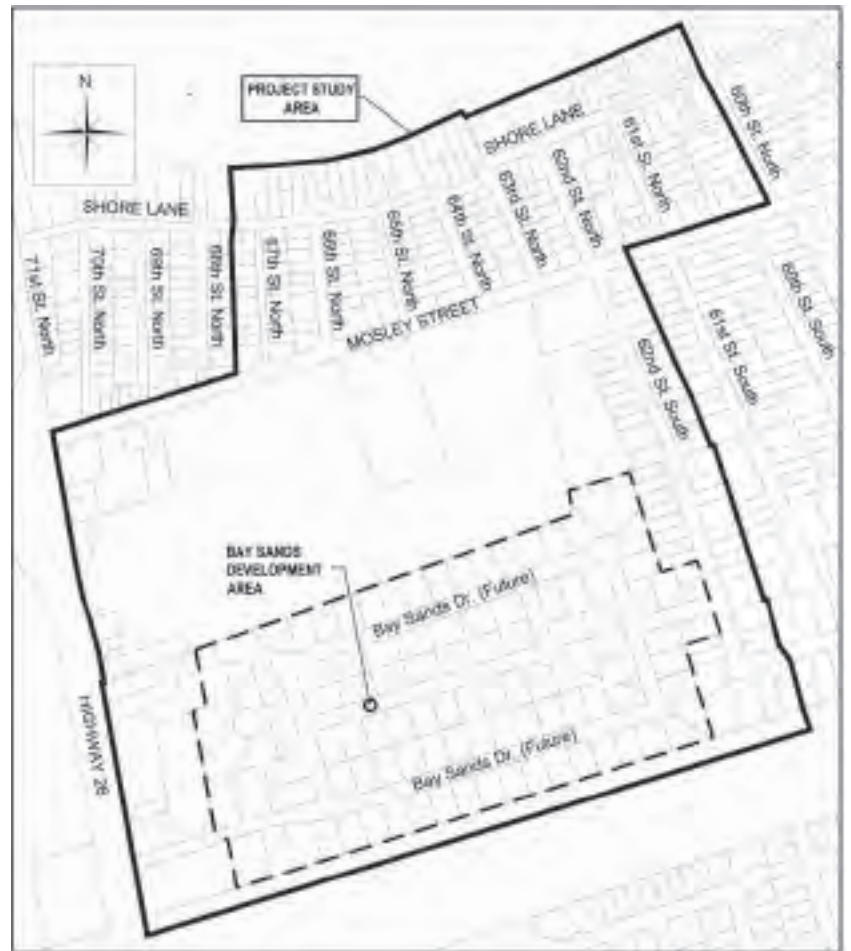
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705-429-3844
MUNICIPAL OFFICES

Administration • 705-429-3844
Building • 705-429-1120
By-Law Office & Animal Control • 705-429-2511
Chamber of Commerce • 705-429-2247

Planning • 705-429-3847
Economic Development • 705-429-3844
Community Policing • 705-429-7869
Fire • 705-429-5281 Hydro • 705-429-2517

Library • 705-429-5481
Parks/Arena Facilities • 705-429-0412
Public Works • 705-429-2540
Recreation • 705-429-3321

**Agency and Indigenous Community
Contact List and Letters**

Wasaga Beach Bay Sands Area Storm Drainage Outlet Improvements Schedule 'C' Class EA
Notice of Public Information Centre No. 2
AGENCY CONTACT LIST

Title	First	Last	Title	Company	Address 1	Address 2	Town	PC	Telephone
Provincial & Federal Agencies									
Ms.	Ellen	Campbell	Project Manager, Ontario Region	Canadian Environmental Assessment Agency	55 St. Clair Avenue East	Suite 907	Toronto, ON	M4T 1M2	416-952-7006
Mr.	Rob	Dobos	Manager, Environmental Assessment Section	Environment Canada - Environmental Protection Operations Division - Ontario Region	867 Lakeshore Road	P.O. Box 5050	Burlington, ON	L7R 4A6	905-336-4953
Ms.	Chunmei	Liu	Environmental Resource Planner & EA Coordinator - Air, Pesticides and Environmental Planner	Central Region Ministry of Environment and Climate Change	5775 Yonge Street	8th Floor	North York, ON	M2M 4J1	416-326-5745
Ms.	Cindy	Hood	District Manager	Barrie District Office Ministry of Environment	54 Cedar Point Drive	Unit 1201	Barrie, ON	L4N 5R7	1-800-890-8511
Mr.	Rosi	Zirger	Heritage Planner	Ministry of Tourism, Culture & Sport	401 Bay Street	Suite 1700	Toronto, ON	M7A 0A7	416-314-7159
Ms.	Shawn	Carey	District Manager	Midhurst District Ministry of Natural Resources	2284 Nursery Road		Midhurst, ON	L0L 1X0	705-725-7561
Ms.	Carol	Neumann	Rural Planner	Ontario Ministry of Agriculture, Food and Rural Affairs	6484 Wellington Rd. 7	Unit 10	Elora, ON	N0B 1S0	519-846-0941
Mr.	Peter	Dorton	Senior Project Manager	Ministry of Transportation, Central Region	1201 Wilson Avenue	7th Floor, Building 'D'	Toronto, ON	M3M 1J8	416-235-4280
Mr.	Tim	Haldenby	Municipal Planning Advisor - Team Lead Central Ontario	Ministry of Municipal Affairs and Housing	777 Bay Street	13th Floor	Toronto, ON	M5G 2E5	416-585-6559
Mr.	John	Fisher	Park Superintendent	Wasaga Beach Provincial Park	11-22nd Street North		Wasaga Beach, ON	L9Z 2W9	705-429-6629
Local Government & Other Agencies									
Mr.	Glenn	Switzer	Director, Engineering and Technical Services	Nottawasaga Valley Conservation Authority	John Hix Conservation Administration Centre	8195 8th Line	Utopia, ON	L0M 1T0	705-424-1479
Mr.	Chris	Hibberd	Director, Planning	Nottawasaga Valley Conservation Authority	John Hix Conservation Administration Centre	8195 8th Line	Utopia, ON	L0M 1T0	705-424-1479
Mr.	Christian	Meile	Director, Construction & Transportation Maintenance	County of Simcoe	1110 Highway 26 West		Midhurst, ON	L0L 1X0	705-726-9300
Mr.	Dave	Parks	Director, Planning, Development & Tourism	County of Simcoe	1110 Highway 26 West		Midhurst, ON	L0L 1X0	705-726-9300
Ms.	Kristin	Dibble-Pechkovsky	Planning Officer	Simcoe Muskoka Catholic District School Board	46 Alliance Blvd.		Barrie, ON	L4M 5K3	705-722-3559 ext. 250
Ms.	Holly	Spacek	Planning Officer	Simcoe County District School Board	1170 Highway 26		Midhurst, ON	L0L 1X0	705-728-7570 ext. 11311
Ms.	Bonnie	Branch	Transportation Coordinator	Simcoe County Student Transportation Consortium	64 Cedar Pointe Drive	Unit 1403	Barrie, ON	L4N 5R7	705-733-8965, ext. 107
Mr.	JC	Gilbert	Deputy Chief Operations	County of Simcoe Paramedic Services	1110 Highway 26		Midhurst, ON	L0L 1X0	705-726-9300
Inspector	Kevin	Hunter	Inspector	Huronian West Ontario Provincial Police	1000 River Road West	P.O. Box 140	Wasaga Beach, ON	L9Z 1A2	705-429-3575
Ms.	Ardis	Harris	Corresponding Secretary	Simcoe County Historical Association		P.O. Box 144	Barrie, ON	L4M 4S9	705-796-7649
Ms.	Marsha	Ramage		Wasaga West Beach Association	1710 Shore Lane		Wasaga Beach, ON	L9Z 1V6	705-429-7137
Att: Chairperson				Wasaga Beach Historical Advisory Committee	30 Lewis Street		Wasaga Beach, ON	L9Z 1A1	705-429-3844 ext. 2223

Wasaga Beach Bay Sands Area Storm Drainage Outlet Improvements Schedule 'C' Class EA
Notice of Public Information Centre No. 2
AGENCY CONTACT LIST

Title	First	Last	Title	Company	Address 1	Address 2	Town	PC	Telephone
Aboriginal Consultation									
Att: Consultation Unit				Ministry of Indigenous Relations & Reconciliation (MIRR)	160 Bloor St. East	9th Floor	Toronto, ON	M7A 2E6	416-326-4757
(INAC (formerly AANDC) <u>not</u> contacted for this project as project is not on Aboriginal lands)				Indigenous & Northern Affairs Canada Consultation Unit (formerly Aboriginal Affairs & Northern Development Canada)	25 St. Clair Avenue East	8th Floor	Toronto, ON	M4T 1M2	1-800-567-9604
Mr.	Brian	Tucker	Manager of Way of Life Framework	The Metis Nation of Ontario	500 Old St. Patrick St.	Unit 3	Ottawa, ON	K1N 9G4	807-274-1386 (direct) 613-798-1488 (Secretary)
Ms.	Lynette	Davis	Director of Operations	Metis National Council	4-340 MacLaren Street		Ottawa, ON	K2P 0M6	613-232-3216
Mr.	Michael	Duquette	President	Georgian Bay Metis Council	355 Cranston Crescent	P.O. Box 4	Midland, ON	L4R 4K6	705-526-7537
First Nation Communities (as per ATRIS Search May 13, 2014)									
Chief	Joanne	Rogers		Aamjiwnaang First Nation	978 Tashmoo Avenue		Sarnia, ON	N7T 7H5	519-336-8410
Chief	James Robert	Marsden		Alderville First Nation	P.O. Box 46		Roseneath, ON	K0K 2X0	905-352-2011
Mr.	Dave	Simpson	Lands & Resources Communications Officer	Alderville First Nation	11696 Second Line	P.O. Box 46	Roseneath, ON	K0K 2X0	
Chief	Patsy	Corbiere		Aundeck-Omni-Kaning First Nation	R.R. #1, COMP 21		Little Current, ON	P0P 1K0	705-368-2228
Chief	Mary	McQue-King		Beausoleil First Nation	General Delivery		Cedar Point, ON	L0K 1C0	705-247-2051
Chief	Donna	Big Canoe		Chippewas of Georgina Island First Nation	R.R. #2	P.O. Box 13	Sutton West, ON	L0E 1R0	705-437-1337
Chief	Thomas	Bressette		Chippewas of Kettle and Stony Point First Nation	6247 Indian Lane		Kettle & Stony Point First Nation, ON	N0N 1J1	519-786-2125
Chief	Greg	Nadjiwon		Chippewas of Nawash First Nation	R.R. #5		Warton, ON	N0H 2T0	519-534-1689
Chief	Rodney	Noganosh	Direct to Karry Sandy-McKenzie with copy to Rodney Noganosh	Chippewas of Rama First Nation	200-5884-Rama Road		Rama, ON	L3V 6H6	705-325-3611
Ms.	Karry	Sandy-McKenzie		Barrister & Solicitor	8 Creswick Court		Barrie, ON	L4M 2J7	
Chief	Phyllis	Williams	Direct to Phyllis Williams with a copy to Karry Sandy-McKenzie	Curve Lake First Nation	General Delivery		Curve Lake, ON	K0L 1R0	705-657-8045
Chief	Lori	Carr		Hiawatha First Nation	R.R.#2		Keene, ON	K0L 2G0	705-295-4421
Chief	Linda	Debassige		M'Chigeeng First Nation	P.O. Box 333	53 Hwy 551	M'Chigeeng, ON	P0P 1G0	705-377-5362
Chief	Kelly	Larocca		Mississauga's of Scugog Island First Nation	22521 Island Road		Port Perry, ON	L9L 1B6	905-985-3337
Mr.	Danny	Stock		Mississauga's of the Credit	P.O. Box 260		Bala, ON	P0C 1A0	705-762-2354
Chief	Stacey	LaForme		Mississaugas of the Credit	R.R.#6		Hagersville, ON	N0A 1H0	905-768-1133
Chief	Abram	Benedict		Mohawks of Akwesasne First Nation	P.O. Box 579		Cornwall, ON	K6H 5T3	613-575-2250
Chief	Donald	Maracle		Mohawks of the Bay of Quinte First Nation	R.R. #1		Deseronto, ON	K0K 1X0	613-396-3424
Chief	Barron	King		Moose Deer Point First Nation	P.O. Box 119		MacTier, ON	P0C 1H0	705-375-5209
Chief	Lester	Anoquot		Saugeen First Nation	R.R.#1		Southampton, ON	N0H 2L0	519-797-2781
Chief	Andrew	Aguonie		Sheguiandah First Nation	P.O. Box 101		Sheguiandah, ON	P0P 1W0	705-368-2781
Chief	Gail Ava	Hill		Six Nations of the Grand River First Nation	P.O. Box 5000		Ohswegen, ON	N0A 1M0	519-445-2201
Chief	Phillip Angus	Franks		Wahta Mohawk First Nation	P.O. Box 260		Bala, ON	P0C 1A0	705-762-2354
Chief	Daniel	Miskokomon		Walpole Island First Nation	R.R.#3		Wallaceburg, ON	N8A 4K9	519-627-1481
Chief	Warren L.	Tabobondung		Wasauksing First Nation	P.O. Box 250		Parry Sound, ON	P2A 2X4	705-746-2531
Chief	Irene	Kells		Zhiibaahaasing First Nation	36 Sagon		Zhiibaahaasing, ON	P0P 1X0	705-283-3963
Utilities									
Mr.	Tony	Dominguez	System Planner	Rogers Communications Inc.	1 Sperling Drive		Barrie, ON	L4M 6B8	705-737-4660 ext. 6907
Mr.	Todd	Bowman	Supervisor of Capital	Powerstream Inc.	161 Cityview Blvd.		Vaughan, ON	L4H 0A9	905-417-6900 ext.31317
Mr.	Michael	Swift	Planner	Powerstream Inc.	161 Cityview Blvd.		Vaughan, ON	L4H 0A9	905-417-6900 ext.24010
Mr.	Paul	Trace	Operations Manager	Wasaga Distribution Inc.	950 River Road West		Wasaga Beach, ON	L9Z 1A2	705-429-2517
Ms.	Wendy	Lefebvre	Manager Access Network	Bell Canada	136 Bayfield Street	2nd Floor	Barrie, ON	L4M 3B1	705-722-2467
Ms.	Joanna	MacDarmid	Planning Department	Hydro One	40 Olympic Drive		Dundas, ON	L9H 7P5	905-627-6058
Ms.	Jennifer	Cooper	Field Rep., Customer Connections	Enbridge Gas	municipalnotices@enbridge.com				
Mr.	James	Duarte	Planning & Design Analyst	Enbridge Gas	498 Markland Street Unit 1		Markham, ON	L6C 1Z6	
Ms.	Shelley	Van Sickle	Manager of Planning, Special Projects	Enbridge Gas	500 Consumers Rd.		North York, ON	M2J 1P8	
Other									
Ms.	Kris	Menzies	Partner	MHBC Planning, Urban Design	113 Collier Street		Barrie, ON	L4M 1H2	



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

SAMPLE AGENCY LETTER

June 5, 2017.

File #113202

Ministry of Tourism Culture and Sport
Culture Services Unit
Programs and Services Branch
401 Bay Street, Suite 1700
Toronto, ON M7A 0A7
«Address_1»«Address_2»
Attn: Ms. Rosi Zirger
Heritage Planner

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Ms. Zirger,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

The purpose of this letter is to inform you that a second Public Information Centre (PIC) has been scheduled for this project. Please refer to the attached notice for additional details regarding the project, including the date and time of the Public Information Centre.

Should you have any further questions or concerns, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner



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550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

Indigenous & Northern Affairs Canada
25 St. Clair Avenue East
8th Floor
Toronto, ON M4T 1M2

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Attn: Consultation Unit,

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AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

S:\113202\Class EA\06-Consultation\04-Notice of PIC2\113202 Bay Sands PIC 2 Agency Letter May 2017 FINAL.doc



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

The Metis Nation of Ontario
500 Old St. Patrick St.
Unit 3
Ottawa, ON K1N 9G4

Attn: Mr. Brian Tucker
Manager of Way of Life Framework

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Mr. Tucker,

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AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

Metis National Council
4-340 MacLaren Street
Ottawa, ON K2P 0M6

Attn: Ms. Lynette Davis
Director of Operations

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Ms. Davis,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

Georgian Bay Metis Council
355 Cranston Crescent
P.O. Box 4
Midland, ON L4R 4K6

Attn: Mr. Michael Duquette
President

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Mr. Duquette,

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

Aamjiwnaang First Nation
978 Tashmoo Avenue
Sarnia, ON N7T 7H5

Attn: Chief Joanne Rogers

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Chief Rogers,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

Aundeck-Omni-Kaning First Nation
R.R. #1, COMP 21
Little Current, ON POP 1K0

Attn: Chief Patsy Corbiere

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Chief Corbiere,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

A handwritten signature in black ink, appearing to read 'S. Fournier', written in a cursive style.

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

Beausoleil First Nation
General Delivery
Cedar Point, ON L0K 1C0

Attn: Chief Mary McQue-King

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Chief McQue-King,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

A handwritten signature in black ink that reads 'S. Fournier'.

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

Chippewas of Georgina Island First Nation
R.R. #2
P.O. Box 13
Sutton West, ON L0E 1R0

Attn: Chief Donna Big Canoe

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Chief Big Canoe,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

Chippewas of Kettle and Stony Point First Nation
6247 Indian Lane
Kettle & Stony Point First Nation, ON N0N 1J1

Attn: Chief Thomas Bressette

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Chief Bressette,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

Chippewas of Nawash First Nation
R.R. #5
Warton, ON N0H 2T0

Attn: Chief Greg Nadjiwon

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Chief Nadjiwon,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

Hiawatha First Nation
R.R.#2
Keene, ON K0L 2G0

Attn: Chief Lori Carr

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Chief Carr,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

M'Chigeeng First Nation
P.O. Box 333
53 Hwy 551
M'Chigeeng, ON P0P 1G0

Attn: Chief Linda Debassige

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Chief Debassige,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

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Project Manager

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A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

Mississauga's of Scugog Island First Nation
22521 Island Road
Port Perry, ON L9L 1B6

Attn: Chief Kelly Larocca

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Chief Larocca,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

Mississauga's of the Credit
P.O. Box 260
Bala, ON POC 1A0

Attn: Mr. Danny Stock

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Mr. Stock,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

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Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

Mississaugas of the Credit
R.R.#6
Hagersville, ON N0A 1H0

Attn: Chief Stacey LaForme

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Chief LaForme,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

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Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

Mohawks of Akwesasne First Nation
P.O. Box 579
Cornwall, ON K6H 5T3

Attn: Chief Abram Benedict

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Chief Benedict,

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Yours truly,

AINLEY & ASSOCIATES LIMITED

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Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

Mohawks of the Bay of Quinte First Nation
R.R. #1
Deseronto, ON K0K 1X0

Attn: Chief Donald Maracle

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Chief Maracle,

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AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

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M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

Moose Deer Point First Nation
P.O. Box 119
MacTier, ON P0C 1H0

Attn: Chief Barron King

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Chief King,

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

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A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

Saugeen First Nation
R.R.#1
Southampton, ON N0H 2L0

Attn: Chief Lester Anoquot

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Chief Anoquot,

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Yours truly,

AINLEY & ASSOCIATES LIMITED

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Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

Sheguiandah First Nation
P.O. Box 101
Sheguiandah, ON P0P 1W0

Attn: Chief Andrew Aguonie

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Chief Aguonie,

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

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M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

Six Nations of the Grand River First Nation
P.O. Box 5000
Ohsweken, ON N0A 1M0

Attn: Chief Gail Ava Hill

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Chief Hill,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

The purpose of this letter is to inform you that a second Public Information Centre (PIC) has been scheduled for this project. Please refer to the attached notice for additional details regarding the project, including the date and time of the Public Information Centre.

Should you have any further questions or concerns, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

A handwritten signature in black ink, appearing to read 'S. Fournier'.

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

S:\113202\Class EA\06-Consultation\04-Notice of PIC2\113202 Bay Sands PIC 2 Agency Letter May 2017 FINAL.doc



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

Wahta Mohawk First Nation
P.O. Box 260
Bala, ON POC 1A0

Attn: Chief Phillip Angus Franks

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Chief Franks,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

Walpole Island First Nation
R.R.#3
Wallaceburg, ON N8A 4K9

Attn: Chief Daniel Miskokomon

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Chief Miskokomon,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Should you have any further questions or concerns, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

S:\113202\Class EA\06-Consultation\04-Notice of PIC2\113202 Bay Sands PIC 2 Agency Letter May 2017 FINAL.doc



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

Wasauksing First Nation
P.O. Box 250
Parry Sound, ON P2A 2X4

Attn: Chief Warren L. Tabobondung

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Chief Tabobondung,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Should you have any further questions or concerns, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

S:\113202\Class EA\06-Consultation\04-Notice of PIC2\113202 Bay Sands PIC 2 Agency Letter May 2017 FINAL.doc



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2017

File #113202

Zhiibaahaasing First Nation
36 Sagon
Zhiibaahaasing, ON P0P 1X0

Attn: Chief Irene Kells

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Chief Kells,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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Resident Letter

Sample Property Owner Letter

June 5, 2017.

File #113202

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 2**

Dear Resident / Property Owner / Tenant:

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

S:\113202\Class EA\06-Consultation\04-Notice of PIC\CONSOLIDATED\113202 Bay Sands PIC 2 Prop Owner Letter May 2017 FINAL.doc

Comments Received

RECEIVED
JUL 06 2017
REGISTERED



Bay Sands Development Area
Storm Drainage and Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Public Information Centre No. 2 - June 22, 2017
7:00 p.m. to 9:00 p.m. - Wasaga RecPlex



COMMENT SHEET - PLEASE PRINT

All Public Information Centre material will be available for download on the Town's website www.wasagabeach.com Friday, June 23, 2017. Please summarize below any comments or concerns that you have for this project:

[Redacted] has been our home for 30 years
Originally the stream through our property was
a freshwater stream and has been called a cold
water stream bed by the NUCA.
It use to flood with springs over the road, through
our crawlspace and out. We removed two
bottlenecks and the creek flows straight out to the bay
twice when the bay has been high, it has filled
the creek completely with sand, once we cleared
it out, last time weather nature cleared it out.
We have been flooded twice from the roadside

Please submit this Comment Sheet by July 6, 2017 to either of the following:

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Public Works Tel: (705) 429-2540
Public Works Fax: (705) 429-8226
m.latimer@wasagabeach.com

Mr. Steve Fournier, P.Eng.
Project Manager
Ainley Group
550 Welham Road
Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371
Fax: (705) 726-4391
fournier@ainleygroup.com

Name [Redacted]
Mailing Address [Redacted] Wasaga Beach
Telephone # [Redacted] E-mail Address [Redacted]

by storm waters coming down 58th street
from Randlewood and beyond. The creek stopped the flood.
Since the storm sewer and curb drains were
put in, storm water in the creek jumps 1' to 1 1/2'
when they add their water to the creek.

We believe the creek is a unique and living thing
providing water, shelter, food to a multitude of birds
water creatures, mammals, reptiles, and should not
cease to flow. A certain amount of flow would
be required to keep the marsh open.

We agree a storm sewer system is needed to
control floods here and elsewhere, but to put
two outlets so close together as the creek
and 61st Street is very disturbing to the beach
as we know.

We would like to see above said storm system
to come down Cedar Street and straight out to
the bay.

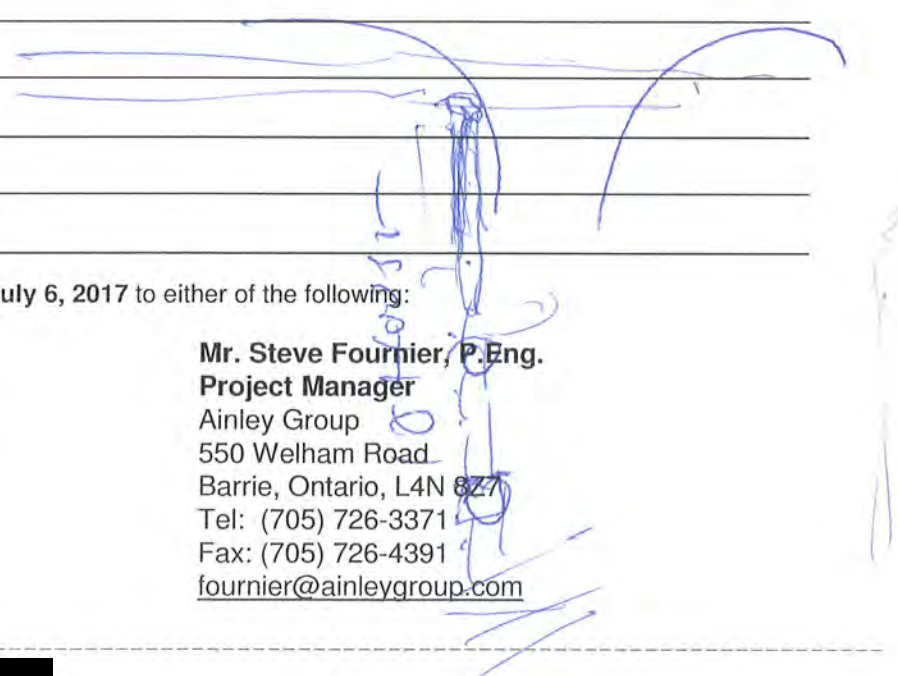
We would gladly discuss this with you or for
anyone else if desired. Yours, [REDACTED]

Please leave this area blank.

COMMENT SHEET – PLEASE PRINT

All Public Information Centre material will be available for download on the Town's website www.wasagabeach.com Friday, June 23, 2017. Please summarize below any comments or concerns that you have for this project:

→ SURVEY FOR DITCH LINE
- S. MOSLEY
- 62nd S
- CULVERTS - CLEANOUT



Please submit this Comment Sheet by **July 6, 2017** to either of the following:

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Public Works Tel: (705) 429-2540
Public Works Fax: (705) 429-8226
m.latimer@wasagabeach.com

Mr. Steve Fournier, P.Eng.
Project Manager
Ainley Group
550 Welham Road
Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371
Fax: (705) 726-4391
fournier@ainleygroup.com

Name

Mailing Address

Telephone #

E-mail Address



Please leave this area blank.

COMMENT SHEET – PLEASE PRINT

All Public Information Centre material will be available for download on the Town's website www.wasagabeach.com Friday, June 23, 2017. Please summarize below any comments or concerns that you have for this project:

- How often will your proposed drainage ditches overflow onto 61 St North.
- Will the road of 61 St North be opened and where will the drainage ditch be located.
- Will the drainage into the bay be an open ~~cut~~ ditch or concrete culvert.

Please submit this Comment Sheet by **July 6, 2017** to either of the following:

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Public Works Tel: (705) 429-2540
Public Works Fax: (705) 429-8226
m.latimer@wasagabeach.com

Mr. Steve Fournier, P.Eng.
Project Manager
Ainley Group
550 Welham Road
Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371
Fax: (705) 726-4391
fournier@ainleygroup.com

Name

Mailing Address

Telephone #

E-mail Address



**Bay Sands Development Area
Storm Drainage and Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Public Information Centre No. 2 – June 22, 2017
7:00 p.m. to 9:00 p.m. – Wasaga RecPlex**



COMMENT SHEET – PLEASE PRINT

All Public Information Centre material will be available for download on the Town's website www.wasagabeach.com Friday, June 23, 2017. Please summarize below any comments or concerns that you have for this project:

*- please organise a petition of lot owners
to get approval for construction ASAP
(I can help if required)*

Thank you.

Please submit this Comment Sheet by **July 6, 2017** to either of the following:

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Public Works Tel: (705) 429-2540
Public Works Fax: (705) 429-8226
m.latimer@wasagabeach.com

Mr. Steve Fournier, P.Eng.
Project Manager
Ainley Group
550 Welham Road
Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371
Fax: (705) 726-4391
fournier@ainleygroup.com

Name [REDACTED]

Mailing Address [REDACTED]

Telephone # [REDACTED] E-mail Address [REDACTED]

Andrea Potter

From: Mike Latimer <m.latimer@wasagabeach.com>
Sent: July-06-17 8:19 AM
To: Steve Fournier; Andrea Potter
Subject: FW: Bay Sands Drainage EA Documents
Attachments: Bay Sands Development Area.docx

Good Morning Steve / Andrea,

See attached.

Kind Regards,

Mike Latimer, C.E.T.
Project Coordinator

Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, Ontario
L9Z 1A1

Office: (705) 429-2540 ex. 2342
Cell: (705) 443-7800
m.latimer@wasagabeach.com

From: [REDACTED]
Sent: July-05-17 10:48 PM
To: Mike Latimer
Subject: RE: Bay Sands Drainage EA Documents

**Bay Sands Development Area
Storm Drainage and Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Public Information Centre No. 2 – June 22, 2017
7:00 p.m. to 9:00 p.m. – Wasaga RecPlex**

COMMENT SHEET – PLEASE PRINT

Comments and information regarding this project are being collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act for the purpose of meeting environmental assessment requirements. With the exception of personal information, all comments received will become a part of the public record. Page 1 of 2

All Public Information Centre material will be available for download on the Town's website

www.wasagabeach.com Friday, June 23, 2017. Please summarize below any comments or concerns that you have for this project:

Our property is [REDACTED]. We have been reporting issues with flooding on 63rd Street for many years now, ever since the water and sewer lines were installed on Shore Lane in [REDACTED] y. The problem is that, after most rain events, water collects and stands across the road and up onto our property right up to the top step of our lower deck. This past year we had to rebuild our deck garden boxes and steps due to rotting from the water damage incurred over the years. Neighbours continually ask permission to walk across our lawn (or

sometimes across our deck) to avoid walking through the large pond a rainfall creates there. A gravel dry well was installed at the edge of [REDACTED] [REDACTED] by the town several years ago to help the situation, but the high ground-water table there makes drainage ineffective.

We are extremely pleased to hear that a plan has been proposed to drain the area of storm water through the Bay Sands Development Area plan recently presented at the June 22nd '17 town meeting. We trust that this plan, as it has been explained to us by Project Coordinator Mike Latimer in a phone conversation, includes the drainage and urbanization of 63rd Street at least up past the low point in [REDACTED], where the dry well sits at the edge of [REDACTED] and the water-damaged, broken up road pavement is. If this is the case, we fully support this plan, and hope for the work to be completed as soon as possible. Thank you so much for addressing this issue forthrightly and fairly.

Sincerely,

[REDACTED]

Mailing Address:

Street Address:

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

[REDACTED]
[REDACTED]

Please submit this Comment Sheet by **July 6, 2017** to either of the following:

Mr. Mike Latimer, C.E.T.

Project Coordinator

Town of Wasaga Beach

30 Lewis Street

Wasaga Beach, ON L9Z 1A1

Public Works Tel: (705) 429-2540

Public Works Fax: (705) 429-8226

m.latimer@wasagabeach.com

Mr. Steve Fournier, P.Eng.

Project Manager

Ainley Group

550 Welham Road

Barrie, Ontario, L4N 8Z7

Tel: (705) 726-3371

Fax: (705) 726-4391

fournier@ainleygroup.com

Name

Mailing Address

Telephone # E-mail Ad

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



From: Mike Latimer [<mailto:m.latimer@wasagabeach.com>]

Sent: Tuesday, July 4, 2017 9:48 AM

To: 

Cc: Steve Fournier <fournier@ainleygroup.com>; Andrea Potter <potter@ainleygroup.com>

Subject: Bay Sands Drainage EA Documents

Good Morning 

See attached.

Please include Steve Fournier and Andrea Potter from the Ainley Group with your comments.

If you require anything further please let me know.

Kind Regards,

Mike Latimer, C.E.T.
Project Coordinator

Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, Ontario
L9Z 1A1

Office: (705) 429-2540 ex. 2342
Cell: (705) 443-7800
m.latimer@wasagabeach.com

**Bay Sands Development Area
Storm Drainage and Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Public Information Centre No. 2 – June 22, 2017
7:00 p.m. to 9:00 p.m. – Wasaga RecPlex**

COMMENT SHEET – PLEASE PRINT

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We are extremely pleased to hear that a plan has been proposed to drain the area of storm water through the Bay Sands Development Area plan recently presented at the June 22nd, 17 town meeting. We trust that this plan, as it has been explained to us by Project Coordinator Mike Latimer in a phone conversation, includes the drainage and urbanization of 63rd Street at least up past the low point in [REDACTED], where the dry well sits at the edge of [REDACTED] and the water-damaged, broken up road pavement is. If this is the case, we fully support this plan, and hope for the work to be completed as soon as possible. Thank you so much for addressing this issue forthrightly and fairly.

Sincerely,

[REDACTED]

Mailing Address:

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

Street Address:

[REDACTED]
[REDACTED]

Please submit this Comment Sheet by **July 6, 2017** to either of the following:

Mr. Mike Latimer, C.E.T.

Project Coordinator

Town of Wasaga Beach

30 Lewis Street

Wasaga Beach, ON L9Z 1A1

Public Works Tel: (705) 429-2540

Public Works Fax: (705) 429-8226

m.latimer@wasagabeach.com

Mr. Steve Fournier, P.Eng.

Project Manager

Ainley Group

550 Welham Road

Barrie, Ontario, L4N 8Z7

Tel: (705) 726-3371

Fax: (705) 726-4391

fournier@ainleygroup.com

Name

Mailing Address

Telephone # E-mail Address



**Bay Sands Development Area
Storm Drainage and Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Public Information Centre No. 2 – June 22, 2017
7:00 p.m. to 9:00 p.m. – Wasaga RecPlex**



COMMENT SHEET – PLEASE PRINT

All Public Information Centre material will be available for download on the Town's website www.wasagabeach.com Friday, June 23, 2017. Please summarize below any comments or concerns that you have for this project:

Well presented, please keep us informed.

Thanks

* Please include in Mosley Street EA Notice of next PIC

↳ Koi

Please submit this Comment Sheet by **July 6, 2017** to either of the following:

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Public Works Tel: (705) 429-2540
Public Works Fax: (705) 429-8226
m.latimer@wasagabeach.com

Mr. Steve Fournier, P.Eng.
Project Manager
Ainley Group
550 Welham Road
Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371
Fax: (705) 726-4391
fournier@ainleygroup.com

Name [Redacted]

Mailing Address [Redacted]

WASAGA BEACH [Redacted]

Telephone # [Redacted] E-mail Address [Redacted]

Please leave this area blank.

Andrea Potter

From: Andrea Potter <potter@ainleygroup.com>
Sent: July-19-17 2:38 PM
To: [REDACTED]; Mike Latimer
Cc: [REDACTED]; Mike Pincivero; Steve Fournier
Subject: RE: Bay Sands Development Class EA PIC No. 2 File No. 113202

Thank you for your email [REDACTED]. I have copied both Mike Latimer of the Town and Steve Fournier at Ainley Group on this email.

Regards,

Andrea Potter, B.E.S.
Environmental Planner



***CAUTION:** The information contained in and/or attached to this transmission is solely for the use of the intended recipient. Any copying, distribution or use by others, without the express written consent of the Ainley Group, is strictly prohibited. The recipient is responsible for confirming the accuracy and completeness of the information with the originator. Please advise the sender if you believe this message has been received by you in error.*

From: [REDACTED]
Sent: July-19-17 2:05 PM
To: Andrea Potter
Cc: [REDACTED]
Subject: RE: Bay Sands Development Class EA PIC No. 2 File No. 113202

Hello Andrea,

My wife [REDACTED] and I have received the attached letter which has been submitted by the Wasaga West Beach Association (WWBA) expressing both concerns and opposition to the "preferred solution". As I have previously indicated we own [REDACTED] within the study area, [REDACTED]. We would like to add our support to the position taken by the WWBA as set out in the letter in opposition to the recommended drain solution. As noted in the WWBA submission our beach is currently under significant stress and adding this significant drainage outflow in the location and manner suggested creates impacts which we believe are unacceptable.

Kindly pass this on to Mr. Latimer.

Thank you

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Andrea Potter [<mailto:potter@ainleygroup.com>]

Sent: June-20-17 3:36 PM

To: [REDACTED]

Subject: Bay Sands Development Class EA PIC No. 2 File No. 113202

Hello [REDACTED]

Please have a look at the attached. I sent this previously but I did get a bounce back message. I believe Sarah from our office contacted you to confirm your email address. I am re-sending to make sure that you've got a copy of the notice. As always, if you have any questions, please feel free to give me a call.

Regards,

Andrea Potter, B.E.S.
Environmental Planner



www.ainleygroup.com

Tel: (705) 726-3371 Ext. 256

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Andrea Potter

From: Mike Latimer <m.latimer@wasagabeach.com>
Sent: July-06-17 8:18 AM
To: Steve Fournier; Andrea Potter
Cc: Mike Pincivero
Subject: FW: Bay Sands Drainage EA PIC#2 Comments
Attachments: Bay Sands Drainage EA Comments [REDACTED] 20170705.pdf

Good Morning Steve / Andrea,

See attached.

Kind Regards,

Mike Latimer, C.E.T.
Project Coordinator

Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, Ontario
L9Z 1A1

Office: (705) 429-2540 ex. 2342
Cell: (705) 443-7800
m.latimer@wasagabeach.com

From: [REDACTED]
Sent: July-05-17 11:22 PM
To: Mike Latimer
Cc: fournier@ainleygroup.com
Subject: Bay Sands Drainage EA PIC#2 Comments

Dear Mr. Latimer,
Please find attached my comments regarding the Bay Sands Drainage EA.

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

July 5, 2017

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1

Re: Bay Sands Drainage – Municipal Class EA PIC#2 Comments

Wasaga Beach is a tourist area and Nottawasaga Bay is the focal point to developing and retaining the local economy. It is imperative that the Town maintain the water in pristine condition to retain the claim that we have the world's longest **fresh** water beach. I feel that the recent addition of outlets into the Bay is a step backwards to keeping the water clean for generations to come. Wasaga Beach must be at the forefront in proceeding with development in an environmentally friendly way, while protecting the beach, which is our most valuable asset.

Questions

1. The current screening for pollutants allows 20% to be released into the lake. Based on the current volume how much is being released into the Bay? (I was told at the PIC that 80% of the contaminants are removed, leaving 20% being released into the Bay)
2. What is the estimate for pollutants being released into the Bay as the area being drained increases and the volume of water increases?
3. Have the current outlets been monitored to see what pollutants are being released & their effect on humans, fish & wildlife? If monitoring has occurred is it done daily, weekly or monthly? What are the results?
4. Will the areas near the outlets between 57th and 67th streets be monitored for pollutants and will this area become unsafe for swimming? What evidence is there that the quality of the water will remain safe for recreational use?
5. Will testing be done over a period of years to ensure that pollutants are at “acceptable” levels before another outlet is constructed?
6. Would the proposal for 4 outlets within 10 blocks be an acceptable solution for development if the area was situated at the main beach, or a Blue Flag Beach or is this area considered less important than the aforementioned beaches?
7. The Option 2B proposal calls for a new outlet at 61st Street. In the winter snow is plowed and accumulates at the end of this dead-end street. Building an outlet at this location allows a channel for contaminated snow melt to drain directly into the lake. Has this additional source of contaminants into the lake been considered?
8. An outlet at 61st Street would be a hindrance to the many people who come with wagons, kayaks, canoes and other beach paraphernalia to access the beach. An outlet at this location would make it impossible or very treacherous for a nearby

- cottager and other visitors who use assistive devices to access the beach. Has consideration been given to the fact that beach access from a wide roadway allows easy access for many and the addition of a massive structure would make access dangerous or prohibitive?
9. The MOECC is working on a document for Low Impact Development. How is this being implemented in Option 2B and the development of the Bay Sands area? Can more be done that is above and beyond this minimal requirement?

Objections to the proposal to add a new outlet at 61st Street
(A response to my objections would be appreciated)

1. The addition of pollutants into the bay.
2. The outlet structures are a danger especially to young children. Danger Keep Out is inscribed on the structure at 57th and 67th Street structures. There is also the danger of a person toppling over the structure.
3. There was a sign with the words “**NOTICE DANGEROUS WATER CONDITIONS STAY CLEAR**” indicating the water coming from the outlet is not safe for swimming in or near.
4. The outlet structures are an eyesore to the beauty of the beach and destroy the natural setting.
5. The cumulative negative impact of having 3 outlets plus a natural outlet within a 10 block area.
6. Frogs, ducks, an Egret, minnows and many other birds and water fowl may be affected by the addition of another outlet. Recently a large snapping turtle was observed on the beach not far from the natural outlet.
7. The beach is extremely narrow on the east side of 61st Street. Water from existing outlets meanders and may cause further erosion at this section of the beach. As water levels are rising there is concern that there will be no protection for the properties in this area in the event of a storm.
8. Due to the shape of the shoreline and prevailing direction of the waves coming in to the shore, there is a good possibility that an outlet at this location would trap effluent at the shoreline making the water unsafe for swimming.
9. Not enough time has been given to study the effects of the outlet effluent on the bay. There seems to be a rush to complete the project within the next 2 years.

Personal objections

(A response to my personal objections would be appreciated)

1. Homes on 61st are built on sand. Dewatering, vibration and construction will disturb the ground and could cause structural damage to new and existing homes. The damage may be immediate or occur at a later date and would involve costly and upsetting legal procedures.
2. The property will be devalued because of the many negative issues, such as more pollutants in the lake, the unsightliness of the structures and the constant reminder that we are dumping into the Bay.

3. Our property was purchased so family could enjoy a pristine beach. The water quality may not allow them to swim at the beach near our home in the future. We frequently walk past the 57th Street outlet. On June 25, 2017, we observed that the outlet water was clouded, dirty and had scum floating on it. This water was being emptied into the Bay. This is a common site. A little boy was swimming near the outlet and shouted “Mommy the water is dirty.” An even more important concern is whether or not the water is safe to swim in.

When I attended the PIC meeting June 22nd I was left with the impression that an outlet at 61st Street was considered the best solution because the town owns the road and it was the easiest solution. I do not think the easiest solution is always the best solution. In years gone by the easiest solution was to dump into the lakes and rivers. This solution has proven wrong in the past and is very costly to fix. PLEASE STOP DUMPING INTO THE LAKE (EVEN IF IT’S JUST 20%).

Needless to say I do not agree with the preferred option presented June 22nd. The development of Bay Sands and the option to construct an outlet at 61st Street do not provide adequate protection for the water in the Bay and do not address concerns of residents and visitors to the beach. The impact would be cumulative and profound as more effluent is released into the Bay and more outlets are constructed. Development should be done in a way to preserve and protect the water quality, wildlife and the natural beauty of the Bay. This is in the best interest of the local residents and the town of Wasaga Beach. I hope we can continue to claim the world’s longest **fresh** water beach. No one wants to claim the title “the world’s longest polluted beach”.



Andrea Potter

From: Mike Latimer <m.latimer@wasagabeach.com>
Sent: July-06-17 8:20 AM
To: Steve Fournier; Andrea Potter
Cc: Mike Pincivero
Subject: FW: Bay Sands PIC2 Comments
Attachments: Bay Sands PIC2 Comments RKerr.pdf

See attached.

Kind Regards,

Mike Latimer, C.E.T.
Project Coordinator

Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, Ontario
L9Z 1A1

Office: (705) 429-2540 ex. 2342
Cell: (705) 443-7800
m.latimer@wasagabeach.com

-----Original Message-----

From: [REDACTED]
Sent: July-05-17 10:17 PM
To: Mike Latimer
Cc: fournier@ainleygroup.com
Subject: Bay Sands PIC2 Comments

Mike,
Please find attached my comments regarding the Bay Sands Drainage EA.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

July 5, 2017

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1

Re: Bay Sands Drainage – Municipal Class EA PIC#2 Comments

The following comments are provided to assist in the evaluation of alternatives to hopefully arrive at the best possible solution. The study area has been divided into two drainage areas, Area 1 (67th Street outlet) and Area 2 (61st Street outlet). Our comments are organized as **General**, which are applicable to both drainage areas and **Area 2**, which are specific to the proposed 61st and 62nd Street drainage area.

General

The Town and the MNR are stewards of the Town's most valuable resource, the beach and southern Georgian Bay. The joint responsibility of the Town and MNR is to manage this resource in a sustainable manner that **enhances** the quality of the beach and the water for the benefit of Town residents and visitors. The proposed drainage solutions will in fact **degrade** the quality of the beach and the water. The proposed urbanization and construction of storm sewers will significantly increase the quantity of storm water and pollutants reaching the Bay. It is now recognized that the traditional approach to stormwater management does not provide adequate quality control. The attached photos illustrate the impact of this approach to the quality of the beach and the water.

The PIC materials suggest that Low Impact Development (LID) concepts may be implemented for the Bay Sands Development (Area 1) to reduce or eliminate the need for a storm water management pond for quantity and quality control. There is no mention of these concepts being applied to the Area 2 drainage area.

The province has recently released a Draft Low Impact Development Stormwater Management Guidance Manual to address some of the weaknesses of the traditional approach. LID concepts are intended to address both proposed and existing development. The traditional and proposed (LID) stormwater management guidelines establish the minimum requirements for stormwater treatment. The PIC materials suggest that all government mandated minimum requirements will be met.

The Town's sandy soils present a unique opportunity to demonstrate leadership in sustainable development and environmental stewardship. We submit that the Town and the MNR should **exceed minimum requirements** for all potential discharges to the Bay, in order to enhance the quality of the beach and the water. The Town should eliminate or minimize all new discharges to the Bay. Any discharges that cannot be eliminated should receive the **maximum quality treatment possible**. This approach would achieve the goals of the LID Guidelines for existing and proposed development and lead to improved beach and water quality for all users.



June 24, 2015



June 24, 2015



June 24, 2017

Area 2

The drainage area for Area 2 has been reduced from that originally illustrated in the PIC 1 materials and on slide 6 of the PIC 2 materials. We support the approach to minimize the drainage area contributing to the existing natural watercourse north of Mosley Street. The primary deficiency identified is a lack of capacity in the existing drainage channel between Mosley Street and the Bay. **This lack of capacity appears to be the result of development proceeding on 62nd Street south of Mosley Street with no stormwater controls.** The proposed solution is to construct a new storm sewer on 61st Street from the existing natural watercourse to the Bay utilizing oil grit separators for quality control with no quantity control. This is a “band-aid” solution that does not address the real problem, which is uncontrolled stormwater discharge from the area south of Mosley Street. A “future” new storm sewer is proposed on 62nd Street together with urbanization of 62nd Street. This traditional approach contradicts the principles identified in the LID Guide and will increase the quantity of stormwater discharging to the Bay with minimal quality control. This “solution” **will not enhance** the quality of the beach or the water and should be rejected on this basis alone.

The area of 62nd Street south of Mosley Street is currently drained by roadside and rear yard ditches. The developed area has more than doubled since 2002 with a corresponding increase in runoff. Integrating LID techniques with the existing ditches would improve water quality and reduce the quantity of surface water flowing north. Further quantity reduction and quality enhancement could be achieved with the addition of a stormwater management pond on vacant land immediately south of Mosley Street. A pond at this location could also provide treatment for some of the stormwater that will be generated by the proposed improvements to Mosley Street. Further reduction in flow to the natural channel may be possible if flow from 62nd Street South can be diverted westerly toward the 67th Street outlet. These measures would potentially eliminate the need for a new outlet on 61st Street or 62nd Street to the Bay. This approach does not appear to have been considered in the current EA.

As indicated in our previous comments (see excerpt below) to the PIC 1 presentation, we are still of the opinion that the direction of flow north on 62nd Street, if needed, should be continued northerly through the MNRFLands at the end of 62nd Street. This would be similar to the current installation on MNRFLands at 67th Street. The social, cultural, technical and financial impacts are all lower than the 61st Street proposal. We are not aware that the MNRFLand has presented satisfactory justification for denying access to the Town.

The proposed design for the 61st Street outlet shown on slide 15 indicates that the outlet structure will be placed several metres short of the beach resulting in an excessively deep trench and retaining wall to allow discharge to the beach. This will have a significant aesthetic impact on the adjacent properties, will be subject to severe erosion from wave action and will limit access to the beach. Regardless of the final location (61st or 62nd), if a new outlet is needed, the structure must be extended far enough to limit the height of embankments and facilitate access to and along the beach.

Conclusions

The EA has not adequately addressed the problem of stormwater quantity and quality control for Area 2. The proposed solution will further degrade the quality of the beach and the Bay.

The Town should implement policies to exceed minimum stormwater control guidelines in order to minimize flows and outlets to Georgian Bay and provide maximum water quality.

The Town should revisit the alternative solutions to maximize stormwater controls at source as outlined in the LID Guide.

The Town should incorporate LID concepts for both the Bay Sands drainage area (Area 1) and the 62nd Street drainage area (Area 2).

Excerpt from December 4, 2014 Comments

Alternative 2B

Based on the comment sheet, this alternative appears to be favoured over alternative 2C, although it has several technical, economic and social disadvantages.

1. 2B would appear to be the most expensive alternative. It requires the construction of an additional 100 metres of large diameter storm sewer and appurtenances along Shore Lane, with associated disruption to existing services and utilities. The construction of 70 metres of large sewer from Shore Lane to the beach will be considerably more difficult, expensive and disruptive along 61st Street than the 2C alternative through the vacant lands north of 62nd Street.

The matrix appears to illustrate land acquisition costs as being equal to construction costs. If total costs were compared, I expect that alternative 3 would be most preferred, followed by alternative 2C with alternative 2B least preferred. The matrix does not clarify this distinction.

Similarly, operating and maintenance costs should be less for alternative 2C than alternative 2B as there is significantly less infrastructure to maintain. A fair comparison of the construction, maintenance and operating costs of alternatives 2B and 2C should compare both options with an oil/grit separator for quality control. The additional cost of providing better treatment through a SWM facility with alternative 2C should not be considered as a disadvantage for this alternative. It is an opportunity to provide better quality control prior to discharge to the Bay.

2. Directing overland flows from 62nd Street along Shore Lane to 61st Street is an unacceptable risk to the properties in this area. 61st Street does not provide a positive overland outlet to the Bay. A dune running parallel with the shoreline causes 61st Street to rise approximately 750mm at the north end of the street. This effectively prevents overland flow to the Bay. The provision of a large inlet structure at the intersection of Shore Lane and 61st Street would require a much larger sewer to the outlet and would

be subject to blockage. A more effective and less risky approach would be to grade the vacant land north of 62nd Street in conjunction with alternative 2C to allow overland flows to continue north to the Bay unimpeded. This would be similar to the approach used at 57th, 58th and other outlets along Shore Lane.

3. Alternative 2B would require construction of a new outlet within 50 metres of the existing outlet. This would be a very large structure located in close proximity to an existing cottage, proposed for redevelopment. The combination of the two outlets in close proximity and the large outlet structure would be aesthetically undesirable for local residents and visitors.

Alternative 2C provides a wide (60 metres) vacant parcel reasonably separated from other outlets and which could be easily separated and screened from adjacent residences.

The matrix should indicate a preference for alternative 2C relative to 2B under social environment impacts of adjacent properties, noise, traffic and property access.

4. Alternative 2B incorporates an oil/grit separator to provide quality control for all of the drainage area north of the SWM pond at Bay Sands. An oil/grit separator will not provide the same degree of treatment for water entering the Bay as the current ditching and infiltration approach. Urbanization will generate more surface runoff with associated contaminants.

Alternative 2C provides the opportunity to significantly improve the quality of the drainage water entering the Bay, relative to 2B.

The matrix properly identifies this advantage for 2C.

5. The matrix suggests that alternatives 2 and 3 all equally address surface water quantity control. Alternatives 2C and 3 do provide the opportunity for significant quantity control for the drainage area north of Bay Sands, however 2B provides no quantity control for the area north of Bay Sands and will in fact increase the runoff quantities and peak flows relative to the existing condition.

The matrix should identify 2B as least preferred for quantity control.

[Redacted]

[Redacted]

Andrea Potter

From: Mike Latimer <m.latimer@wasagabeach.com>
Sent: July-07-17 8:03 AM
To: Steve Fournier; Andrea Potter
Subject: FW: Bay Sands - Option 2B response
Attachments: LalondeComments3-61stStreetNorth.docx

See attached comments for the EA.

Kind Regards,

Mike Latimer, C.E.T.
Project Coordinator

Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, Ontario
L9Z 1A1

Office: (705) 429-2540 ex. 2342
Cell: (705) 443-7800
m.latimer@wasagabeach.com

From: [REDACTED]
Sent: July-06-17 3:42 PM
To: Mike Latimer
Subject: Bay Sands - Option 2B response

Regards,

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

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

July 6, 2017

Mr. Mike Latimer, Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach ON
L9Z 1A1

Dear Mr. Latimer:

Re: Response to Concerns – Bay Sands Development Area Storm Drainage and Outlet Improvements with Option 2B

Our family has a number of questions and concerns in regards to Option 2B and the impact it will have on the culture, access and safety to our street, and the environment, and whether any alternatives were considered or even seriously pursued with the pending/updated MOE guidelines with new development and with the MNR.

Our family is strongly opposed to Option 2B.

Our [REDACTED]
[REDACTED] We will be the most [REDACTED] [REDACTED]
[REDACTED] any
impediment there would be unacceptable.

We have many neighbours and friends who use 61st street as a throughfare to the beach and the street. We have always embraced Wasaga as a public beach, and from time to time we need to use the walkway there to access the beach, including many kids such as ours. Any outlet there would impede access and would require significant grading considerations. After 50 years we have seen significant wave action and know very well the history of the our neighbours to the east on Shore Lane and the little creek that currently runs through their property. Any storm drainage outlet is going to have to consider the impact of waves which have a tendency to fall back to the outlet itself. Given how high the grading is on 61st street relative to any other streets that have received a sewer outlet, this represents a grave concern and risk issue to accessing the beach.

Consider [REDACTED] who is a close friend of ours and whose cottage is located on the [REDACTED] [REDACTED] and one of the 6 cottages/houses directly impacted Option 2B. How do you propose to accommodate someone like [REDACTED] with a physical walking disability? Or the rest of the neighbours and public for that matter? There is little room for this, especially given that there are 3 driveways on our street, which isn't the case for example on 57th street.

Any outlet would need to have an exit at minimum at the prevailing general fence line and not at the spot indicated on Slide 15 to minimize access issues with our driveway, access for the public and neighbours and wave action from the bay. Our cottage property grading is high to the fence relative to the path and the beach and would need to be maintained as such.

Another concern with respect to the grading is that overland flow down 61st street is virtually impossible given that the grade to our driveway from shore lane must be 3 to 4 feet higher. This is contrary to 57th street which can accommodate both a sewer and overland flow.

As also noted by the consultants, there is going to be more water on the beach as result of the outlet in addition to what we already have in the area as it is generally swampy and not well maintained as a section of the public beach. What is the plan to accommodate the public to accessing the beach in that area?

Why isn't LID guidelines being employed for the Bay Sands development? New guidelines would suggest you try and manage water at the source and not by diverting to somewhere else, particularly given the sandy soil base. If the Bay Sands development is not set to move forward for some time this give plenty of additional time for due diligence around LID guidelines.

I'm also concerned that there is lack of transparency with Option 2B in so far as it isn't clear that you intend to actually do ALL the wor and continue to build the outlet down shore lane to 62nd and beyond because Bay Sands development isn't happening in the near term. We were made aware a number of years ago that the Creek crossing 61st was considered to be a cold water stream subject to NVCA jurisdiction. Have they approved any potential plan should you wish to connect from the Creek to the bay rather than performing all of the 62nd street work? I'd like to see a copy of the NVCA approval.

The most logical solution would be complying with new LID guidelines, failing which the most logical sense would be run the sewer through the MNR property at 62nd through an area on the beach already significantly swampy but for which very few people traverse due to the significant poison ivy and vegetation growth on the beach. This has less social impact to the surrounding neighbours and public. I would like to be provided with a copy of the MNR response in this regard.

Sincerely,

[REDACTED]
[REDACTED]



MEMORANDUM

Ainley & Associates Limited
550 Welham Road, Barrie, Ontario L4N 8Z7
Tel: (705) 726-3371 Fax: (705) 726-4391
Email: barrie@ainleygroup.com

To: **File**

From: **Andrea Potter**

Copies to:

Date: **June 8, 2017.**

Ref: **Bay Sands Class EA
Telephone Discussion between Mr.
Locicero, Steve Fournier & Andrea Potter**

File: 113202

Telephone Discussion with Andrea Potter:

- [REDACTED] contacted Ainley Group following receipt of Notice of PIC No. 2. He questioned why he was circulated this notice. Ms. Potter advised that [REDACTED] submitted a letter dated November 16, 2014 to the project team following PIC No. 1. It was explained to him that as part of the Class EA process all comments are documented and the project contact list updated to make sure that all those who submit comments continue to be informed as the project proceeds.
- The material to be presented at the upcoming PIC No. 2 was discussed. It was noted that the Preferred Solution selected following PIC No. 1 is a combination of two alternatives. Ms. Potter noted that initial attempts to combine the Bay Sands Development Area with the 61st Street catchment area was not feasible since the existing outlet has insufficient capacity, so two outlets will be required. The Bay Sands Development will outlet to the existing 67th Street Outlet; however, the area of 61st Street and 62nd Street are proposed to outlet at a new location at 61st Street North. [REDACTED] was in favour of the 67th Street outlet; however, took issue with a new outlet at 61st Street North. [REDACTED] noted that at one point he had called the MOECC following PIC No. 1 and said that they were not in favour of a new outlet. A general discussion pertaining to flows ensued and Ms. Potter advised that the Engineer, Steve Fournier, could better answer these questions.

Telephone Discussion with Steve Fournier:

- Mr. Fournier explained the need for two outlets and re-iterated why the drainage had to be split between two outlets (i.e. 67th Street and 61st Street). He explained that the 67th Street outlet would accommodate the Bay Sands Development Area and the area north to Nottwasaga Bay and that the improvements proposed for the 61st Street outlet are needed to accommodate existing deficiencies of the existing catchment area of 61st Street and 62nd Street. It was explained that the proposed 61st Street outlet would draw off enough of the flows so that the existing channel through the rear yard east of 61st street and north of Shore Lane could accommodate the remaining flows during the large storm event.

- [REDACTED] also pointed out that this does not do anything for the areas along the channel east of 62nd Street between Shore Lane and Mosely Street because that channel is blocked in his opinion. Mr. Fournier noted that the provision of an outlet for that area is a first step in addressing drainage deficiencies and that additional improvement to the area would be addressed through future projects undertaken by the Town.
- [REDACTED] suggested that people in the area would prefer a more naturalized outlet and asked that the design team avoid a large concrete headwall and concrete slabs and try to soften the appearance using plantings to make it blend with the natural area. [REDACTED] suggested that in the unopened 61st Street right-of-way south of Shore Lane where the trail crosses the drainage ditch that the Town consider providing an ornamental footbridge to make it part of the trail. [REDACTED] suggested that this would become a showcase as to what can be done in the area to improve the trail system. Mr. Fournier said he would pass these comments onto the Town's Project Manager.

Andrea Potter

From: Mike Latimer <m.latimer@wasagabeach.com>
Sent: July-07-17 8:02 AM
To: Andrea Potter; Steve Fournier
Subject: FW: Bay Sands Development Area Storm Drainage and Outlet Improvements

See below to include in the EA.

Kind Regards,

Mike Latimer, C.E.T.
Project Coordinator

Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, Ontario
L9Z 1A1

Office: (705) 429-2540 ex. 2342
Cell: (705) 443-7800
m.latimer@wasagabeach.com

From: [REDACTED]
Sent: July-06-17 3:43 PM
To: Mike Latimer
Subject: Re: Bay Sands Development Area Storm Drainage and Outlet Improvements

July 6, 2017

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis St
Wasaga Beach, ON
L9Z 1A1

Dear Mr. Latimer:

Re: Bay Sands Development Area Storm Drainage and Outlet Improvements

My family owns a [REDACTED] and use 61st as our main access to the beach. I personally have Cerebral Palsy which affects my ability to walk without the use of an aid. Our beach access has been deteriorating year after year and is not well attended to making it very difficult for me to access the beach independently. Currently with the tall beach grasses and tree roots along with high water levels it is becoming more and more of an issue for me. The addition of a large drainage outlet will only make things worse, with the constant flow of water the grounds will be less stable and more dangerous for the public to navigate. My question is what will the impact be in a storm if 61st can't take the

water flowing over the road due to the fact that it is uphill how will you now protect our cottages and homes? Please consider more viable options for this drainage issue.

Should you have any questions please feel free to contact me

Thank you,

██████████

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: June-26-17 3:16 PM
To: 'Andrea Potter'
Subject: FW: Bay Sands Development Area Storm Drainage and Outlet Improvements Municipal Class Environmental Assessment

Andrea

Please file the comment below with those from the PIC for response.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-0555

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From: [REDACTED]
Sent: June-26-17 3:02 PM
To: fournier@ainleygroup.com; m.latimer@wasagabeach.com
Subject: Bay Sands Development Area Storm Drainage and Outlet Improvements Municipal Class Environmental Assessment

Dear Mr. Fournier and Mr. Latimer,

We reside on [REDACTED] and are very disappointed that our street is excluded from the study drainage area.

The drainage system in our residential area is out of date. Water stay in ditches and slowly soak into the ground. At the time of heavy rainfalls the ditches are full. The existing outlets into Nottawasaga Bay do not function and our house foundation is constantly in water.

We trust that the study drainage area should be expanded to include 60th Street South and 61st Street South.

Thank you,

[REDACTED]

[REDACTED]

[REDACTED]

Andrea Potter

From: Mike Latimer <m.latimer@wasagabeach.com>
Sent: July-18-17 8:11 AM
To: Steve Fournier; Andrea Potter
Subject: FW: [REDACTED] esponse to Bay Sands Development
Attachments: Bay Sands Response by [REDACTED].docx

See attached and below.

Kind Regards,

Mike Latimer, C.E.T.
Project Coordinator

Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, Ontario
L9Z 1A1

Office: (705) 429-2540 ex. 2342
Cell: (705) 443-7800
m.latimer@wasagabeach.com

From: [REDACTED]
Sent: July-17-17 5:40 PM
To: Mike Latimer
Cc: [REDACTED]
Subject: WWBA response to Bay Sands Development

Attached are the concerns of the [REDACTED] in regards to the proposed new storm drainage outlet.

Regards,

[REDACTED]

[REDACTED]

July 17th, 2017

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON
L9Z 1A1

Dear Mr. Latimer:

Re: Our Concerns Regarding the Bay Sands Development Area Storm Drainage and Outlet Improvements Schedule 'C' Municipal Class Environmental Assessment

██

██

The ████████ represents over a thousand beach users as evidence by our petitioning whereby we have collected signatures, phone numbers and e-mail addresses of the stakeholders who are concerned for the future of our beach. These individuals include regular visitors to the beach, local residents and property owners. As an Association we represent the beach geography from approximately 50th Street to 67th Street. (The western edge of beach 6 west to 67th Street).

Our concern is for water quality and minimizing the overall impact to our shorelines.

As an Association we have reviewed the materials presented and we do not agree with any option which creates a new drainage outlet into the bay. There are already three major outlets and one minor outlet within the area our association represents.

At any time throughout the summer months you can observe stagnant water at any of these major outlets which is unfit for use by humans. The Ministry has posted signage in the past to indicate this fact. The water flow continues to erode the beach around it and requires constant maintenance from the MNR to keep the outlets clear of vegetation. Since these outlets are on Provincial property, what assurance can the Town give us that these outlets will be maintained?

Here is a photo of the outlet immediately west of Park 6. It is completely overgrown with phragmites and bull rushes.



First storm drain west of Park 6

The area you are considering has a high density of phragmites that we are working hard to eradicate. Another water source for this plant to cultivate around is not a welcomed decision.

This outlet at 57th Street has become more of a pond than a stream.



Copy:

Mr. John Fisher, Park Superintendent, Wasaga Beach Provincial Park

Mr. Steve Fournier, P.Eng., Project Manager. Ainley Group

Mayor, Brian Smith, Wasaga Beach Town Council

Deputy Mayor, Nina Bifulchi, Wasaga Beach Town Council

Councillor, Joe Belanger, Wasaga Beach Town Council

Councillor, Sylvia Bray, Wasaga Beach Town Council

Councillor, Ron Ego, Wasaga Beach Town Council

Councillor, Bonnie Smith, Wasaga Beach Town Council

Councillor, Bill Stockwell, Wasaga Beach Town Council

Chief Administrative Officer, George Vadeboncoeur, Town of Wasaga Beach

Andrea Potter

From: Mike Latimer <m.latimer@wasagabeach.com>
Sent: July-06-17 8:22 AM
To: Steve Fournier; Andrea Potter
Subject: FW: Bay Sands PIC No.2 Comments
Attachments: Comment Cover Sheet.July.5.2017.pdf; Bay Sands PIC2 Comments
[REDACTED].July.5.2017.pdf

See attached.

Kind Regards,

Mike Latimer, C.E.T.
Project Coordinator

Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, Ontario
L9Z 1A1

Office: (705) 429-2540 ex. 2342
Cell: (705) 443-7800
m.latimer@wasagabeach.com

From: [REDACTED]
Sent: July-05-17 7:37 PM
To: Mike Latimer
Subject: Fwd: Bay Sands PIC No.2 Comments

----- Forwarded message -----

From: [REDACTED]
Date: Wed, Jul 5, 2017 at 7:35 PM
Subject: Bay Sands PIC No.2 Comments
To: m.latimer@wasagabeach.com
Cc: Marsha Ramage <wasagawestbeachassociation@gmail.com>, c.hibberd@nvca.com, l.bull@nvca.com, dhibberd@nvca.com, fournier@ainleygroup.com, mayor@wasagabeach.com, n.bifolchi@wasagabeach.com, j.belanger@wasagabeach.com, s.bray@wasagabeach.com, r.ego@wasagabeach.com, bonnie.smith@wasagabeach.com, b.stockwell@wasagabeach.com

Dear Mr. Latimer,
Attached please find a summary of concerns regarding the Bay Sands Development Storm Drainage project. The Town of Wasaga Beach needs to minimize the environmental and social impact of stormwater management. This can be achieved by incorporating Low Impact Development and Green Infrastructure to reduce or even eliminate the need for downstream infrastructure.

My concerns are shared by other members of the public, some of whom have signed the attached comment sheet and many others who have signed an on-line petition at Change.org.

Thank you for the opportunity to voice my concerns regarding the construction of a new sewer outlet at 61st Street North. I look forward to receiving responses to my questions and playing an active role in the next phase of public review.

Sincerely,

██████████

Bay Sands Development Area
Storm Drainage and Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Public Information Centre No. 2 – June 22, 2017
7:00 p.m. to 9:00 p.m. – Wasaga RecPlex

COMMENT SHEET – PLEASE PRINT

Please also find attached 5 page letter with detailed comments

All Public Information Centre material will be available for download on the Town's website www.wasagabeach.com Friday, June 23, 2017. Please summarize below any comments or concerns that you have for this project:

I oppose the construction of a sewer outlet on 61st N,
and urge the Town of Wasaga to consider alternatives:
• Low Impact Development, or
• outlet at 62nd St. N.

Name:

Address:

- | | | |
|----|------------|--------------|
| 1. | [Redacted] | Wasaga Beach |
| 2. | [Redacted] | Wasaga Beach |
| 3. | [Redacted] | Wasaga Beach |
| 4. | [Redacted] | WASAGA BEACH |
| 5. | [Redacted] | Wasaga Beach |
| 6. | [Redacted] | Wasaga Beach |

+ many other concerned residents and members of the public who have signed an on-line petition on change.org
Please submit this Comment Sheet by July 6, 2017 to either of the following:

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Public Works Tel: (705) 429-2540
Public Works Fax: (705) 429-8226
m.latimer@wasagabeach.com

Mr. Steve Fournier, P.Eng.
Project Manager
Ainley Group
550 Welham Road
Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371
Fax: (705) 726-4391
fournier@ainleygroup.com

Name [Redacted]

Mailing Address [Redacted]

Richmond Hill, ON

Telephone # [Redacted]

E-mail Address [Redacted]

18
79

July 5, 2017

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON
L9Z 1A1

Dear Mr. Latimer:

Re: Summary of Concerns - Bay Sands Development Area Storm Drainage and Outlet Improvements Schedule 'C' Municipal Class Environmental Assessment

I have a number of questions about the Public Information Centre No. 2 materials for the Bay Sands Development Area Storm Drainage project and concerns about design option 2B. Specifically, I am strongly opposed to the construction of a sewer outlet at 61st Street North. A sewer in this location will affect the water quality at the beach, impede access for the area residents and scar the natural shoreline. The Town of Wasaga Beach needs to minimize the environmental and social impact of stormwater management. This can be achieved by incorporating Low Impact Development and Green Infrastructure to reduce or even eliminate the need for downstream infrastructure.

1. Application of Low Impact Development Guidelines for Stormwater Management

The Town of Wasaga Beach is the steward of a tremendous natural resource and must incorporate best practices in its planning, design and construction decisions in order to preserve that resource. This applies to decisions on stormwater management. The PIC No.2 materials make only a passing reference to Low Impact Development (LID) principles and rely instead on outdated land use and infrastructure planning approaches. There has been an evolution in stormwater management and the Ontario Ministry of Environment and Climate Change (MOECC) expects municipalities to use LID. In its *Interpretation Bulletin: MOECC Expectations Re: Stormwater Management*, the MOECC noted that Environmental Compliance Approval (ECA) applications being submitted for ministry review do not adequately incorporate LID principles. I understand that a draft Low Impact Development Stormwater Management Guidance Manual is currently under review and will be released shortly. I urge the Town of Wasaga Beach to instruct its consultants to incorporate LID approaches into the project design, and not as an afterthought. Successfully applied, LID techniques can reduce or even eliminate the need for downstream infrastructure and can be cheaper than grey infrastructure such as subsurface pipes.

2. Specific Questions – PIC No.2 Materials

- On page 3 of the PIC No.2 materials, the consultant notes that the Bay Sands Development Area of Wasaga Beach received approval in the seventies before the development of current standards. My understanding is that Low Impact Development guidelines should be applied to all developments, even if the subdivision was approved in the seventies. Please confirm.
- Also on page 3 of PIC No. 2, two reasons are listed for the project. Is the purpose of this project primarily to accommodate the development of:
 - The Bay Sands area; or
 - The expansion of Mosley Street?

Please confirm the purpose and timing of this project. I am concerned about the lack of transparency regarding these plans and note that on page 8 of the PIC No.2 materials, there is a notation that *“the Bay Sands Development Area is not expected to be developed in the near future.”* If that is the case, why is the Town of Wasaga Beach rushing the construction of sewer at 61st Street North?

- On page 4 of the PIC No.2 materials, it states that the Municipal Class Environmental Assessment Process is designed to protect the environment (physical, natural, social and economic). The report, in its current form, fails to demonstrate how design option 2B meets that objective. Can you fill in the gap and explain how design option 2B satisfies these objectives? I would respectfully submit that the identified preferred solution will have a destructive impact to the natural shore of Wasaga Beach at the base of 61st Street North as well as a negative impact to the area residents who use this beach access point.

3. Concerns with the Construction of a Sewer Outlet at 61st Street North

- Water Quality – The proposed outlet at 61st Street North will have a negative impact on the water quality in the area. Scum and stagnant water can often be seen at the outlet at 57th Street North and will be seen at 61st Street North as well if an outlet is constructed there. The proposal to include an oil and grit separator is simply not sufficient to maintain the water quality in this section of the world’s longest freshwater beach.
- Aesthetics – Storm sewer outlets are ugly. The shoreline at the west end of Wasaga Beach has already been scarred by outlets at 57th Street at 71st Street. Would Town Council approve three sewers within a 10 block span at beach areas 1, 2 or 3? Please explain why different aesthetic standards are being applied to the west end.

- **Social Impact** – 61st Street North is a popular beach access point and the construction of a sewer impact will have a negative effect on the social environment. A petition opposing this proposal has already received significant support and is enclosed for your consideration.
 - **Safety** – First and foremost are safety concerns. There is a risk that small children will fall into the outlet when the flow is high. A cottage owner on 57th Street North advised that her 2-year old daughter fell into the outlet at 57th Street.
 - **Beach access** – The addition of an outlet will ruin the existing path for people walking along the beach. It will also force snowmobiles to ride up onto 61st North in the winter.
 - **Noise** – In addition to construction noise, the residents of the existing homes and cottages on 61st Street North would be subjected to increase in ongoing noise levels. For example, kids can't resist throwing rocks into the outlet and banging the steel parts of the bridge. (This occurs at 57th Street, but at least the existing cottages are set much further back from the outlet.)

4. Alternative 2C – Construction of a New Outlet at 62nd Street North

At PIC No. 1, one of the alternative solutions presented was the construction of a new outlet at 62nd Street North. While this proposal still fails to protect the environment, it would minimize the social impact that the construction of an outlet at 61st Street North would have.

The PIC No. 2 materials do not provide an explanation of why this alternative solution was removed. In response to my questions, I was advised at the public meeting held on June 22, 2017, that the Ministry of Natural Resources opposed the construction of an outlet at the base of 62nd Street North. Please elaborate on the reasons for the Ministry of Natural Resources response. If the MNR's concerns were environmental, please explain why those concerns would not equally apply to the construction of a sewer at 61st Street North.

Advantages:

- If a storm sewer is constructed on 62nd Street, it makes sense to have that sewer continue straight along 62nd street to an outlet on that street instead of diverting the sewer along Shore Land and then turning again on 61st Street North. The resulting sewer would be shorter and the construction costs lower.
- **Economic advantages** – In addition, the Town would avoid the additional expense of moving the existing gas lines, power lines and water main on 61st Street, and would also avoid the expense of repaving the street.
- **Social advantages** – The construction of a sewer at 62nd Street North instead of 61st Street North will minimize the social impact on area residents.

- It will interfere less with area residents who use 61st Street as their primary beach access. (More people use 61st street because it is paved and easier to manage for families with wagons. Also, less people use the path along 62nd Street because there are poison ivy warnings and it is a further walk to the swimmable part of the beach.)
- Safety – Since fewer families use 62nd Street to access the beach, the likelihood of injury due to a child falling in is decreased.
- There are no resident property owners on 62nd Street so there will not be anyone who will be disrupted by construction at that location.
- Property access – There is not much room for a concrete sewer and bridge at the base of 61st Street North. As a result, people walking along the beach will have to walk up to the new bridge and around and in the winter the snowmobiles will have to do the same. There is more space at 62nd Street North to accommodate the space required for a sewer outlet.

5. Stakeholder Input

a. Nottawasaga Valley Conservation Authority

Has the Nottawasaga Valley Conservation Authority been consulted about the proposal build another sewer outlet at 61st Street North? If so, can you provide a copy of their response to this proposal? How does the construction of this sewer outlet align with the objective of ‘innovative watershed management supporting a healthy environment, communities and lifestyles’?

b. Ontario Parks

On page 22 of the PIC No.2 materials, the consultants note that the increased volume of water entering the beach area “will make it continuously wet and contribute to the overgrowth of vegetation (i.e. phragmites)” It also states that the Town has discussed this problem with Ontario Parks. Please disclose the details of this consultation between the Town and Ontario Parks so that Town Council as well as residents can assess whether the beach maintenance strategy is in fact suitable and sufficient.

Next Steps

Thank you for the opportunity to voice my concerns regarding the construction of a new sewer outlet at 61st Street North. I look forward to receiving responses to my questions and playing an active role in the next phase of public review.

Sincerely,

██████████

██████████

Enclosure – Change.org petition

Copy: Mr. Steve Fournier, P.Eng., Project Manager. Ainley Group

Mayor - Brian Smith, Wasaga Beach Town Council

Deputy Mayor - Nina Bifulchi, Wasaga Beach Town Council

Councillor - Joe Belanger, Wasaga Beach Town Council

Councillor - Sylvia Bray, Wasaga Beach Town Council

Councillor - Ron Ego, Wasaga Beach Town Council

Councillor - Bonnie Smith, Wasaga Beach Town Council

Councillor - Bill Stockwell, Wasaga Beach Town Council

Doug Hevenor - Chief Administrative Officer, Nottawasaga Valley Conservation Authority

Chris Hibberd - Director, Watershed Management Services, Nottawasaga Valley Conservation Authority

Lee Bull - Manager, Planning Services, Nottawasaga Valley Conservation Authority

Marsha Ramage – President, Wasaga West Beach Association

John Fisher – Park Superintendent, Wasaga Beach Provincial Park

Andrea Potter

From: Mike Latimer <m.latimer@wasagabeach.com>
Sent: July-07-17 2:12 PM
To: Andrea Potter; Steve Fournier
Subject: FW: Bay Sands PIC No.2 Comments

FYI.

Kind Regards,

Mike Latimer, C.E.T.
Project Coordinator

Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, Ontario
L9Z 1A1

Office: (705) 429-2540 ex. 2342
Cell: (705) 443-7800
m.latimer@wasagabeach.com

From: [REDACTED]
Sent: July-07-17 2:11 PM
To: [REDACTED]
Cc: [REDACTED]
[REDACTED]
[REDACTED]

Subject: RE: Bay Sands PIC No.2 Comments

Thanks Anne. I have no more decision making power than any other member of council on this or any other issue.

The Town is currently going through the environmental assessment process, there have been two public meetings and I believe staff will be bringing forward a report to the August Public Works meeting. Did you provide comments explaining your concerns in writing at the public meeting? Your previous email indicated an attachment with concerns. I would suggest it would be appropriate to first receive answers to your questions prior to meeting as they may answer some of your concerns. If at that point you would like to meet I would be happy to.

Regards,
Nina

From: [REDACTED]
Sent: Friday, July 07, 2017 1:46 PM
To: Nina Bifulchi <n.bifulchi@wasagabeach.com>
Cc: George Vadeboncoeur <cao@wasagabeach.com>; Andrea Fay <clerk@wasagabeach.com>; Kevin Lalonde <publicworksdirector@wasagabeach.com>; Mike Latimer <m.latimer@wasagabeach.com>; Brian Smith

<mayor@wasagabeach.com>; Bill Stockwell <b.stockwell@wasagabeach.com>; Sylvia Bray <s.bray@wasagabeach.com>; Joe Belanger <j.belanger@wasagabeach.com>; Michael Gennings <communications@wasagabeach.com>; [REDACTED] Chris Hibberd <c.hibberd@nvca.on.ca>; lbull@nvca.com; fournier@ainleygroup.com

Subject: Re: Bay Sands PIC No.2 Comments

Dear Ms. Bifulchi,

Thank you for your response and apologies for any incorrect information on the petition. I am aware that you are the Deputy Mayor of the Town of Wasaga Beach, serve as a member of the Nottawasaga Valley Conservation Authority and as such consider you a key decision maker in this matter. I hope to be able to schedule a meeting to discuss our concerns with this proposal at your convenience.

Best regards,

[REDACTED]

[REDACTED]

On Fri, Jul 7, 2017 at 1:27 PM, Nina Bifulchi <n.bifulchi@wasagabeach.com> wrote:

Good afternoon [REDACTED],

I will leave the response you are requesting to staff as they have the technical knowledge. Please note that I did look at your website and would like to correct some information. You have me listed as one of three project coordinators. This is not accurate. I am a member of council who along with 6 other members make decisions for the Town of Wasaga Beach. I am in no way a project coordinator on this project. I would ask that you please update your website to reflect accurate information.

Regards,

Nina

Deputy Mayor Town of Wasaga Beach

From: [REDACTED]
Sent: Wednesday, July 05, 2017 7:35 PM
To: mlatimer@wasagabeach.com
Cc: [REDACTED]; c.hibberd@nvca.com; lbull@nvca.com; dhibberd@nvca.com; fournier@ainleygroup.com; Brian Smith <mayor@wasagabeach.com>; Nina Bifulchi <n.bifulchi@wasagabeach.com>; Joe Belanger <j.belanger@wasagabeach.com>; Sylvia Bray <s.bray@wasagabeach.com>; Ron Ego <r.ego@wasagabeach.com>; Bonnie Smith <bonnie.smith@wasagabeach.com>; Bill Stockwell <b.stockwell@wasagabeach.com>
Subject: Bay Sands PIC No.2 Comments

Dear Mr. Latimer,

Attached please find a summary of concerns regarding the Bay Sands Development Storm Drainage project. The Town of Wasaga Beach needs to minimize the environmental and social impact of stormwater management. This can be achieved by incorporating Low Impact Development and Green Infrastructure to reduce or even eliminate the need for downstream infrastructure.

My concerns are shared by other members of the public, some of whom have signed the attached comment sheet and many others who have signed an on-line petition at Change.org.

Thank you for the opportunity to voice my concerns regarding the construction of a new sewer outlet at 61st Street North. I look forward to receiving responses to my questions and playing an active role in the next phase of public review.

Sincerely,



Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: July-21-17 1:20 PM
To: 'Andrea Potter'
Subject: FW: Bay Sands PIC No.2 - Petition Opposing Construction of Sewer on 61st St
Attachments: 2. Petition signatures.pdf; 1. Petition Comments.pdf

Andrea

Please add to correspondence file for preparation of response

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-0555

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From: [REDACTED]
Sent: July-21-17 11:18 AM
To: Mike Latimer
Cc: fournier@ainleygroup.com
Subject: Re: Bay Sands PIC No.2 - Petition Opposing Construction of Sewer on 61st St

Hello Mike,

Thanks for your quick response. In addition to my submissions dated July 5, 2017, I am also submitting a copy of the comments and signatures opposing the construction of a sewer outlet at 61st. The online petition has garnered over 50 signatures, most from property owners in the west end of Wasaga Beach and others from our friends and family who frequent this area of the beach. In addition to sharing this beach access, we share a common concern about the impact of the proposal and encourage the Town of Wasaga Beach to reconsider its plan to build a sewer outlet on 61st St. North.

Sincerely,

[REDACTED]
[REDACTED]

On Tue, Jul 18, 2017 at 4:02 PM, Mike Latimer <m.latimer@wasagabeach.com> wrote:

Hi [REDACTED],

Yes I did receive your comments. Thank you! My apologies I was away on holidays last week and playing catch up with email.

I usually don't respond when councillors are copied on the email and let the Director of Public Works handle the correspondence.

However, we are working on the responses to all the comments we have received and because we have received lots of feedback both negative and positive we have extended the comment period to July 22nd.

Thanks again for the comments Anne. Please let me know if you have any other questions and don't hesitate to contact me at any time.

Kind Regards,

Mike Latimer, C.E.T.

Project Coordinator

Town of Wasaga Beach

30 Lewis Street

Wasaga Beach, Ontario

L9Z 1A1

Office: [\(705\) 429-2540](tel:7054292540) ex. 2342

Cell: [\(705\) 443-7800](tel:7054437800)

m.latimer@wasagabeach.com

From: [REDACTED]
Sent: July-18-17 3:49 PM
To: Mike Latimer
Subject: Fwd: Bay Sands PIC No.2 Comments - Confirmation of receipt of comments requested

Dear Mr. Latimer,

Please confirm that you have received my comments dated July 5, 2017. I look forward to receiving a response to my questions and scheduling a further meeting with you to discuss.

Sincerely,

[REDACTED]

[REDACTED]

----- Forwarded message -----

From: [REDACTED]
Date: Wed, Jul 5, 2017 at 7:35 PM
Subject: Bay Sands PIC No.2 Comments
To: mlatimer@wasagabeach.com
Cc: [REDACTED] >, c.hibberd@nvca.com, lbull@nvca.com, dhibberd@nvca.com, fournier@ainleygroup.com, mayor@wasagabeach.com, n.bifolchi@wasagabeach.com, j.belanger@wasagabeach.com, s.bray@wasagabeach.com, r.ego@wasagabeach.com, bonnie.smith@wasagabeach.com, b.stockwell@wasagabeach.com

Dear Mr. Latimer,

Attached please find a summary of concerns regarding the Bay Sands Development Storm Drainage project. The Town of Wasaga Beach needs to minimize the environmental and social impact of stormwater management. This can be achieved by incorporating Low Impact Development and Green Infrastructure to reduce or even eliminate the need for downstream infrastructure.

My concerns are shared by other members of the public, some of whom have signed the attached comment sheet and many others who have signed an on-line petition at Change.org.

Thank you for the opportunity to voice my concerns regarding the construction of a new sewer outlet at 61st Street North. I look forward to receiving responses to my questions and playing an active role in the next phase of public review.

Sincerely,

██████████

change.org

Recipient: Mr. Mike Latimer, Mr. Steve Fournier

Letter: Greetings,

Stop construction of a sewer outlet on 61st Street in Wasaga Beach

change.org

Recipient: Mr. Mike Latimer, Mr. Steve Fournier

Letter: Greetings,

Stop construction of a sewer outlet on 61st Street in Wasaga Beach

Comments

Name	Location	Date	Comment
[REDACTED]	[REDACTED]	2017-07-03	Stop construction of sewer outlet on 61st street in Wasaga Beach.
[REDACTED]	[REDACTED]	2017-07-03	To add to the petition
[REDACTED]	[REDACTED] [REDACTED] [REDACTED]	2017-07-04	My cottage is in the neighbourhood and there are greener options that will do a better job at preserving water quality in the area.
[REDACTED]	[REDACTED] [REDACTED]	2017-07-04	As a taxpayer in Wasaga Beach, I support Low Impact Development, especially in the beach areas.
[REDACTED]	[REDACTED]	2017-07-04	I have frequented this beach for 25 years & feel my opinion is valuable.
[REDACTED]	[REDACTED]	2017-07-04	I have frequented this beach for 26 years & feel my opinion is valuable.
[REDACTED]	[REDACTED] [REDACTED]	2017-07-05	I have a vacation property on [REDACTED]. The 61st street option does not sufficiently address accessibility to the beach for local residents. There are low impact options that should be considered.
[REDACTED]	[REDACTED] [REDACTED]	2017-07-06	To support low impact development
[REDACTED]	[REDACTED] [REDACTED]	2017-07-06	The sewer will affect the lake water quality and adversely impact swimming and overall enjoyment of the beach. As a local property owner, other solutions which will have less of an impact on the beach environment must be investigated.
[REDACTED]	[REDACTED] [REDACTED]	2017-07-07	Because our home of thirty years will be impacted by this through 61st st. And the creek that flows through our property at [REDACTED] [REDACTED]
[REDACTED]	[REDACTED] [REDACTED]	2017-07-08	The outlet should be on vacant land and should be negotiate with [MNR] 67st area

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: June-19-17 9:11 AM
To: 'Andrea Potter'
Subject: FW: Notice of Public Information Centre No. 2
Attachments: IMG_20170618_093552.jpg; IMG_20170618_093621.jpg; IMG_20170618_093826.jpg;
IMG_20170618_093953.jpg; IMG_20170618_094038.jpg; IMG_20170618_094128.jpg;
IMG_20170618_094142.jpg; IMG_20170618_094524.jpg

Andrea
Please file under question received.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-0555

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From: [REDACTED]
Sent: June-18-17 9:49 PM
To: fournier@ainleygroup.com; m.latimer@wasagabeach.com
Subject: Notice of Public Information Centre No. 2

Gentlemen,

I am [REDACTED] I am a property owner of 4 [REDACTED] [REDACTED] which is at the corner of [REDACTED] [REDACTED]. Attached are some photos taken at about 10AM on Sunday June 18th of the flooding that occurred at the location. They are of the 2 property at 4 [REDACTED] [REDACTED] and the flooding that occurs 3 or 4 times a year and not just with downpours but even just moderate rainfall. This has been ongoing for at least the 10 years we have [REDACTED]

I sincerely hope that the "Storm Drainage and Outlet Improvements" that will be discussed for the Project Study Area outlined in your letter of June 5th has a solution for this as the current catch basin is useless and the storm water is not carried away but collects and the grading at the intersection has never been fixed.

I hope to be in attendance at the meeting this Thursday evening and will have some questions about this specific intersection.

Regards,

[REDACTED]

[Redacted text block]

[Redacted text block]

[Redacted text block]











Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: June-30-17 9:43 AM
To: 'Andrea Potter'
Subject: FW: Bay Sands Development storm sewer second mailing from [REDACTED] owner at [REDACTED]

Andrea

Please add this to the correspondence file.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-0555

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From: [REDACTED]
Sent: June-29-17 11:06 PM
To: Mike Latimer, C.E.T.; Steve Fournier, P.Eng.
Subject: Re: Bay Sands Development storm sewer second mailing from [REDACTED]

Dear Sirs,

I e-mailed earlier today regarding my concerns and questions about the above project.

Another of my concerns is that my cottage is located very close to the property line where the construction is to take place. I would like to be assured that should the drain go alongside my property on [REDACTED] that the structural integrity of my log cabin will remain in tack. I am concerned that use of heavy earth moving equipment could create tremors in earth, which is sand, thereby creating a possible risk to my dwelling. I would like you assess this possibility and take whatever actions are necessary to prevent damage.

Thank you.

[REDACTED]

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: June-30-17 9:40 AM
To: 'Andrea Potter'
Subject: FW: Response to the Bay Sands Development Area Storm Drainage and outlet Improvement Proposal for 61st Street

Andrea

Please add this to the correspondence file for response.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-0555

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From: [REDACTED]
Sent: June-29-17 5:54 PM
To: Steve Fournier, P.Eng.; Mike Latimer, C.E.T.
Subject: Response to the Bay Sands Development Area Storm Drainage and outlet Improvement Proposal for 61st Street

Dear Mr Fournier and Mr Latimer,

I own two properties that will be affected by the proposal for the storm drainage at 61st street. The first property is: [REDACTED]

[REDACTED]. The first property houses a [REDACTED]

My concerns, objections and questions are as follows:

1. I understand that the plan is to remove a number of trees along the property line. These trees have been planted at my expense, some of them 30 years ago, and provide me with privacy and shade. You will observe that my cottage sits almost on the road and privacy is a big concern to me. What part of the profit from the developer of the new subdivision and from the new property taxes for the

town generated by that development will be dedicated to restoring the trees, gardens and fences that will be destroyed during this "improvement"?

2. Some years ago Shore Lane was repaved with gutters leading to catch basin were built just at the end of my walkway. Since then the area around my cottage has flooded and recently water came so high that it almost came into my dwelling. My concern is that if that catch basin is joined with the new storm drainage my property could be subject to even more flooding. Water could possibly bubble out of the grating and create a complete disaster in my area. How are you taking into account the low area around my property to prevent future flooding, especially from a catch basin that is ineffective in draining away the volume of water that is already flowing into the area?
3. I am going to [REDACTED]. I have a very young grandchild. How will our access to the beach be encumbered by the storm drainage as it enters the lake at the north end? Will there be stairs, a ramp, railings? I strongly protest any construction that restricts the access that has been historically available.
4. Environmental issues are also a concern. Water that enters the lake several blocks to the east, through a similar drainage system, does not appear to be clean. It foams, looks slimy and often has a filmy residue. I understand that the water coming through this system will be filtered to some degree. I feel it should be clean enough to drink. Will that be the case?

I understand that in the name of progress changes are coming. What I would like to be assured of is that these changes will be implemented with the greatest care for the people living in the area and green places that are part of the conservation area that is Wasaga Beach. Can you assure me that effort and monies will be applied to restore and beautify that areas that will be demolished as a result of this project?

I await you responses and assistance.

Yours sincerely,

[REDACTED]

P.S. Please accept this as my response to the decision making process that is underway to decide where the storm drain will be placed. Further comments may follow.

My main hope is that one of the other two locations will be selected for the drain.



**Bay Sands Development Area
Storm Drainage and Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Public Information Centre No. 2 – June 22, 2017
7:00 p.m. to 9:00 p.m. – Wasaga RecPlex**



COMMENT SHEET – PLEASE PRINT

All Public Information Centre material will be available for download on the Town's website www.wasagabeach.com Friday, June 23, 2017. Please summarize below any comments or concerns that you have for this project:

Would like to see this move forward. Would it be possible to create a sign up sheet where owners can connect together? Maybe through City website?

Please submit this Comment Sheet by **July 6, 2017** to either of the following:

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Public Works Tel: (705) 429-2540
Public Works Fax: (705) 429-8226
m.latimer@wasagabeach.com

Mr. Steve Fournier, P.Eng.
Project Manager
Ainley Group
550 Welham Road
Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371
Fax: (705) 726-4391
fournier@ainleygroup.com

Name [REDACTED]

Mailing Address [REDACTED]

Telephone # [REDACTED] E-mail Address [REDACTED]

COMMENT SHEET – PLEASE PRINT

All Public Information Centre material will be available for download on the Town's website www.wasagabeach.com Friday, June 23, 2017. Please summarize below any comments or concerns that you have for this project:

- I EXTREMELY IN FAVOR OF THIS EA BEING APPROVED USING THE PREFERRED ROUTE PROPOSED.
- FURTHERMORE I PROPOSE THAT THE TOWN FACILITATES ORGANIZING A ^{LANDOWNER} GROUP. YOU CAN DO THIS VIA SENDING OUT LETTERS OR EMAILS AND CREATING A WEBSITE REGISTRY.
- I AM MORE THAN WILLING TO RUN AND LEAD THIS GROUP. IF YOU WANT I CAN SET UP A MEETING WITH TOWNSHIP TO HELP ORGANIZE AND FACILITATE THIS PROCESS.
- MY FAMILY AND OTHER FAMILY MEMBERS OWN [REDACTED] [REDACTED] FOR OVER 50 YEARS AND WANT TO SEE THIS COMPLET →

Please submit this Comment Sheet by **July 6, 2017** to either of the following:

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Public Works Tel: (705) 429-2540
Public Works Fax: (705) 429-8226
m.latimer@wasagabeach.com

Mr. Steve Fournier, P.Eng.
Project Manager
Ainley Group
550 Welham Road
Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371
Fax: (705) 726-4391
fournier@ainleygroup.com

Name [REDACTED]

Mailing Address [REDACTED]
[REDACTED] [REDACTED]

Telephone # [REDACTED]

E-mail Address [REDACTED]

Andrea Potter

From: Andrea Potter <potter@ainleygroup.com>
Sent: June-19-17 12:11 PM
To: [REDACTED]
Cc: Steve Fournier; Mike Latimer; Mike Pincivero
Subject: RE: Bay Sands Class EA PIC No. 2 File No. 113202

Hello [REDACTED]

If you cannot attend the meeting, that is fine. All PIC material, including the Comment Sheet, will be available for download on the Town's website www.wasagabeach.com this coming Friday, June 23, 2017.

If you have any concerns or comments regarding the PIC material, please fill out a comment sheet. You can submit it to me via email if you like.

If you have any issues downloading the material, please feel free to give me a call.

Regards,

Andrea Potter, B.E.S.
Environmental Planner



www.ainleygroup.com
Tel: (705) 726-3371 Ext. 256

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From: [REDACTED]
Sent: June-19-17 10:49 AM
To: Andrea Potter
Subject: Re: Bay Sands Class EA PIC No. 2 File No. 113202

Good morning Ms Potter,

Thank you for the invite. I am one of the owners of the [REDACTED] and am certainly hopeful that at some point we will be able to [REDACTED]. As I work and live in Toronto it is not easy for me to get up to Wasaga. Is it important for me to get to this meeting? Would it help anything if I am there or not?

I want to do my part in expediting this project so can you tell me what more I could be doing?

With kind regards,
[REDACTED]

From: Andrea Potter <potter@ainleygroup.com>
Sent: June 7, 2017 4:06 PM
To: Andrea Potter
Subject: Bay Sands Class EA PIC No. 2 File No. 113202

Please see the attached notice.

Regards,

Andrea Potter, B.E.S.
Environmental Planner



www.ainleygroup.com

Tel: (705) 726-3371 Ext. 256

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Andrea Potter

From: Andrea Potter <potter@ainleygroup.com>
Sent: June-08-17 11:29 AM
To: [REDACTED]
Subject: RE: Bay Sands Class EA PIC No. 2 File No. 113202

Hello [REDACTED],

We are in the process of making some final tweaks to the presentation material so I can't forward it to you today. Please note that it will be available on the Town's website at www.wasagabeach.com the day after the PIC, June 23, 2017.

If you have any questions in the meantime, please feel free to give me a call.

Regards,

Andrea Potter, B.E.S.
Environmental Planner



www.ainleygroup.com
Tel: (705) 726-3371 Ext. 256

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From: [REDACTED]
Sent: June-07-17 7:20 PM
To: Andrea Potter
Subject: Re: Bay Sands Class EA PIC No. 2 File No. 113202

Hello Andrea

Is it possible to forward the material to me by email as I am not able to be at the drop in on June 22nd. I can provide you with comments after I have looked at the documents.

Thank you

[REDACTED]

From: Andrea Potter <potter@ainleygroup.com>
Date: Wednesday, June 7, 2017 at 4:06 PM
To: Andrea Potter <potter@ainleygroup.com>
Subject: Bay Sands Class EA PIC No. 2 File No. 113202

Please see the attached notice.

Regards,

Andrea Potter, B.E.S.

Environmental Planner



www.ainleygroup.com

Tel: (705) 726-3371 Ext. 256

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COMMENT SHEET – PLEASE PRINT

All Public Information Centre material will be available for download on the Town's website www.wasagabeach.com Friday, June 23, 2017. Please summarize below any comments or concerns that you have for this project:

*I WOULD LIKE TO SEE THE PROCESS OF ORGANIZING/ADJUSTING STORM UNDER SPACE
LINE EXPEDITED CONSIDERING THE INTENT TO DRAIN TO THE EXISTING
OUTLET @ 67th STREET, WHICH IS THE ONLY OPTION.
IF THIS OUTLET EXISTS AND IS SIZED TO CURRENTLY MEET THE
REQUIREMENTS/VOLUME OF WATER DRAINING FROM SHORE LANE PRIORITY
SHOULD BE GIVEN TO THESE AREAS TO ALLEVIATE FLOODING*

*I WORRIED THE ORGANIZATION ALIGNMENT OF SHORE LANE BETWEEN
63rd & 64th APPEARS AWAY TOO MUCH LAND FROM THE LOTS TO THE
SOUTH OF SHORE LANE. [REDACTED]
CONSIDER ROAD ALIGNMENT CLOSER TO THE LOTS NORTH OF SHORE LANE
IN THIS SECTION PLEASE.*

Please submit this Comment Sheet by **July 6, 2017** to either of the following:

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Public Works Tel: (705) 429-2540
Public Works Fax: (705) 429-8226
m.latimer@wasagabeach.com

Mr. Steve Fournier, P.Eng.
Project Manager
Ainley Group
550 Welham Road
Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371
Fax: (705) 726-4391
fournier@ainleygroup.com

Name [REDACTED]

Mailing Address [REDACTED]

Telephone # [REDACTED]

E-mail Address [REDACTED]

Please leave this area blank.

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: June-16-17 11:16 AM
To: 'Andrea Potter'
Subject: FW: WFN Response - Town of Wasaga Beach Bay Sands Development Storm Drainage and Outlet
Attachments: 17-06-16 WFN Response - No Concerns Bay Sands Development Area Storm Drainage and Outlet Improvements.pdf

Andrea

Please file.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391
Cell: (705) 794-0555

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From: Daniella Baker [<mailto:ccc@wasauksing.ca>]
Sent: June-16-17 10:13 AM
To: fournier@ainleygroup.com; m.latiner@wasagabeach.com
Cc: Jennifer Predie
Subject: WFN Response - Town of Wasaga Beach Bay Sands Development Storm Drainage and Outlet

Good morning Steve and Mike,

Please find attached a letter from Wasauksing First Nation in response to your notification.

Should you have any questions or require any further information, please do not hesitate to contact me at the information provided below.

Sincerely,

Daniella Baker
Community Consultation Coordinator
Wasauksing First Nation

T: (705)746-2531 Ext. 2248

C: (705)988-2204

F: (705)746-5984

ccc@wasauksing.ca

www.wasauksing.ca





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PARRY SOUND, ONTARIO
P2A 2X4

PHONE:
(705) 746-2531
FAX:
(705) 746-5984

CHIEF
Warren Tabobandung

CHIEF COUNCILLOR
Vince Chechock

COUNCILLORS
Alexander Zygniuk
Brent Tabobandung
Dave Rice
Theresa McInnes

June 16, 2017

Mr. Steve Fournier, P.Eng.,
Project Manager
Ainley Group
550 Welham Road
Barrie, Ontario
L4N 8Z7

Dear Mr. Fournier,

RE: Town of Wasaga Beach - Bay Sands Development Area Storm Drainage and Outlet Improvements - Schedule 'C' Municipal Class Environmental Assessment - Notice of Public Information Centre No. 2

Thank you for your correspondence dated June 5, 2017 in regards to the above. Wasauksing First Nation does not have any concerns/comments to submit in response to the Bay Sands development area storm drainage and outlet improvements and we do not wish to continue to receive information.

Should there be any negative residual effects or any impacts to our Aboriginal and/or Treaty Rights and lands or resources within our Wasauksing-Anishinaabe Territory, Wasauksing First Nation reserves the right to seek accommodation and mitigation measures from Town of Wasaga Beach.

If you have any questions or require any further information, please do not hesitate to contact me via email ccc@wasauksing.ca or telephone (705) 746-2531 ext. 2248.

Respectfully,

Daniella Baker
Community Consultation Coordinator

cc. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach

Response Provided

NOTE: Responses to PIC No. 2 comments were put on hold until after PIC No. 3 was held. Following that meeting a response was issued to address both PIC No. 2 and 3 comments. As such, please refer to Appendix 'H' to review the responses provided.

**Public Information Centre No. 2
Presentation Material**

TOWN OF WASAGA BEACH

PUBLIC INFORMATION CENTRE NO. 2

**Bay Sands Development Area
Storm Drainage and Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Thursday, June 22, 2017**

WELCOME

- Thank you for your interest in this Municipal Class Environmental Assessment.
- This public meeting will present the following information:
 - Project Background
 - The Municipal Class EA process
 - A summary of the drainage alternatives presented at PIC No. 1 held on November 6, 2014 and identification of the Preferred Solution.
 - Design Options under consideration to implement the Preferred Solution
 - Potential environmental impacts & mitigation
 - Next step in the process

Your input is appreciated.

**Please review the displays and feel free to discuss any concerns with the members of the study team in attendance.
We invite you to provide any comments, in writing, on the comment sheet provided.**

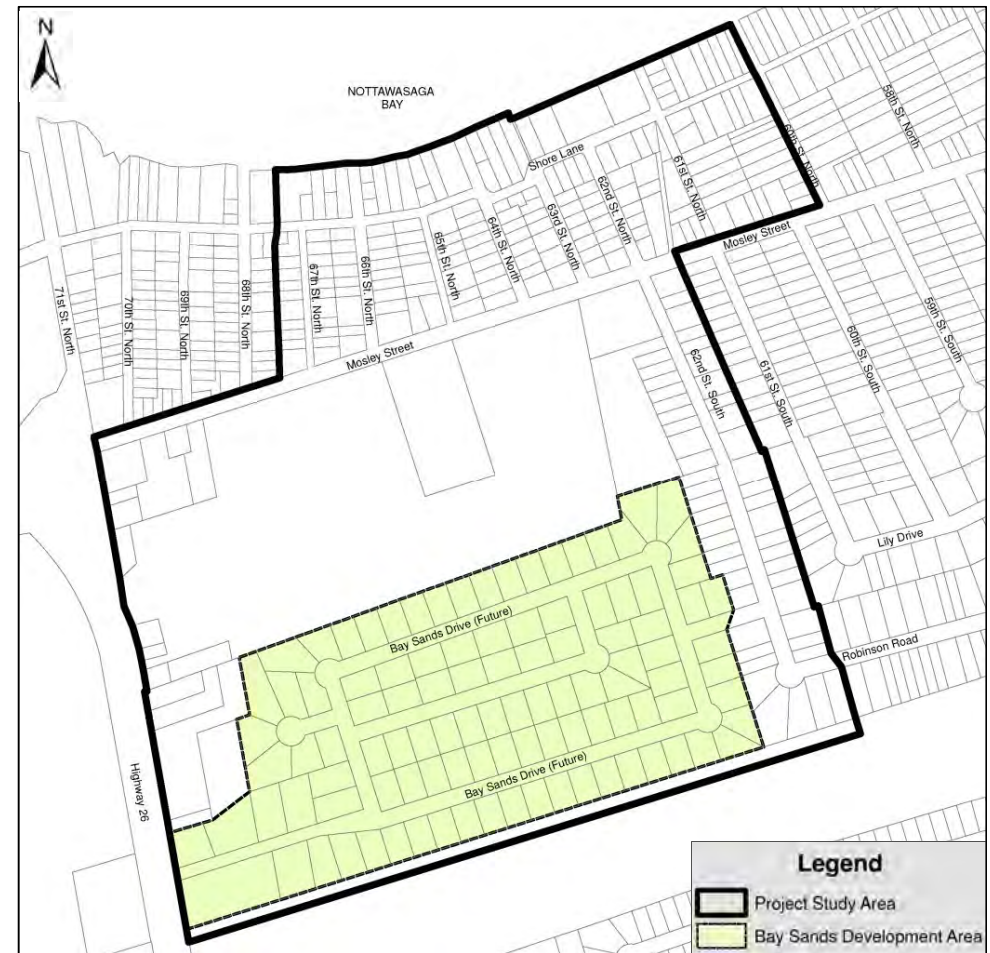
PLEASE SIGN IN

MUNICIPAL FREEDOM OF INFORMATION & PROTECTION OF PRIVACY ACT

All comments received will be maintained on file for use during the project and may be included in study documentation. Information collected will be used in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

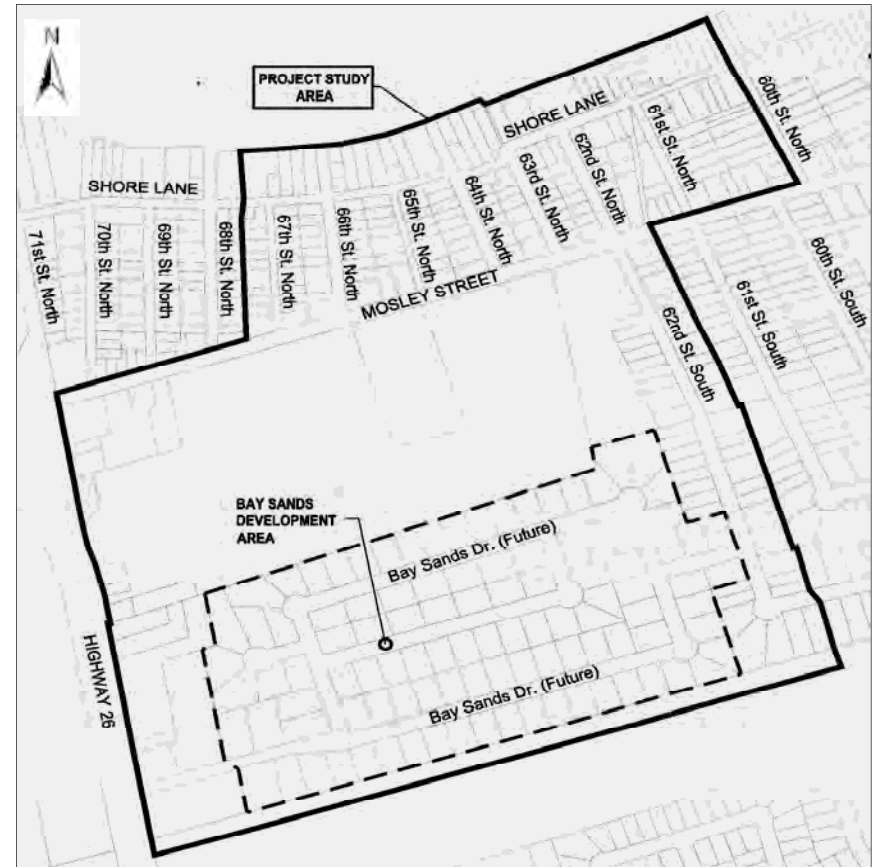
BACKGROUND INFORMATION

- The Bay Sands Development Area of Wasaga Beach was established circa 1970 using a “checkerboard” pattern of land ownership (i.e. individually owned).
- It is a low density residential area consisting of approximately 104 lots and is currently undeveloped.
- As this development received approval in the seventies, today's standards of land use planning did not apply and as such, a servicing strategy was not developed prior to the subdivision being approved and the lots subsequently being sold.
- A suitable sanitary, water and drainage design must be established before the development can move forward.
- Knowledge of the drainage strategy for the Bay Sands Development Area is needed so it can be accommodated in any downstream area improvements such as Mosley Street or Shore Lane.
- The Town of Wasaga Beach has initiated this Schedule 'C', Municipal Class Environmental Assessment (Class EA) to review the drainage options available with the goal of selecting a Preferred Solution to address the stormwater management needs for the Project Study Area which includes the Bay Sands Development Area.



PROJECT STUDY AREA

- The study area for this project encompasses the existing undeveloped residential lots known as the Bay Sands Development Area as well as the existing residential areas within the outlet areas to Nottawasaga Bay.
- More specifically, the study area is described as the area between 60th Street North and 68th Street North, north of Mosley Street as well as the Bay Sands Area between 62nd Street and Highway 26.

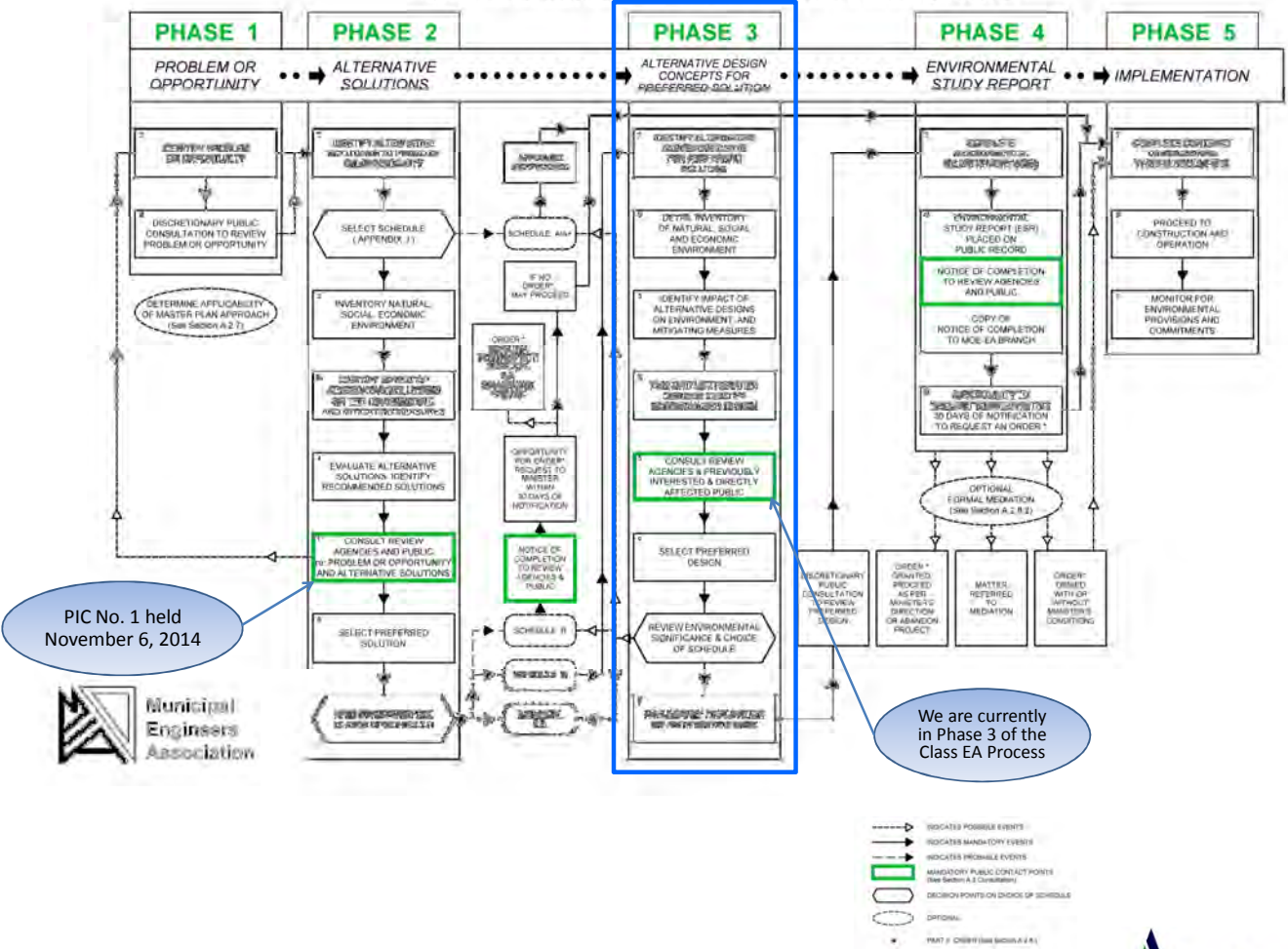


MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT PROCESS

- A Municipality is required to conduct a Municipal Class Environmental Assessment (Class EA) before this type of improvement project can be undertaken.
- Based on the scope of work, this undertaking constitutes a Schedule 'C' project and requires completion of Phases 1 to 5 of the Class EA process.
- A Class EA follows an approved process designed to protect the environment (physical, natural, social and economic) and to ensure compliance with the Ontario Environmental Assessment Act.
- During Phase 2 various alternative solutions were developed to address the existing deficiencies and presented to the public at Public Information Centre No. 1 held November 6, 2014.
- We are currently in Phase 3 of the process. This meeting will present the Preferred Solution selected at the close of Phase 2 and identify the design alternatives currently under consideration to implement the Preferred Solution.
- The Class EA process is considered complete at the close of Phase 4 and is eligible to move forward to detailed design and construction (i.e. Phase 5) at a future date.

EXHIBIT A.2 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



PROBLEM AND / OR OPPORTUNITIES

The project study area consists of three drainage catchment areas as follows:

67th Street Drainage Area

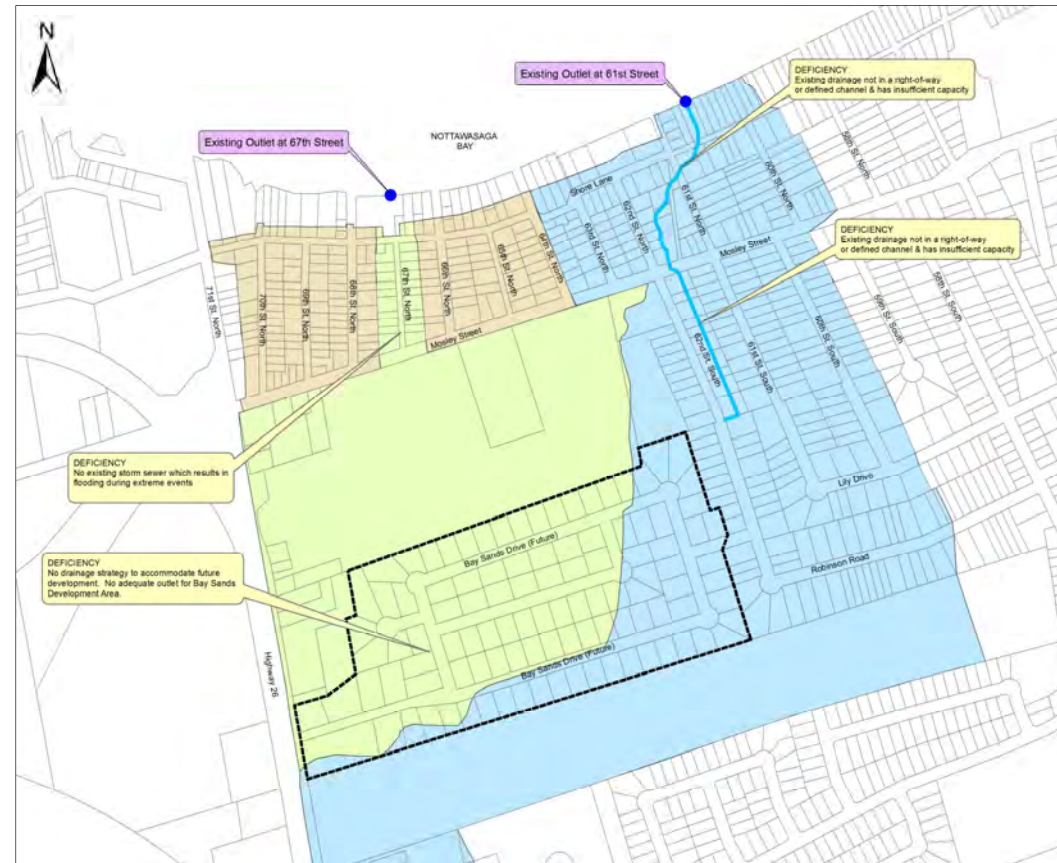
- Drainage in this area is controlled by infiltration and overland flow to the existing outlet to Nottawasaga Bay at 67th Street.
- This existing outlet consists of a 1.8 m x 0.9 m box culvert that extends from Shore Lane to Nottawasaga Bay. It has been designed with the capacity to accept the drainage from the current catchment area that includes the Bay Sands Development Area.
- Deficiencies: There is no existing storm sewer south of Shore Lane so in extreme events all drainage is conveyed by overland flow which leads to flooding.

Shore Lane Drainage Area

- Existing drainage in this area flows via ditch, storm sewer and overland flow to Nottawasaga Bay.
- Deficiencies: There is insufficient drainage capacity along Shore Lane (very flat).

61st Street Drainage Area

- Existing drainage in this area flows via ditch and overland flow to the existing channel outlet east of 61st Street to Nottawasaga Bay.
- Mosley Street and 62nd Street south have rural road cross-sections with ditches.
- In general the remaining roads such as Shore lane, 62nd Street North, 67th Street and most of the north/south streets have semi-urban cross-sections with minimal drainage capacity.
- Deficiencies:
 - The existing drainage channel that branches off 62nd Street between Mosley Street and Shore Lane does not have sufficient capacity to accommodate overland flow for a storm event with a return period of once in one hundred years.
 - The existing channel is not within an assigned easement.
 - The channel crosses Shore Lane with a 1100mm diameter CSP and leads to the channel segment, which is also under capacity, through a rear yard to the bay.



ALTERNATIVE SOLUTIONS PRESENTED AT PIC NO. 1



ALTERNATIVE 1 – Do Nothing

- ✓ Proposes no changes to the existing infrastructure.
- ✓ No improvements would be provided.



ALTERNATIVE 2A

- ✓ Utilize existing channel outlet.
- ✓ Upgrade channel from Shore Lane north to the existing outlet to Nottawasaga Bay.
- ✓ Urbanize 62nd Street and Shore Lane from the Bay Sands Development to the existing channel.



ALTERNATIVE 2B

- ✓ Construct new outlet at 61st Street North.
- ✓ Urbanize streets from Bay Sands Development to 61st Street North outlet (i.e. 62nd Street, Shore Lane and 61st Street).



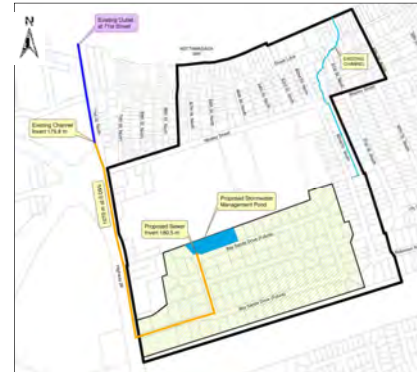
ALTERNATIVE 2C

- ✓ Construct new outlet at 62nd Street North.
- ✓ Urbanize 62nd Street from Bay Sands Development to new outlet at 62nd Street North.



ALTERNATIVE 3

- ✓ Obtain a drainage easement across private lands north of the Bay Sands Development Area to Mosley Street, in the vicinity of 67th Street.
- ✓ Construct a grass lined drainage swale within the drainage easement capable of conveying the greater of the 100-year or Regional flows. A maintenance access route will also be provided.
- ✓ Urbanize 67th Street including a large diameter storm sewer on 67th Street.
- ✓ Utilize the existing outlet at 67th Street.



ALTERNATIVE 4

- ✓ Install a new large diameter storm sewer on Highway 26 (71st Street)
- ✓ Connect to existing open channel at intersection of Mosley Street and 71st Street North.
- ✓ Utilize existing outlet at 71st Street.

AT PIC NO. 1 ALTERNATIVE 4 WAS IDENTIFIED AS UNACCEPTABLE AND REMOVED FROM FURTHER CONSIDERATION

A preliminary review of a possible drainage outlet along 71st Street was considered but initial analysis indicates that the resulting storm sewer grades will be unacceptable at approximately 0.06%. There are also existing capacity issues along the route that would also need to be addressed and, as such, this alternative was not pursued any further.

STORMWATER MANAGEMENT FACILITY OPTIONS PRESENTED AT PIC NO. 1

Each of the alternative solutions presented at PIC No. 1 included an option for a stormwater management facility to control runoff from the Bay Sands Development Area to pre-development rates as shown below:

STORMWATER MANAGEMENT FACILITY OPTIONS CONSIDERED FOR ALTERNATIVE 2A, 2B, AND 2C



OPTION 1
 Construct One Stormwater Management Facility Within the Bay Sands Development Area Using 5 Lots



OPTION 2
 Construct Two Stormwater Management Facilities Within the Bay Sands Development Area Using a Total of Seven Lots



OPTION 3
 Construct One Stormwater Management Facility Off-Site on the Adjacent Property to the North of the Bay Sands Development

STORMWATER MANAGEMENT FACILITY OPTION CONSIDERED FOR ALTERNATIVE 3



Construct One Stormwater Management Facility Off-Site on the Adjacent Property to the North of the Bay Sands Development

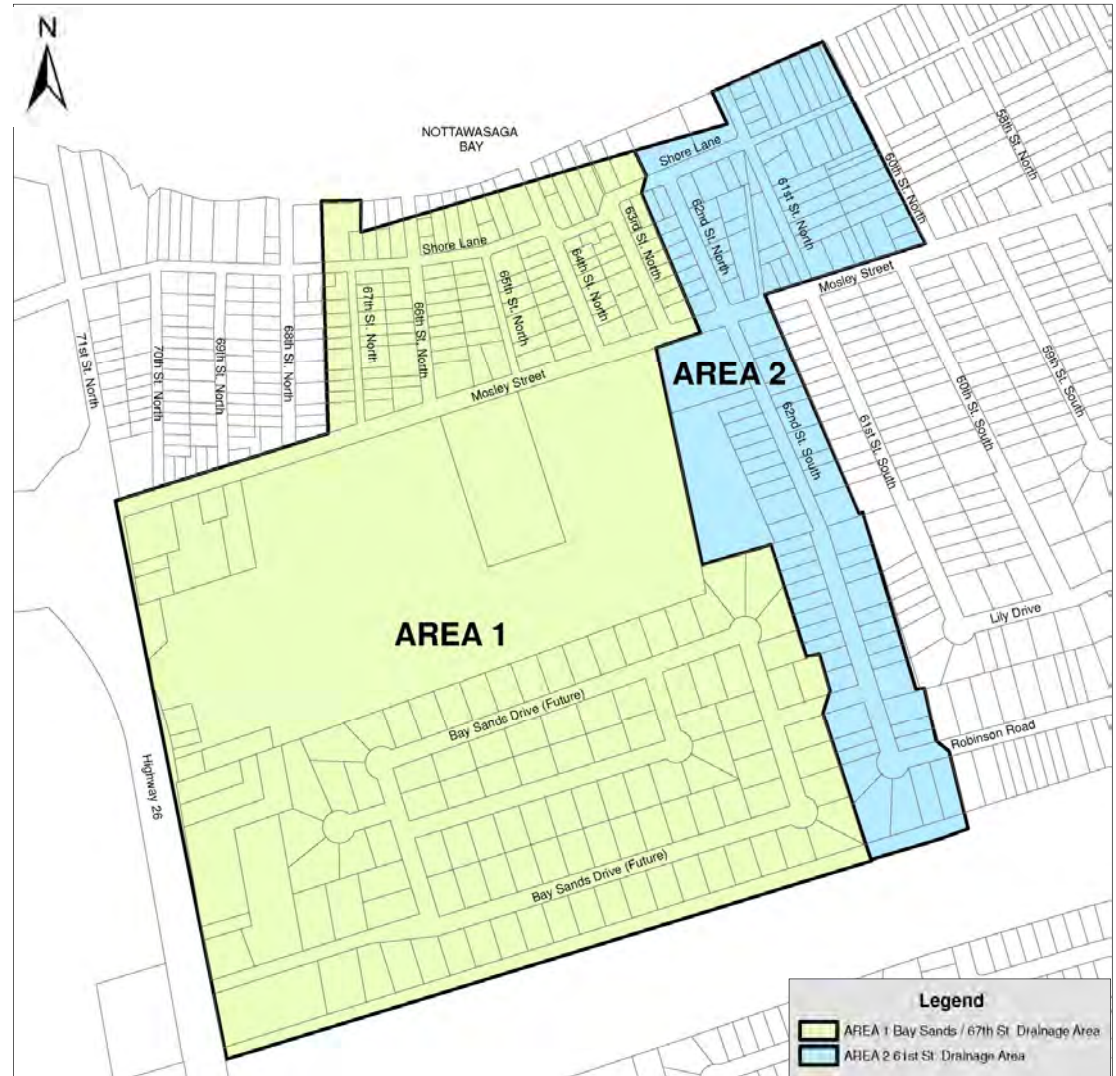
STORMWATER MANAGEMENT POND

A stormwater management facility (i.e. pond) will be required for the Bay Sands Development Area to address quality and quantity control; however, this Class EA process will not detail the location and sizing of the facility at this time for the following reasons:

- As the Bay Sands Development Area is not expected to be developed in the near future there is the potential that regulations governing stormwater management facilities will change. There is the possibility that Low Impact Development (LID) requirements will evolve resulting in an elimination of the need for a stormwater management pond or a requirement for some combination of both.
- Option 1 is preferred as it proposes one storm water management pond within the Bay Sands Development Area that can potentially be shared with the development lands to the north.
- The exact location of the proposed facility would need to be established in conjunction with any development proposal submitted for the private lands located north of the Bay Sands Development Area. Since no land development application has been submitted for the lands to the north of Bay Sands it is not feasible to establish a specific location for a stormwater management facility at this time as it would be subject to change in the future to accommodate a development proposal. The need to acquire lands for a stormwater management facility to address the Bay Sands Development Area can be addressed at a future date in more detail.

PROPOSED DRAINAGE AREAS

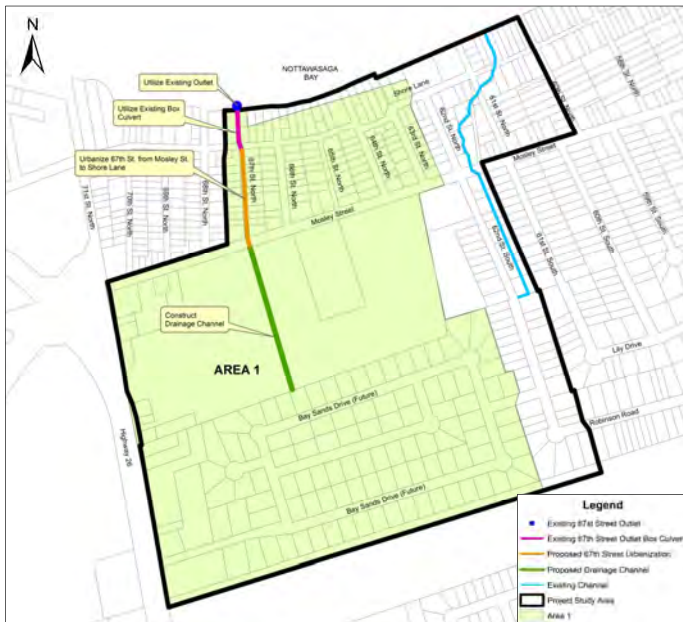
- Initial attempts to combine the Bay Sands Development Area with the 61st Street catchment area was not feasible as the existing outlet has insufficient capacity, so two outlets will be required.
- As such, the study area has been divided into two drainage areas as follows:
 - **AREA 1** 67th Street drainage area and the Bay Sands Development drainage area.
 - **AREA 2** 61st Street Drainage Area.
- The proposed design maximizes the amount of stormwater conveyed to the existing 67th Street outlet to mitigate the insufficient capacity at the 61st Street outlet.



PHASE 2 – PREFERRED SOLUTION(S)

AREA 1 PREFERRED SOLUTION Alternative 3

✓ Alternative 3 is selected as the Preferred Solution to address the stormwater requirements for the Bay Sands Development Area including the 67th Street Drainage area (i.e. Area 1).



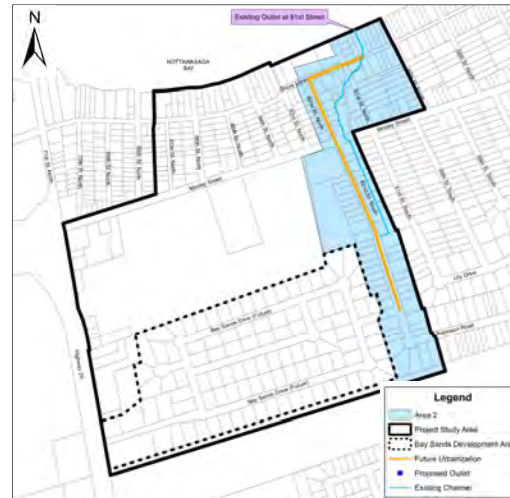
Alternative 3 as presented at PIC No. 1 proposed the following:

- Utilize the existing 67th Street Outlet
- Obtain a drainage easement across the property to the north of the Bay Sands Development Area
- Urbanize 67th Street North from Mosely Street to Shore Lane

AREA 2 PREFERRED SOLUTION Combination of Alternatives 2A & 2B

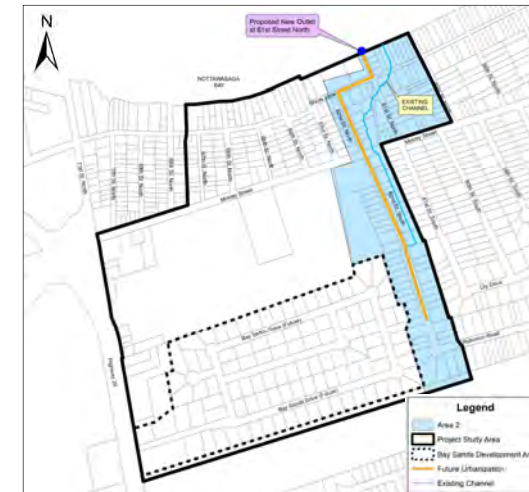
✓ Alternatives 2A & 2B are selected as the Preferred Solution(s) to address the drainage deficiencies affecting the 61st street drainage area (i.e. AREA 2).

Alternative 2A



- Utilize the existing channel outlet east of 61st Street.
- Urbanize 62nd Street and Shore Lane from the Bay Sands Development Area east entrance (near Robinson Road) to the existing channel east of 61st Street.

Alternative 2B



- Construct new outlet at 61st Street North.
- Urbanize streets from Bay Sands Development to 61st Street North outlet (i.e. 62nd Street, Shore Lane and 61st Street).

AND

PHASE 3 DESIGN ALTERNATIVES

As part of Phase 3 of the Class EA process alternative design concepts are developed to implement the Preferred Solution selected at the close of Phase 2.

AREA 1
DESIGN OPTIONS UNDER CONSIDERATION TO IMPLEMENT THE PREFERRED SOLUTION TO ADDRESS THE DRAINAGE REQUIREMENTS FOR THE BAY SANDS DEVELOPMENT / 67th STREET DRAINAGE AREA

Design Option 1A

- ✓ Utilize the existing 67th Street Outlet
- ✓ Urbanize 67th Street and Shore Lane from 62nd Street North to 67th Street North.
- ✓ Construct a drainage channel on the west side of the existing wetland, across the private lands north of the Bay Sands Development Area to Mosley Street

OR

Design Option 1B

- ✓ Utilize the existing 67th Street Outlet
- ✓ Urbanize 67th Street and Shore Lane from 62nd Street North to 67th Street North.
- ✓ Construct a drainage channel on the east side of the existing wetland, across the private lands north of the Bay Sands Development Area to Mosley Street

AREA 2
DESIGN OPTIONS UNDER CONSIDERATION TO IMPLEMENT THE PREFERRED SOLUTION TO ADDRESS DEFICIENCIES AFFECTING THE 61ST STREET DRAINAGE AREA

Design Option 2A

- ✓ Utilize the existing channel outlet to Nottawasaga Bay
- ✓ Upgrade the existing channel from Shore Lane north to the existing outlet.
- ✓ Future urbanization of 62nd Street South and North and Shore Lane from 61st Street North to 62nd Street North.

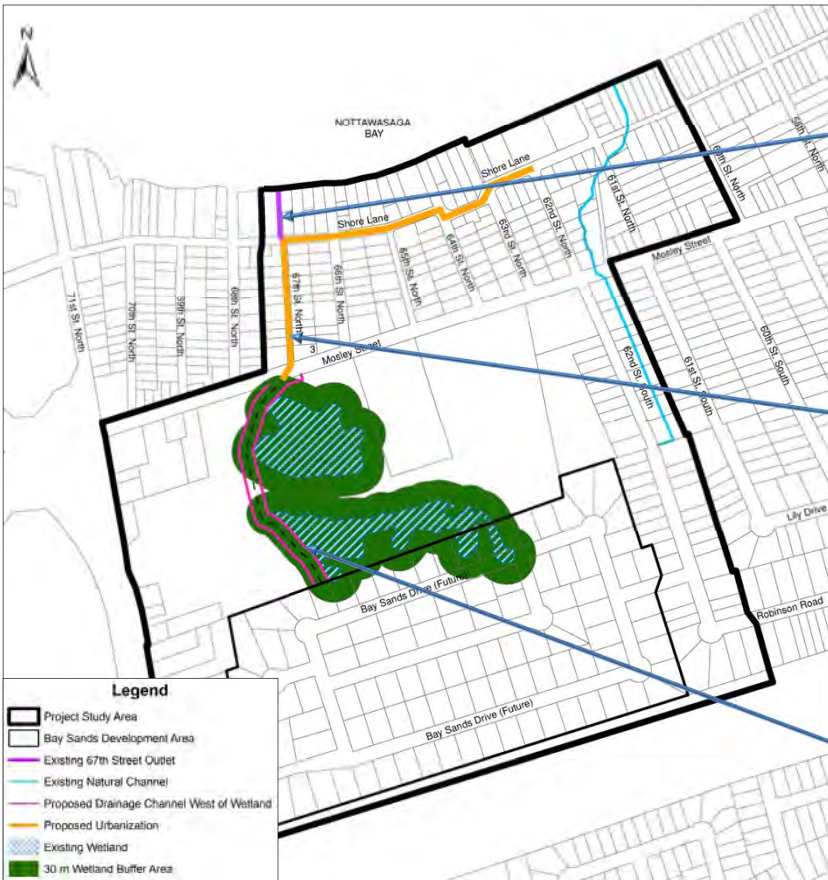
OR

Design Option 2B

- ✓ Construct new storm sewer in 61st Street right-of-way and connect to the existing channel south of Shore Lane
- ✓ Retain existing channel outlet east of 61st Street as an emergency overflow outlet
- ✓ Future urbanization of 62nd Street South and North and Shore Lane from 61st Street North to 62nd Street North.

AREA 1 – DESIGN OPTIONS

AREA 1 DESIGN OPTION 1A



UTILIZE EXISTING 67th STREET OUTLET:

- Utilize existing 67th Street outlet to Nottawasaga Bay.
- The existing outlet has sufficient capacity to accommodate all contributing lands including the Bay Sands Development Area.
- This outlet has an existing oil and grit separator to assist with quality control.

URBANIZE 67th STREET & SHORE LANE:

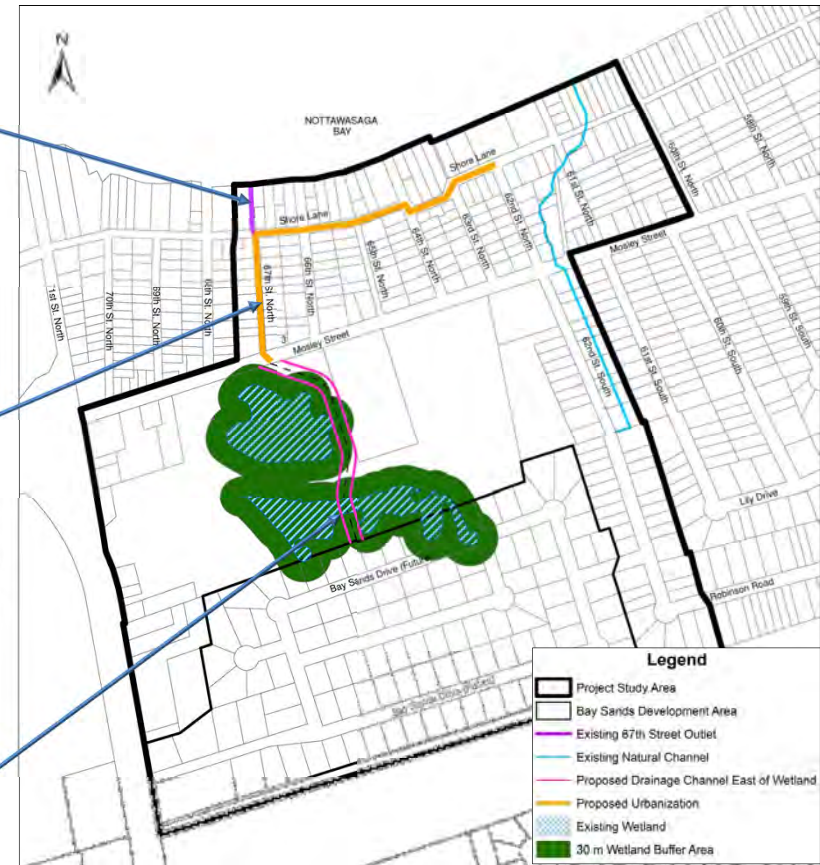
- From Mosely Street to Shore Lane, flow exiting the drainage channel would be conveyed into a large diameter storm sewer on 67th Street.
- 67th Street would be urbanized to accommodate overland flow that exceeds the capacity of the proposed storm sewer.
- Shore Lane would also be urbanized from 62nd Street North to 67th Street North.

OBTAIN DRAINAGE EASEMENT ON LANDS NORTH OF BAY SANDS AREA

- Obtain 20.0 m wide drainage easement through private lands north of Bay Sands Development Area to convey controlled flow to Mosley Street near 67th Street.
- The drainage easement would eventually be developed into a grass lined drainage swale approximately 360 m in length that is capable of conveying the greater of the 100-year or Regional flows. A maintenance access route will also be provided along its length.

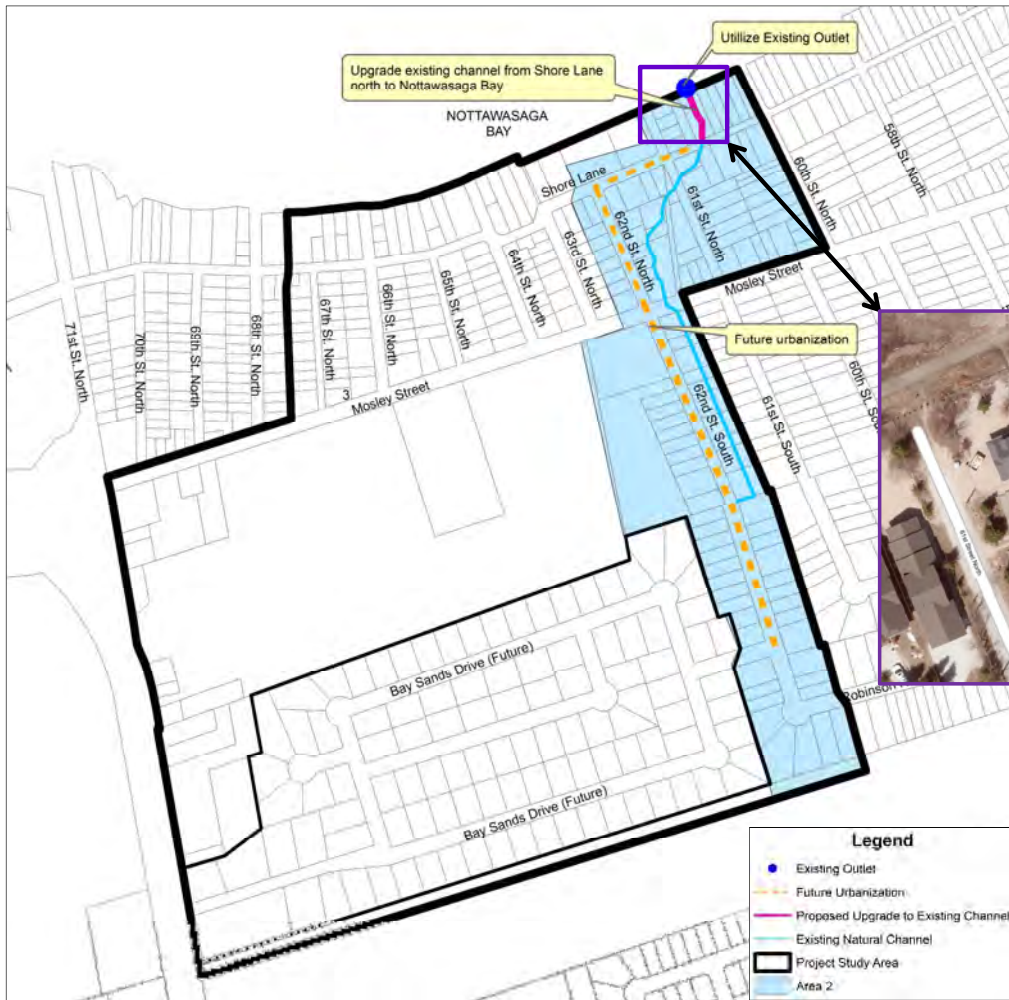
- ✓ Utilize existing 67st Street Outlet
- ✓ Urbanize 67th St. North and Shore Lane from 62nd St. North to 67th St. North.
- ✓ Construct Drainage Channel WEST Side of Wetland

AREA 1 DESIGN OPTION 1B



- ✓ Utilize existing 67st Street Outlet
- ✓ Urbanize 67th Street North and Shore Lane from 62nd St. North to 67th St. North
- ✓ Construct Drainage Channel EAST Side of Wetland

AREA 2 – DESIGN OPTION 2A



Design Option 2A for Area 2 Proposes the Following:

- Utilize the existing channel outlet to Nottawasaga Bay
- Upgrade the existing channel from Shore Lane north to the existing outlet.
- Future urbanization of 62nd Street South and North and Shore Lane from 61st Street North to 62nd Street North.



Channel Upgrades:

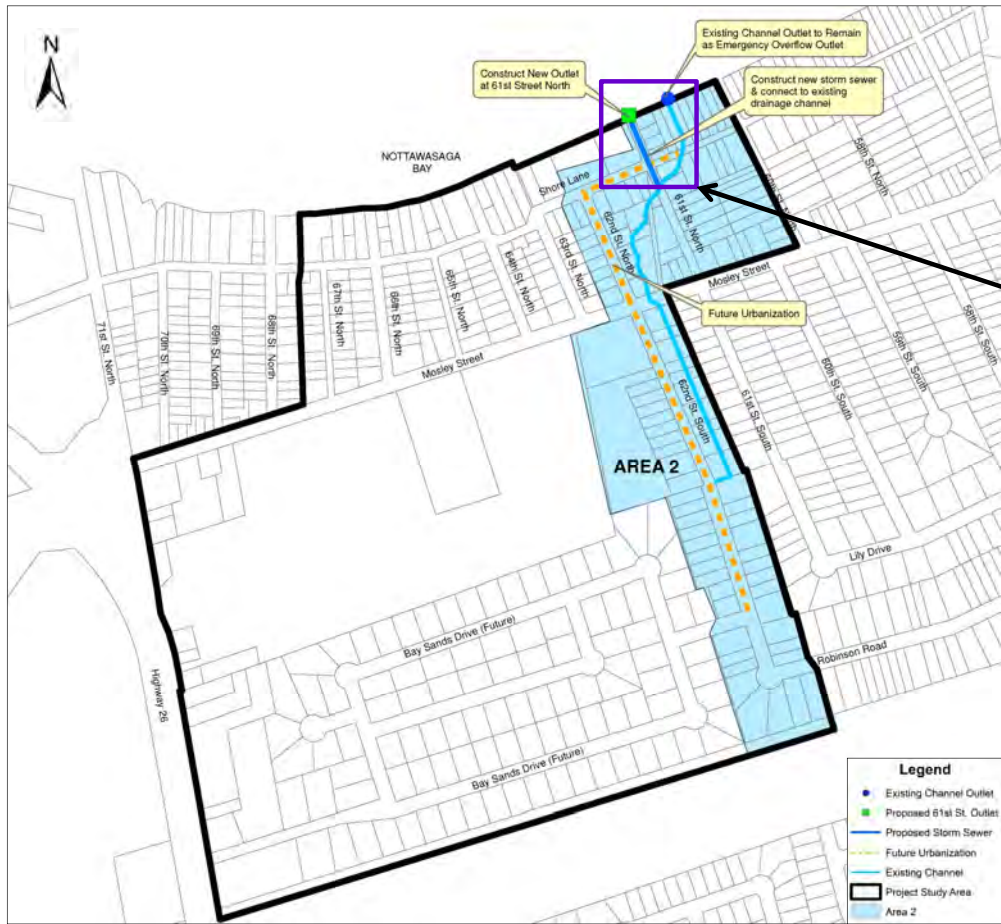
Upgrades to the existing channel will involve significant widening of the channel and will result in adverse impacts to property at 1760 Shore Lane.

Existing Channel
 The existing channel is 2.0 m wide at the bottom and 4.0 m at the top with 1:1 side slopes as illustrated below:

↓

Proposed Channel
 The proposed channel will be 2.0 m wide at the bottom and 9.2 m wide at the top with 3:1 sides slopes.

AREA 2 – DESIGN OPTION 2B



Design Option 2B for Area 2 Proposes the Following:

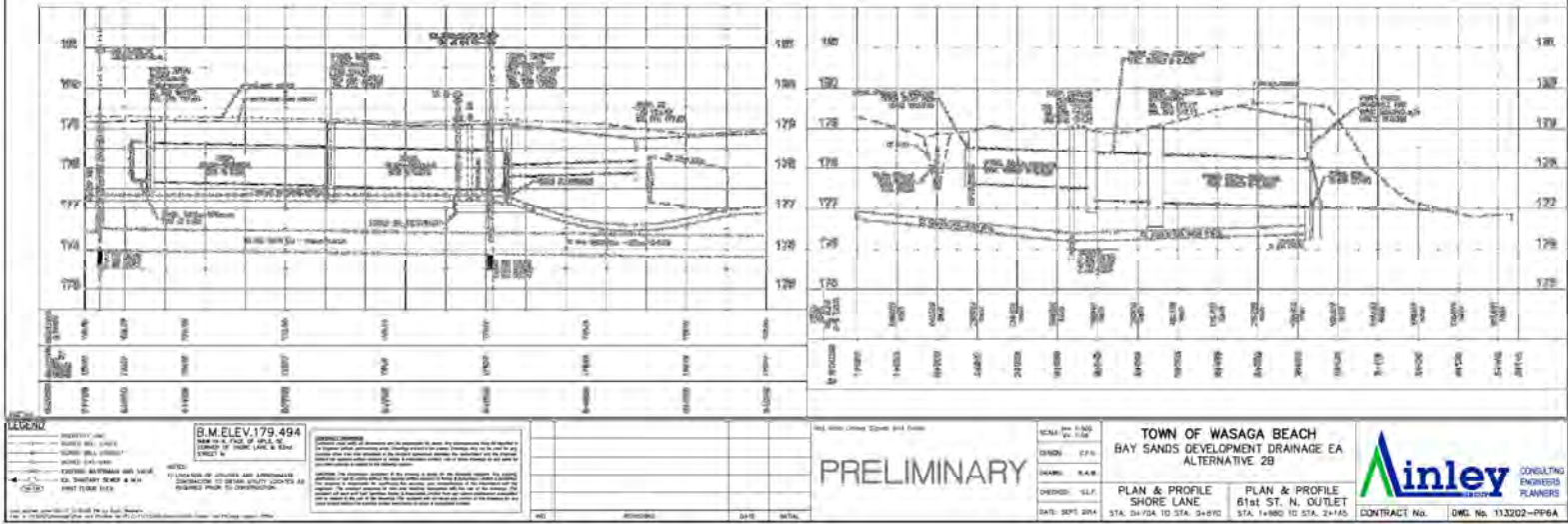
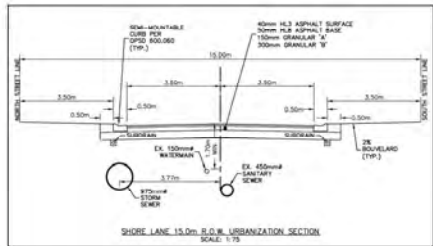
- Construct new outlet at 61st Street North right-of-way
- Retain existing channel outlet east of 61st Street as an emergency overflow outlet
- Construct new storm sewer in 61st Street right-of-way and connect to the existing channel south of Shore Lane
- - - Future urbanization of 62nd Street South and North and Shore Lane from 61st Street North to 62nd Street North.



AREA 2 – DESIGN OPTION 2B



FOR DWG. CONTINUATION
 SHEET 20 OF 22 (2008-050)



PRELIMINARY

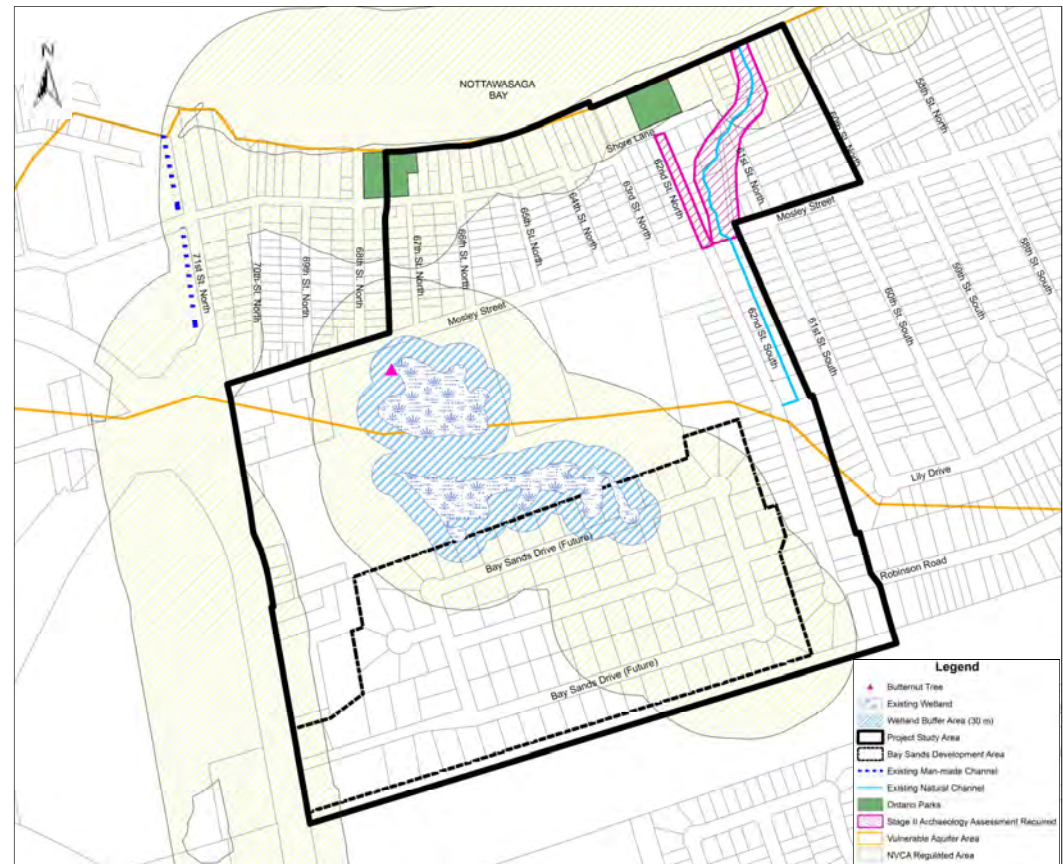
TOWN OF WASAGA BEACH
BAY SANDS DEVELOPMENT DRAINAGE EA
ALTERNATIVE 2B
PLAN & PROFILE
SHORE LANE
 STA. 2+174 TO STA. 2+610
PLAN & PROFILE
61st ST. N. OUTLET
 STA. 1+880 TO STA. 2+175
 CONTRACT No. **09L No. 13.3202-PP6A**



ENVIRONMENTAL FEATURES

A number of studies have been completed to identify sensitive environmental features within the project study area and to determine the potential for impact from construction on these features. The accompanying map and information below summarize the potential environmental concerns and constraints for this project.

Environmental Features
<p>Terrestrial Vegetation /Wildlife Including Species at Risk</p> <ul style="list-style-type: none"> • Potential habitat exists for several Species at Risk – (Milksnake, Red-headed Woodpecker & Eastern Wood-pewee – all Species of Special Concern) and (Hill’s Thistle & Chorus Frog - Threatened) within the project study area. • One Butternut Tree (Endangered) was identified south of Mosley Street near the unevaluated wetland
<p>Aquatic Vegetation/Wildlife</p> <ul style="list-style-type: none"> • Drainage features within the study area consist of swales or ditches that are man-made, undefined or flow intermittently. • Drainage features within the study area do not provide fish habitat. • Drainage features are not accessible from Nottawasaga Bay due to elevation and/or these are separated from Nottawasaga Bay by the beach area.
<p>Wetlands</p> <ul style="list-style-type: none"> • Unevaluated wetland areas were identified within the project study area.
<p>Drainage/Surface Water</p> <ul style="list-style-type: none"> • Portion of study area is within the Nottawasaga Valley Conservation Area (NVCA) Regulated Area. A permit will be required from this agency to complete work proposed.
<p>Groundwater</p> <ul style="list-style-type: none"> • The majority of adjacent properties are currently on municipal services and there is limited potential to impact local wells. • Although the project is within a Vulnerable Aquifer Area as identified in the Town’s Official Plan, the work proposed is considered to be a low risk and is a significant distance from existing municipal wells .
<p>Archaeological/Built Heritage Resources</p> <ul style="list-style-type: none"> • A Stage 1 archaeological assessment was completed during the Class EA process. • A Stage 2 assessment will be required during the detailed design phase for the 62nd Street corridor and the drainage channel at 61st Street.



EVALUATION MATRIX

Each option was reviewed in relation to the same criteria to determine which option will address the key issues, but create the least amount of impact on the area environment (physical, natural, social, cultural & economic).

EVALUATION OF AREA 1 DESIGN OPTIONS

EVALUATION CRITERIA	OPT. 1A	OPT. 1B	DESCRIPTION OF EFFECTS
PHYSICAL ENVIRONMENT			
Stormwater System Capacity	●	●	Both options will equally address the stormwater system capacity.
Constructability	●	○	The route selection for Option 1B is constrained by the wetland and the neighboring property. Option 1A has less constraints for channel alignment and has a more favourable centreline grade.
Outlet Requirements	●	●	Both alternatives propose use of an existing outlet that was previously sized and constructed to accommodate the Bay Sands Development Area and as such, no improvements will be required to the existing structure.
Utilities and Servicing	●	●	Both options propose the urbanization of 67 th Street North, but it is expected that construction will be contained within the existing right-of-way with minimal impacts to existing utilities. Both options will equally impact water services to properties on the east side of 67 th Street North.
NATURAL ENVIRONMENT			
Terrestrial Vegetation/Wildlife/Species at Risk	○	●	As both options propose construction within a previously undeveloped landscape there is increased potential to impact area vegetation and wildlife. Impacts are expected to be low since habitat will continue to remain for these species post construction. Design Option 1A will impact an existing Butternut Tree (SAR). However, mitigation measures can be implemented to assist in reducing the potential for impact.
Aquatic Vegetation & Wildlife	●	●	As both options propose construction within a previously undeveloped landscape and in proximity to several wetland areas there is increased potential to impact aquatic vegetation and wildlife. However, the drainage channel has been sited outside of the existing wetland area and in accordance with NVCA requirements so as to create the least amount of impact.
Wetlands	●	●	The location of the drainage channel for both options is situated outside of the existing wetland area and in accordance with NVCA requirements so as to create the least amount of impact. The application of mitigation measures during construction will assist in reducing the potential for impact during construction. In addition, Option 1A provides increased opportunity to make the channel a beneficial extension of the wetland.
Surface Runoff Quality	●	●	Both options propose the construction of a stormwater management facility which will equally address water quality. Detailed Design for both options may give consideration to use of a "treatment train" approach to minimize impacts to water quality.
Surface Water Quantity/Flooding	●	●	Both options propose the construction of a stormwater management facility which will address water quantity/flooding concerns.
SOCIAL ENVIRONMENT			
Town of Wasaga Beach Land Use Planning Objectives	●	●	Both options will address the drainage requirements for the Bay Sands Development Area which will assist in addressing the servicing needs and move it closer to development which is in accordance with the Town's land use planning objectives.
Adjacent Property Impacts	●	●	Both options propose construction within the vacant lands to the north of the Bay Sands Development Area; however, the location of the drainage channel has been sited within the buffer area of the wetland, an area already restricted to development. This will reduce the potential to impact the future development potential of this property.
Noise	●	●	Both options will result in an increase in noise impacts during the construction period; however, it will be temporary in nature and can be reduced through the use of standard best management practices.
Traffic Impacts	●	●	Both options propose the urbanization of 67 th Street North which has an increased potential to impact area traffic during construction. However, the use of construction staging and traffic management measures will assist in reducing impacts.
Property Access	●	●	Both options propose the urbanization of 67 th Street North which has an increased potential to impact property access during construction. However, impacts can be reduced through standard construction practices such as providing advance notification to affected property owners where an access is to be closed temporarily.
CULTURAL ENVIRONMENT			
Archaeological	■	■	The subject area was cleared of archaeological concerns.
Built Heritage	■	■	There are no built heritage structures within the project study area and as such, there will be no impacts in this regard.
ECONOMIC ENVIRONMENT			
Property Acquisition Costs	●	●	Both options will have similar property acquisition requirements/costs associated with the drainage channel across the private lands to the north of the Bay Sands Development Area.
Construction Costs	●	●	Construction costs are expected to be very similar.
Operating/Maintenance Costs	●	●	Operating/Maintenance costs are expected to be very similar.

RESULTS: Either option is equally viable.

EVALUATION OF AREA 2 DESIGN OPTIONS

EVALUATION CRITERIA	OPT. 2A	OPT. 2B	DESCRIPTION OF EFFECTS
PHYSICAL ENVIRONMENT			
Stormwater System Capacity	●	●	Both options will equally address the stormwater system capacity issues between Shore Lane and Nottawasaga Bay.
Outlet Requirements	●	○	Option 2B requires construction of a new outlet at 61 st Street North.
Impacts to Existing Utilities and Services	●	●	Both options include urbanization, but it is expected that construction will be contained within the existing right-of-way with minimal impacts to existing utilities.
NATURAL ENVIRONMENT			
Terrestrial Vegetation/Wildlife/Species at Risk	●	●	Option 2A involves construction on an existing residential lot and Option 2B requires work within an existing right-of-way. The potential to impact terrestrial vegetation and wildlife is expected to be low in either area.
Aquatic Vegetation & Wildlife	○	●	Option 2A proposes improvements to the existing channel from Shore Lane to the beach and there is an increased potential to impact aquatic vegetation and wildlife in comparison to Alt. 2B.
Surface Runoff Quality	○	●	Option 2A has an increased potential to impact water quality during construction as work is proposed within an existing channel; however, impacts can be reduced through application of best management practices for working in and around water.
Surface Water Quantity/Flooding	●	●	Both options will equally address surface water quantity concerns and reduce flooding potential.
SOCIAL ENVIRONMENT			
Town of Wasaga Beach Land Use Planning Objectives	●	●	Both options will address the drainage requirements along the 62 nd Street corridor which will assist in addressing the servicing needs for the area.
Adjacent Property Impacts	○	●	Option 2A is the least preferred as it involves channel improvements which will significantly impact one residential property.
Noise	●	●	Both options will result in an increase in noise impacts during construction; however, these are expected to be temporary and limited to the period of construction.
Traffic Impacts	●	●	Both alternatives require construction within the existing right-of-way which could potentially impact traffic.
Property Access	●	●	Both options require reconstruction within the existing right-of-way which has an increased potential to impact property access during construction. However, impacts can be reduced through standard construction practices such as providing advance notification to affected property owners where an access is to be closed temporarily.
CULTURAL ENVIRONMENT			
Archaeological	○	○	During the detailed design process, both options will require additional study to confirm that the subject areas are free of archaeological potential.
Built Heritage	●	●	There are no built heritage structures within the project study area and as such, there will be no impacts in this regard.
ECONOMIC ENVIRONMENT			
Property Acquisition Costs	○	●	Option 2A will be more costly as it requires property acquisition.
Construction Costs	●	●	There is no significant difference in costs between the two options.
Operating/Maintenance Costs	○	●	Alt. 2A has marginally increased operation and maintenance costs due to longer pipe length and manholes.

RESULTS: AREA 2 - Design Option 2B is preferred.



AREA 1 DESIGN OPTIONS

SUMMARY OF KEY ADVANTAGES AND DISADVANTAGES

DESIGN OPTION 1A

- ✓ Utilize the existing 67th Street Outlet
- ✓ Urbanize 67th Street North and Shore Lane from 62nd Street North to 67th Street North.
- ✓ Construct a drainage channel on the WEST side of the existing wetland, across the private lands north of the Bay Sands Development Area to Mosley Street

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Design will address stormwater system capacity requirements • Utilizes an existing outlet (i.e. 67th Street) 	<ul style="list-style-type: none"> • Potential to impact a Butternut Tree, a Species at Risk, but impacts can be mitigated.

DESIGN OPTION 1B

- ✓ Utilize the existing 67th Street Outlet
- ✓ Urbanize 67th Street North and Shore Lane from 62nd Street North to 67th Street North.
- ✓ Construct a drainage channel on the EAST side of the existing wetland, across the private lands north of the Bay Sands Development Area to Mosley Street

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Design will address stormwater system capacity requirements • Utilizes an existing outlet (i.e. 67th Street) 	<ul style="list-style-type: none"> • Route selection constrained by the limited area available between the wetland and the neighboring property. • Deeper channel required.

AREA 2 DESIGN OPTIONS

SUMMARY OF KEY ADVANTAGES AND DISADVANTAGES

DESIGN OPTION 2A

- Utilize the existing channel outlet to Nottawasaga Bay east of 61st Street North.
- Upgrade the existing channel from Shore Lane north to the existing outlet.
- Complete localized urbanization of 62nd Street South and North and Shore Lane from 61st Street North to 62nd Street North.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Design will address stormwater system capacity requirements • Utilizes an existing outlet (i.e. channel) 	<ul style="list-style-type: none"> • Significant property impacts including loss of existing cottage. • Higher costs due to the need for property acquisition.

DESIGN OPTION 2B

- Construct new outlet at 61st Street
- Urbanize 62nd Street with a large diameter storm sewer.
- Complete localized urbanization of 62nd Street South and North and Shore Lane from 61st Street North to 62nd Street North.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Design will address stormwater system capacity requirements • Cheaper of the two options since no property acquisition required. • Minimal impacts to adjacent properties since construction to be contained within existing right-of-way. 	<ul style="list-style-type: none"> • Requires construction of new outlet at 61st Street North.

POTENTIAL MITIGATION STRATEGY

The mitigation measures as outlined below will assist in minimizing the potential for impact:

- Aquatic Wildlife (Including Species at Risk)**
 - Obtain necessary approvals from the Nottawasaga Valley Conservation Authority and the Ministry of Natural Resources and Forestry.
 - Application of standard best management practices for working in and around water (i.e. sediment & erosion control; site restoration following construction; equipment refueling and maintenance restrictions etc.).
- Terrestrial Wildlife (Including Species at Risk)**
 - Complete vegetation removals outside of the active season for breeding birds in accordance with the Migratory Birds Convention Act and the Migratory Birds Regulations so as to avoid impacting migratory birds, including Species at Risk.
 - Obtain input from relevant agencies.
 - Minimize vegetation removals and impacts to habitat.
- Wetlands**
 - Obtain necessary approvals from the Nottawasaga Valley Conservation Authority and the Ministry of Natural Resources and Forestry.
 - Application of standard best management practices for working in and around water (i.e. sediment & erosion control; site restoration following construction; equipment refueling and maintenance restrictions etc.).
- Surface Water**
 - Obtain necessary approval from the Nottawasaga Valley Conservation Authority for working within a regulated area.
 - Application of standard best management practices for working in and around water (i.e. sediment & erosion control; site restoration following construction; equipment refueling and maintenance restrictions etc.).
 - Complete water taking (consumptive use, surface water diversions etc.) in accordance with the requirements of the Ontario Water Resources Act and the Environmental Protection Act.
- Groundwater**
 - Complete water taking (groundwater) in accordance with the requirements of the Ontario Water Resources Act and the Environmental Protection Act.
 - Potential design considerations such as directing clean roof runoff to infiltration galleries to assist in maintaining the groundwater balance.

- Vegetation (Including Species at Risk)**
 - Re-stabilize and re-vegetate exposed surfaces as soon as possible following construction.
 - Define limits of construction with fencing to minimize intrusion into unnecessary areas.
 - Mitigation strategy to address Butternut Tree impacts to be developed during detailed design in consultation with the Ministry of Natural Resources and Forestry and the Nottawasaga Valley Conservation Authority, if applicable.
- Archaeological/Built Heritage**
 - Complete additional localized studies during detailed design to confirm cultural resources and establish mitigation strategy during construction.
- Noise**
 - Complete construction in accordance with municipal noise by-law.
 - Utilize standard noise mitigation measures to minimize potential for impact (i.e. construction equipment to comply with the noise emission standards; equipment to be in good repair & fitted with functioning mufflers; maximize the separation distance between construction staging areas and nearby receptors to the greatest extent possible).
- Adjacent Land Use**
 - Use of grading techniques to minimize potential for impact to adjacent properties.
 - Use of traffic management measures (i.e. construction staging, detours etc.) to minimize impacts to local traffic and to maintain access during construction.
 - Providing advance notice to property owners regarding temporary access closures during construction.
- Utilities/Serviceing**
 - Advance contact with utility companies during detail design process to develop re-location strategies.
 - Ongoing communication with utility companies during construction.
- Air Quality**
 - Utilize standard best management practices during construction to minimize impacts to air quality.
 - These may include covering stockpiles, utilizing dust suppressants; and ensuring that all equipment pollution control devices are operational and properly maintained.

COMMON QUESTIONS

Is there an increased potential for the Bay Sands Development Area drainage to negatively impact Nottawasaga Bay water quality?

- Drainage design will be completed in accordance with water management policies, guidelines, and provincial water quality objectives of the Ministry of Environment and Climate Change and will comply with other applicable legislation that includes the Ontario Environmental Protection Act and the Ontario Water Resources Act.
- The proposed outlets to Nottawasaga Bay currently include an oil and grit separator to address quality control. A Stormwater Management Facility (i.e. pond) is also proposed to provide quality control prior to reaching the outlet.
- Detailed design for the Bay Sands Development Area will involve quantifying the limits on lot coverage and infiltration and will be designed to address the requirements of the Ministry of Environment and Climate Change (MOECC) and the Nottawasaga Valley Conservation Authority (NVCA).
- The future design for the Bay Sands Development Area may incorporate a “treatment train” approach to reduce the impacts from the urbanization of the Bay Sands Development Area on the receiving waterbody (i.e. Nottawasaga Bay). This approach involves a sequence of practices (i.e. lot level, conveyance and end-of-pipe controls) designed to meet stormwater management objectives and may include the following:
 - Zoning Restrictions for the Bay Sands Development Area – establishing limits on the size of a home and the percentage of lot coverage.
 - Individual On-Site Infiltration Galleries: Taking runoff from roof areas for average small rainfall events and discharging via eaves troughs to infiltration galleries on each lot with the aim of matching the annual average ground water recharge of the site in its undeveloped condition. These are a well proven method of reducing total runoff volume where sandy soils and suitable separation from water table are available.
 - Other – rear yard soak away pits, grassed swales along roadway boulevards for conveyance control, oil and grit separators (pre-treatment), and filters (water quality control).

Is this undertaking going to result in an increased number of outlets to Nottawasaga Bay?

- The design team has attempted to utilize an existing outlet; however, the existing channel east of 61st Street has insufficient capacity for existing flows. The existing channel will remain for local surface drainage and provide for emergency spills / overflow conveyance if the new outlet at 61st Street North is plugged.

COMMON QUESTIONS

Will the cost of the improvements be assigned to existing residents?

- The cost of the outlet improvements for the Bay Sands Development Area will be covered 90% by Development Charges and 10% by taxation.
- Costs associated with improvements to the 61st Street outlet will be assigned to the Town's capital project budget.

Is there the potential that effluent and sediment will not be able to be effectively cleared from the shore in the area of Nottawasaga Bay from 71st Street North to the 67th Street right-of-way?

- Quality control features will be included in the Bay Sands development to address water quality concerns.
- The design of the storm sewer drainage for the Bay Sands development will include water quality control features and will attenuate peak flows to pre-development rates.
- The combination of zoning, individual lot infiltration measures, stormwater management pond and oil grit separators will develop a layered solution to control runoff volume and quality.

Will the Bay Sands development result in an increased potential for flooding?

- The Town is aware that there is flooding potential within the Project Study Area and that is part of the reason why a drainage analysis was completed. The solution as proposed will assist in reducing the potential for flooding.
- The drainage system for the Bay Sands Development Area will be designed to attenuate peak flows to pre-development rates. This means that the flow rates will not change and it provides an opportunity to address existing deficiencies along 67th Street.
- The amount of flow to the 61st Street outlet is being reduced from current conditions.

Will the drainage solution for the Bay Sands Development Area result in an increased volume of water entering the beach area that will make it continuously wet and contribute to the overgrowth of vegetation (i.e. phragmites)?

- The Town is aware of the overgrowth of vegetation that exists in the beach area near the 67th Street outlet and the resulting overgrowth of an invasive species.
- The Town has discussed this problem with Ontario Parks. The potential to develop a suitable strategy for beach maintenance will be considered as part of the ongoing beach management plan between the Province and the Town.

BAY SANDS DEVELOPMENT

How Does the Bay Sands Development Proceed From Here?

- The Town has received many inquiries from Bay Sands property owners asking for information on how their Bay Sands properties may eventually be developed. The Town is aware that many property owners are interested in developing their property and the Town would like to assist them to move forward.
- The Town proposes that if the drainage improvement Class EA is successfully concluded along with resolution of all other servicing issues for water, sanitary sewer, roadways and grading etc. that the Local Improvement Act, in accordance with the Municipal Act, be followed and applied to the Bay Sands Development.
- The requirements for “Local Improvements” in the Town of Wasaga Beach specify that a minimum of 66.7% of the property owners that would benefit from the project and possessing a minimum of 51% of the assessed property value must petition the Town in order to proceed.
- Following receipt of a petition from the majority of Bay Sands owners, the Town of Wasaga Beach would lead the process and arrange for the design, approvals and construction of the Bay Sands development.
- All benefitting owners in the area will then have the option to reimburse their share of the cost for the local improvement by either paying the Town the full amount immediately following construction completion or having the cost added to their annual taxes which may be paid over a period of up to 10 years with applicable interest.
- Although the Bay Sands Development works are dependent on a petition, the Town plans to proceed with work associated with the outlet including local drainage improvements and the urbanization of 67th Street and Shore Lane.

THE NEXT STEP IN THE CLASS EA PROCESS....

- The project team will give consideration to all public and agency comments received and select a Preferred Design.
- The Class EA process completed for this project will be documented in an Environmental Screening Report that will be made available for a 30 day public review period.
- A Notice of Completion will be issued to identify selection of the Preferred Design. The notice will also identify the public venues available to review the Environmental Screening Report.
- Once the 30 day public review period ends and there are no further objections or requests for a Part II Order, the Class EA process is considered complete. The project can then move forward to Phase 5 involving the completion of detailed design and construction at a future date.

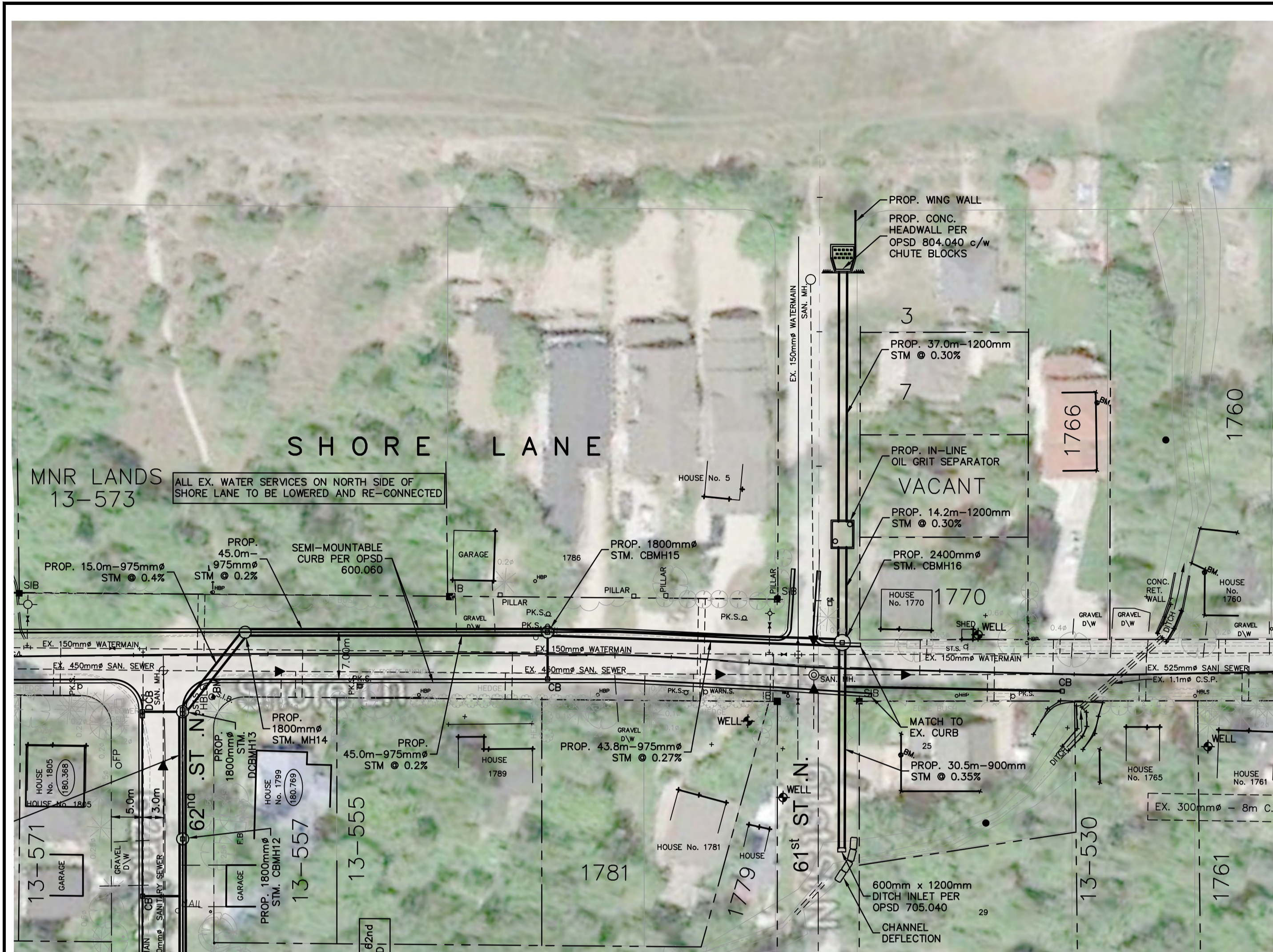
COMMENTS

- We invite you to provide any comments, in writing, on the Comment Sheet provided.
- As of **June 23, 2017** all PIC material, including the Comment Sheet, will be available for download on the Town's website www.wasagabeach.com
- All comments are to be submitted by **July 6, 2017** to either of the following members of the Project Team:

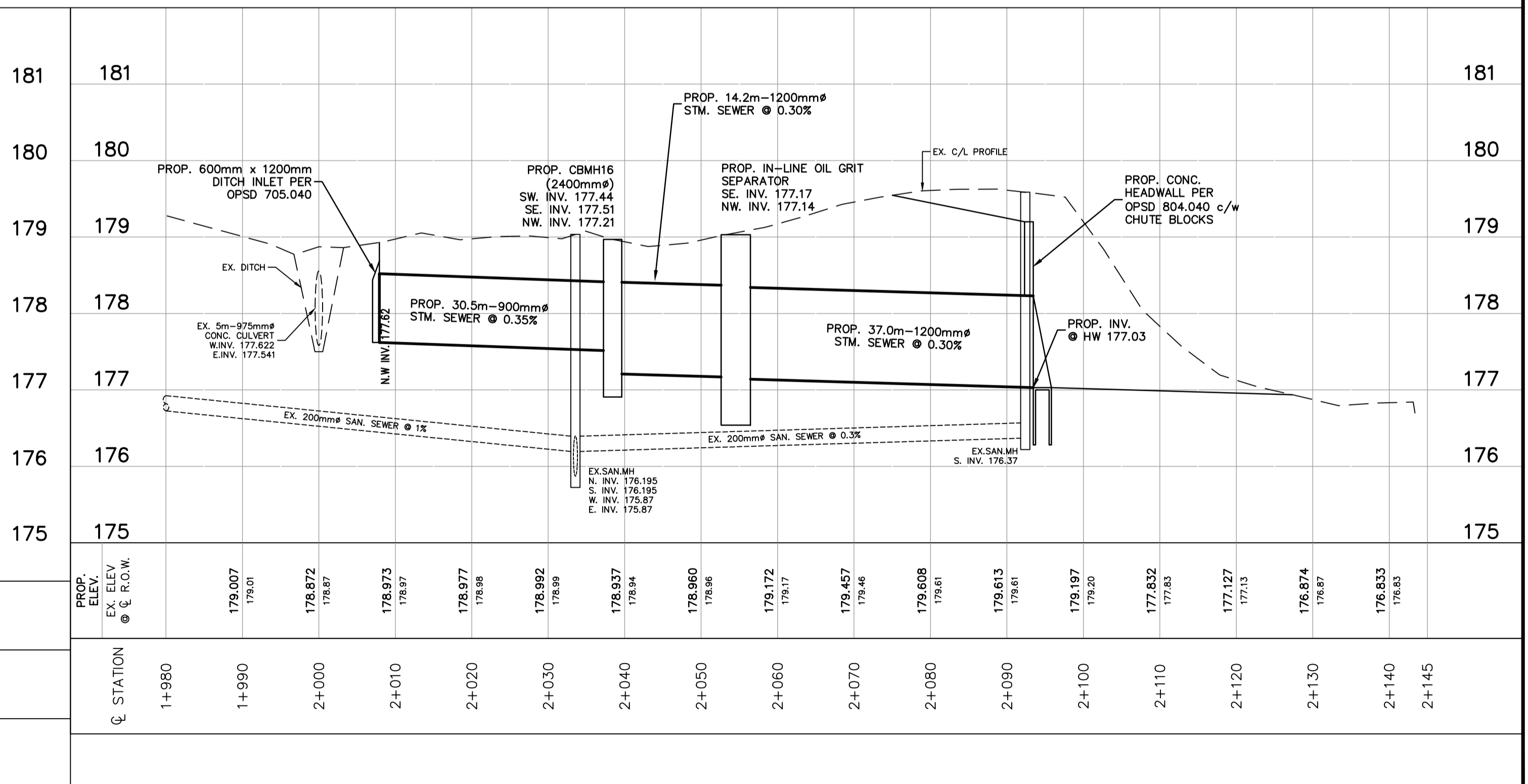
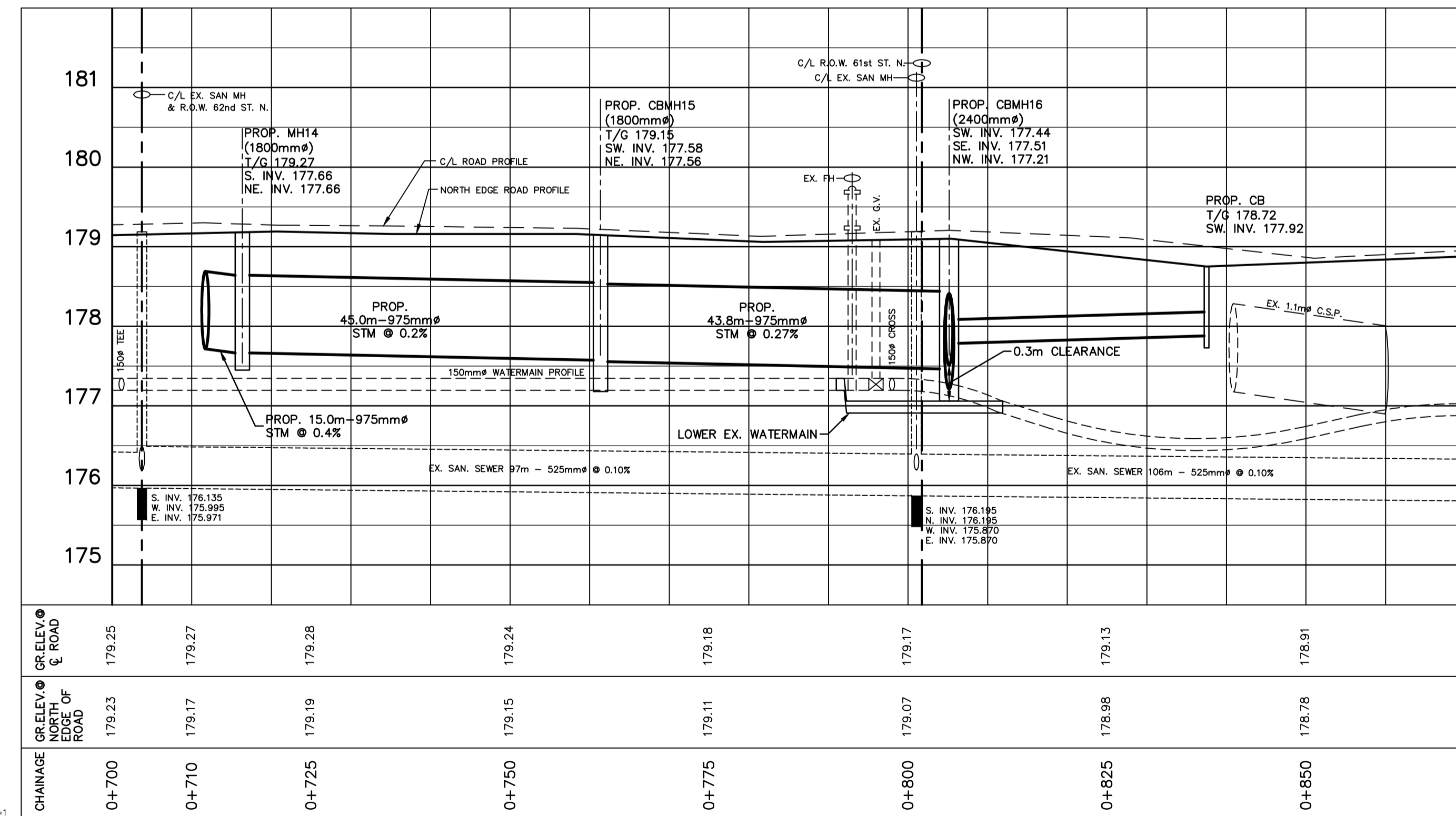
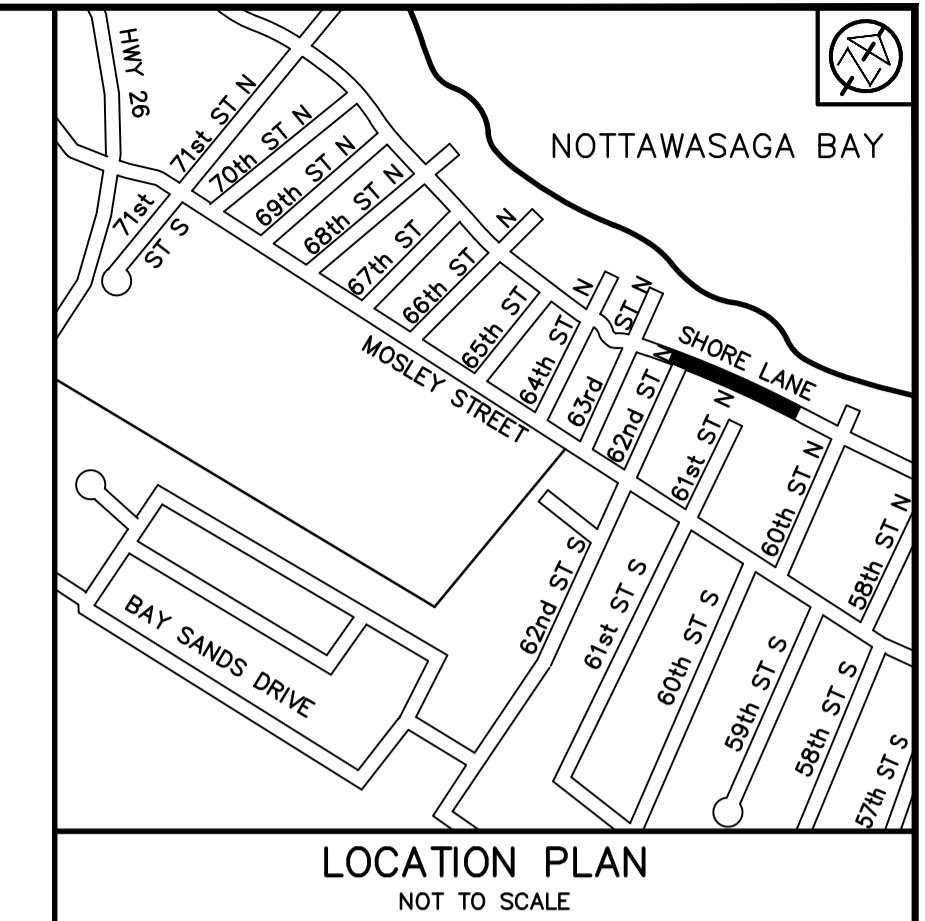
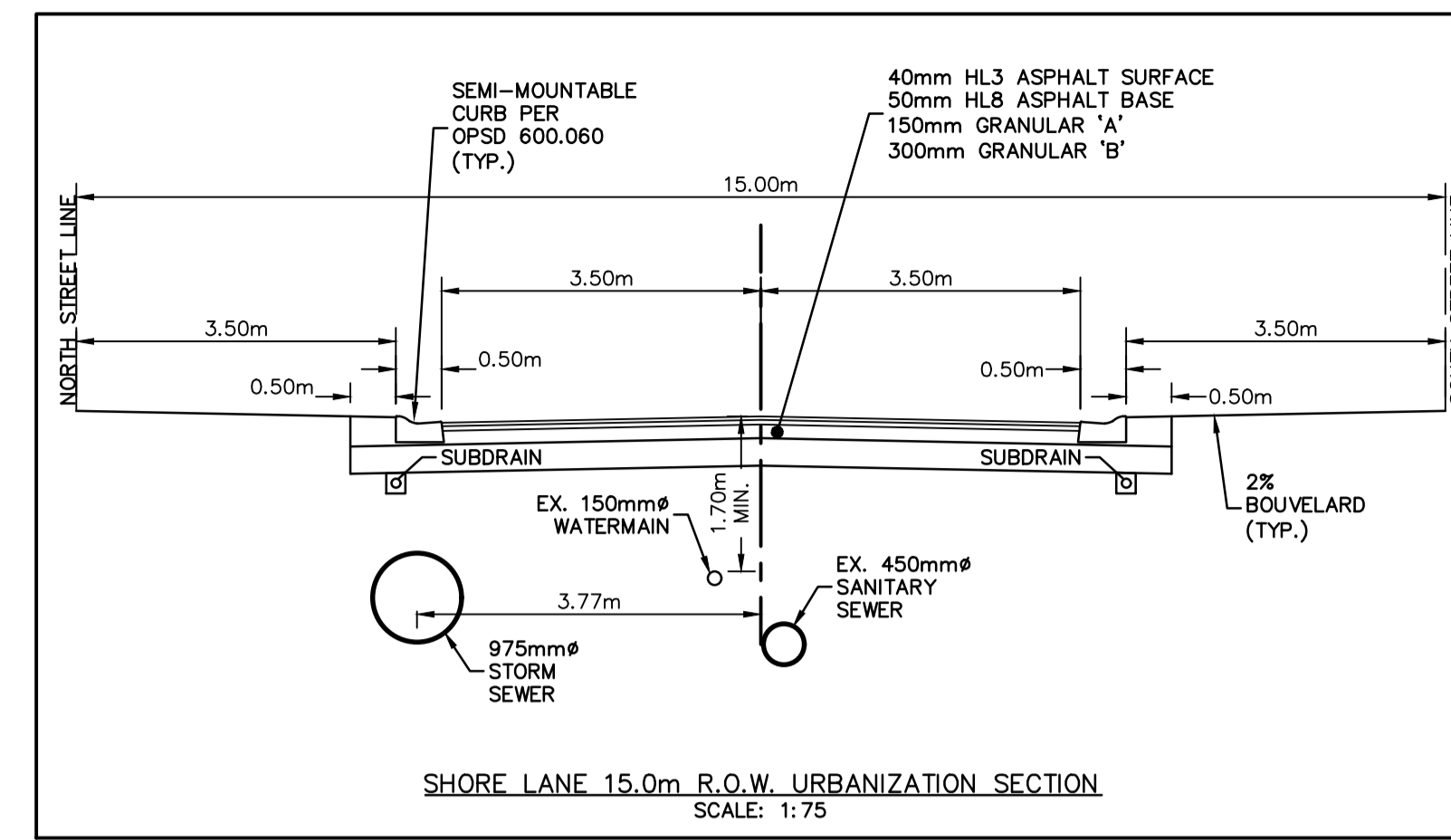
Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Public Works Tel: (705) 429-2540 ext. 2308
Public Works Fax: (705) 429-8226
m.latimer@wasagabeach.com

Mr. Steve Fournier, P.Eng.
Project Manager
Ainley Group
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Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371
Fax: (705) 726-4391
fournier@ainleygroup.com

Additional Drawings



FOR DWG. CONTINUATION
REFER TO DWG. 113202-PP5



LEGEND

- PROPERTY LINE
- BURIED BELL CABLE
- BURIED BELL CONDUIT
- BURIED GAS MAIN
- EXISTING WATERMAIN AND VALVE
- EX. SANITARY SEWER & M.H. FIRST FLOOR ELEV.

B.M. ELEV. 179.494
N&W IN N. FACE OF HPLS. SE CORNER OF SHORE LANE & 62nd STREET N.

NOTES:
1) LOCATION OF UTILITIES ARE APPROXIMATE. CONTRACTOR TO OBTAIN UTILITY LOCATES AS REQUIRED PRIOR TO CONSTRUCTION.

CONTRACT DRAWINGS
Contractor must verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before commencing work. Drawings are not to be scaled. Drawings may not be used for any purpose other than that stipulated in the contract agreement between the client and the Engineer, without the express written consent of Anley & Associates Limited. Use of these drawings for any other purpose is subject to the following caution.

CAUTION: The information contained in this drawing is solely for the intended recipient. Any copying, distribution or use by others without the express written consent of Anley & Associates Limited is prohibited. The recipient is responsible for confirming the accuracy and completeness of the information with the originator. The recipient assumes all risks and liabilities associated with the use of the drawings. The recipient will save and hold harmless Anley & Associates Limited from any claims whatsoever associated with or related to the use of the drawings. The recipient will not reuse any portion of the drawings for any future project without the express written permission of Anley & Associates Limited.

NO.	REVISIONS	DATE	INITIAL

Not Valid Unless Signed And Dated

PRELIMINARY

SCALE: H= 1:500
V= 1:50

DESIGN: C.F.H.

DRAWN: R.A.W.

CHECKED: S.L.F.

DATE: SEPT. 2014

TOWN OF WASAGA BEACH
BAY SANDS DEVELOPMENT DRAINAGE EA
ALTERNATIVE 2B

PLAN & PROFILE SHORE LANE
STA. 0+704 TO STA. 0+870

PLAN & PROFILE 61st ST. N. OUTLET
STA. 1+980 TO STA. 2+145

Anley CONSULTING ENGINEERS PLANNERS

CONTRACT No. _____
DWG. No. 113202-PP6A

Last plotted June-20-17 2:39:08 PM by Rudy Weckerle
File: V:\113202\Drawings\Plan and Profiles for P.L.C. 1\113202-0plan-A12B-Colour for PIC.dwg Layout: PP6A

Appendix H

Consultation: Public Information Centre No. 3



Town of Wasaga Beach Bay Sands Development Area Storm Drainage and Outlet Improvements Municipal Class Environmental Assessment Notice of Public Information Centre No. 3

BACKGROUND

In June 2014, the Town of Wasaga Beach initiated a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area located at the western end of the Town of Wasaga Beach. As illustrated on the accompanying map, the study area for this project encompasses the existing undeveloped residential lots known as Bay Sands as well as the existing residential areas within the study drainage area.

This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment (Oct. 2000, as amended 2007, 2011 & 2015)*. This Class EA process investigated various drainage options, including the provision of storm sewers, improvements to existing outlets and the development of new outlets into Nottawasaga Bay.

Public Information Centre No. 2 was held on June 22, 2017 to present the alternative design solutions under consideration to address the problem statement.

A third Public Information Centre is now being held to provide an update on the process and the evaluation of the various design solutions.

PUBLIC INFORMATION CENTRE NO. 3

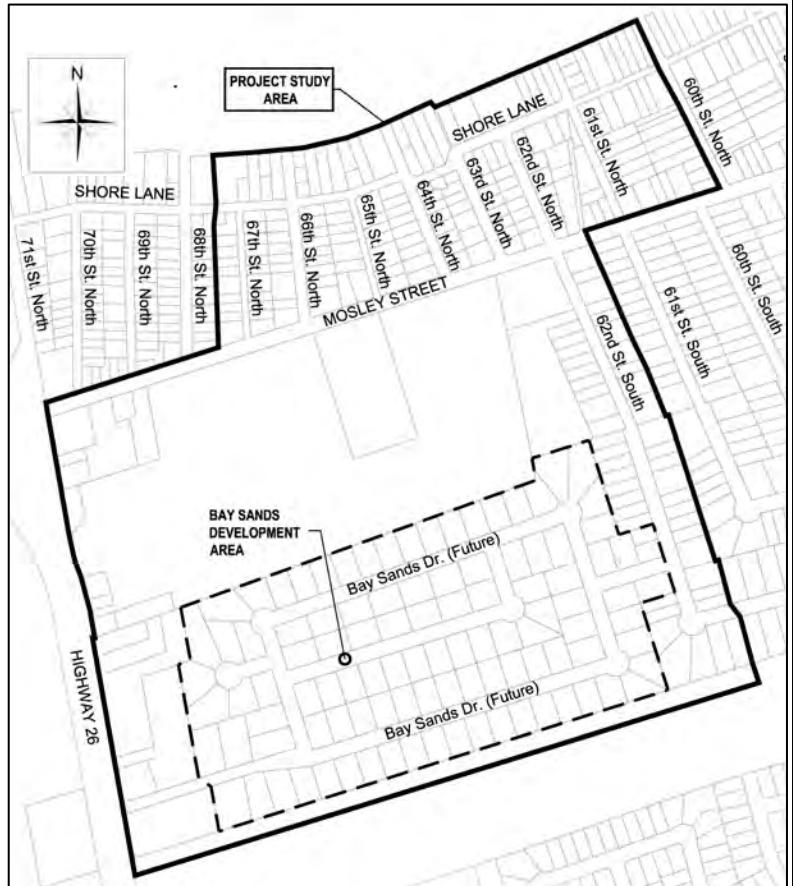
Public Information Centre No. 3 is scheduled as follows and will utilize an informal, 'drop-in' style format:

Date: Thursday, November 16, 2017.
Time: 6:00 p.m. - 8:00 p.m.
Location: Wasaga Beach RecPlex
1724 Mosley Street, Wasaga Beach

Following Public Information Centre No. 3, comments will be received until **November 30, 2017**. For further information regarding this project, please contact either of the following members of the study team:

Mr. Steve Fournier, P.Eng.
Project Manager
Ainley Group
550 Welham Road
Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371
Fax: (705) 726-4391
fournier@ainleygroup.com

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Public Works Tel: (705) 429-2540
Public Works Fax: (705) 429-8226
m.latimer@wasagabeach.com



Subject to comments received by the aforementioned deadline, a Preferred Design will be selected and the Class EA process will be documented in an Environmental Study Report (ESR), which will be made available for a 30-day public review period. Notification regarding the filing of the Environmental Study Report will be provided when the document is available.

Please note that any input received during this process will be maintained on file for use during the project and may be included in project documentation. Information collected will be used in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.



TOWN OF Wasaga Beach

WWW.WASAGABEACH.COM



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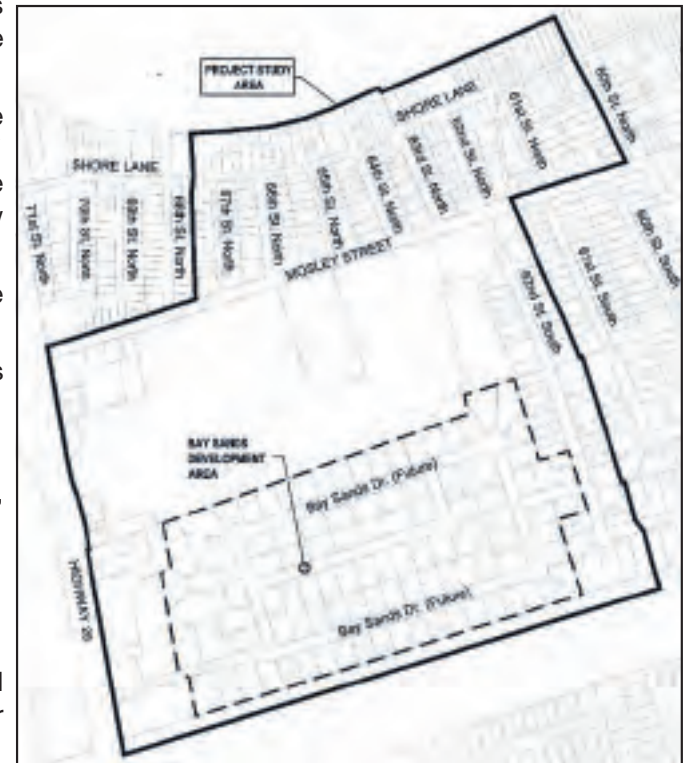
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705-429-3844
MUNICIPAL OFFICES

Administration • 705-429-3844
Building • 705-429-1120
By-Law Office & Animal Control • 705-429-2511
Chamber of Commerce • 705-429-2247

Planning • 705-429-3847
Economic Development • 705-429-3844
Community Policing • 705-429-7869
Fire • 705-429-5281 Hydro • 705-429-2517

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Parks/Arena Facilities • 705-429-0412
Public Works • 705-429-2540
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Town of Wasaga Beach Bay Sands Development Area Storm Drainage and Outlet Improvements Municipal Class Environmental Assessment Notice of Public Information Centre No. 3

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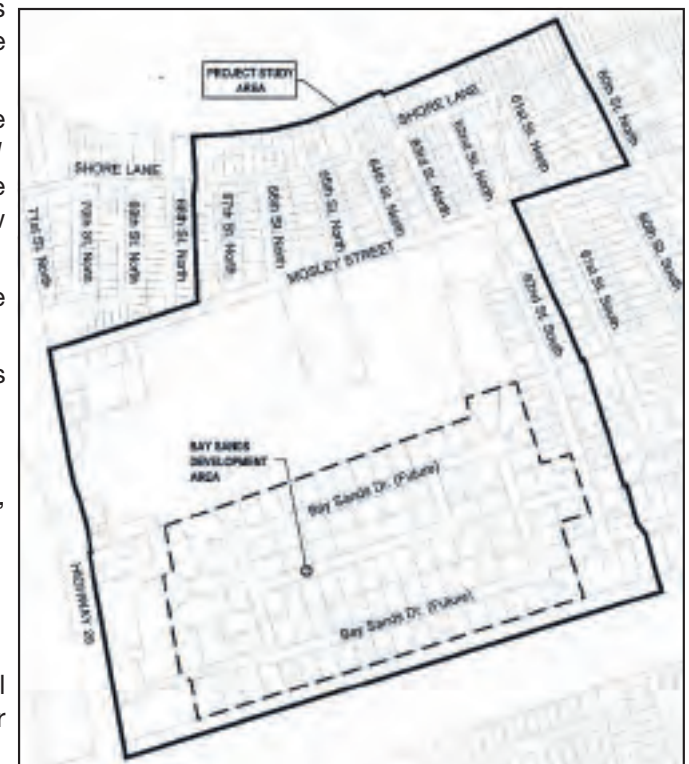
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 Public Works • 705-429-2540
 Recreation • 705-429-3321

**Agency and Indigenous Community
Contact List and Letters**

Wasaga Beach Bay Sands Area Storm Drainage Outlet Improvements Schedule 'C' Class EA
Notice of Public Information Centre No. 3
AGENCY CONTACT LIST

Title	First	Last	Title	Company	Address 1	Address 2	Town	PC	Telephone
Provincial & Federal Agencies									
Ms.	Ellen	Campbell	Project Manager, Ontario Region	Canadian Environmental Assessment Agency	55 St. Clair Avenue East	Suite 907	Toronto, ON	M4T 1M2	416-952-7006
Mr.	Rob	Dobos	Manager, Environmental Assessment Section	Environment Canada - Environmental Protection Operations Division - Ontario Region	867 Lakeshore Road	P.O. Box 5050	Burlington, ON	L7R 4A6	905-336-4953
Ms.	Chunmei	Liu	Environmental Resource Planner & EA Coordinator - Air, Pesticides and Environmental Planner	Central Region Ministry of Environment and Climate Change	5775 Yonge Street	8th Floor	North York, ON	M2M 4J1	416-326-5745
Ms.	Cindy	Hood	District Manager	Barrie District Office Ministry of Environment	54 Cedar Point Drive	Unit 1201	Barrie, ON	L4N 5R7	1-800-890-8511
Mr.	Rosi	Zirger	Heritage Planner	Ministry of Tourism, Culture & Sport	401 Bay Street	Suite 1700	Toronto, ON	M7A 0A7	416-314-7159
Ms.	Shawn	Carey	District Manager	Midhurst District Ministry of Natural Resources	2284 Nursery Road		Midhurst, ON	L0L 1X0	705-725-7561
Ms.	Carol	Neumann	Rural Planner	Ontario Ministry of Agriculture, Food and Rural Affairs	6484 Wellington Rd. 7	Unit 10	Elora, ON	N0B 1S0	519-846-0941
Mr.	Peter	Dorton	Senior Project Manager	Ministry of Transportation, Central Region Corridor Management Section	159 Sir William Hearst Ave.	7th Floor	Toronto, ON	M3M 0B7	416-235-4280
Mr.	Tim	Haldenby	Municipal Planning Advisor - Team Lead Central Ontario	Ministry of Municipal Affairs and Housing	777 Bay Street	13th Floor	Toronto, ON	M5G 2E5	416-585-6559
Ms.	Meghan	Pomeroy	Parks Planner	Ontario Parks, Southwest Zone Ministry of Natural Resources and Forestry	1350 High Falls Road		Bracebridge, ON	P1L 1W9	705-646-5520
Mr.	John	Fisher	Park Superintendent	Wasaga Beach Provincial Park	11-22nd Street North		Wasaga Beach, ON	L9Z 2W9	705-429-6629
Local Government & Other Agencies									
Mr.	Chris	Hibberd	Director, Watershed Management Services	Nottawasaga Valley Conservation Authority	John Hix Conservation Administration Centre	8195 8th Line	Utopia, ON	L0M 1T0	705-424-1479
Mr.	Christian	Meile	Director, Construction & Transportation Maintenance	County of Simcoe	1110 Highway 26 West		Midhurst, ON	L0L 1X0	705-726-9300
Mr.	Dave	Parks	Director, Planning, Development & Tourism	County of Simcoe	1110 Highway 26 West		Midhurst, ON	L0L 1X0	705-726-9300
Ms.	Kristin	Dibble-Pechkovsky	Planning Officer	Simcoe Muskoka Catholic District School Board	46 Alliance Blvd.		Barrie, ON	L4M 5K3	705-722-3559 ext. 250
Ms.	Holly	Spacek	Planning Officer	Simcoe County District School Board	1170 Highway 26		Midhurst, ON	L0L 1X0	705-728-7570 ext. 11311
Ms.	Bonnie	Branch	Transportation Coordinator	Simcoe County Student Transportation Consortium	64 Cedar Pointe Drive	Unit 1403	Barrie, ON	L4N 5R7	705-733-8965, ext. 107
Mr.	JC	Gilbert	Deputy Chief Operations	County of Simcoe Paramedic Services	1110 Highway 26		Midhurst, ON	L0L 1X0	705-726-9300
Inspector	Kevin	Hunter	Inspector	Huronian West Ontario Provincial Police	1000 River Road West	P.O. Box 140	Wasaga Beach, ON	L9Z 1A2	705-429-3575
Ms.	Ardis	Harris	Corresponding Secretary	Simcoe County Historical Association		P.O. Box 144	Barrie, ON	L4M 4S9	705-796-7649
Ms.	Marsha	Ramage		Wasaga West Beach Association	1710 Shore Lane		Wasaga Beach, ON	L9Z 1V6	705-429-7137
Att: Chairperson				Wasaga Beach Historical Advisory Committee	30 Lewis Street		Wasaga Beach, ON	L9Z 1A1	705-429-3844 ext. 2223

Wasaga Beach Bay Sands Area Storm Drainage Outlet Improvements Schedule 'C' Class EA

Notice of Public Information Centre No. 3

AGENCY CONTACT LIST

Title	First	Last	Title	Company	Address 1	Address 2	Town	PC	Telephone
Aboriginal Consultation									
Att: Consultation Unit				Ministry of Indigenous Relations & Reconciliation (MIRR)	160 Bloor St. East	9th Floor	Toronto, ON	M7A 2E6	416-326-4757
(INAC (formerly AANDC) <u>not</u> contacted for this project as project is not on Aboriginal lands)				Indigenous & Northern Affairs Canada- Consultation Unit (formerly Aboriginal Affairs & Northern Development Canada)	25 St. Clair Avenue East	8th Floor	Toronto, ON	M4T 1M2	1-800-567-9604
Mr.	Brian	Tucker	Manager of Way of Life Framework	The Metis Nation of Ontario	500 Old St. Patrick St.	Unit 3	Ottawa, ON	K1N 9G4	807-274-1386 (direct) 613-798-1488 (Secretary)
Ms.	Lynette	Davis	Director of Operations	Metis National Council	4-340 MacLaren Street		Ottawa, ON	K2P 0M6	613-232-3216
Mr.	Michael	Duquette	President	Georgian Bay Metis Council	355 Cranston Crescent	P.O. Box 4	Midland, ON	L4R 4K6	705-526-7537
First Nation Communities (as per ATRIS Search May 13, 2014)									
Chief	Joanne	Rogers		Aamjiwnaang First Nation	978 Tashmoo Avenue		Sarnia, ON	N7T 7H5	519-336-8410
Chief	James Robert	Marsden		Alderville First Nation	P.O. Box 46		Roseneath, ON	K0K 2X0	905-352-2011
Mr.	Dave	Simpson	Lands & Resources Communications Officer LETTER TO BE ADDRESSED TO DAVE SIMPSON WITH COPY TO MARSDEN ABOVE.	Alderville First Nation	11696 Second Line	P.O. Box 46	Roseneath, ON	K0K 2X0	
Chief	Patsy	Corbiere		Aundeck-Omni-Kaning First Nation	R.R. #1, COMP 21		Little Current, ON	P0P 1K0	705-368-2228
Chief	Mary	McQue-King		Beausoleil First Nation	General Delivery		Cedar Point, ON	L0K 1C0	705-247-2051
Chief	Donna	Big Canoe		Chippewas of Georgina Island First Nation	R.R. #2	P.O. Box 13	Sutton West, ON	L0E 1R0	705-437-1337
Chief	Thomas	Bressette		Chippewas of Kettle and Stony Point First Nation	6247 Indian Lane		Kettle & Stony Point First Nation, ON	N0N 1J1	519-786-2125
Chief	Greg	Nadjiwon		Chippewas of Nawash First Nation	R.R. #5		Warton, ON	N0H 2T0	519-534-1689
Chief	Rodney	Noganosh	Direct Letters to Karry Sandy-McKenzie with copy to Rodney Noganosh	Chippewas of Rama First Nation	200-5884-Rama Road		Rama, ON	L3V 6H6	705-325-3611
Ms.	Karry	Sandy-McKenzie		Barrister & Solicitor	8 Creswick Court		Barrie, ON	L4M 2J7	
Chief	Phyllis	Williams	Direct letters to Phyllis Williams with a copy to Karry Sandy-McKenzie	Curve Lake First Nation	General Delivery		Curve Lake, ON	K0L 1R0	705-657-8045
Chief	Lori	Carr		Hiawatha First Nation	R.R.#2		Keene, ON	K0L 2G0	705-295-4421
Chief	Linda	Debassige		M'Chigeeng First Nation	P.O. Box 333	53 Hwy 551	M'Chigeeng, ON	P0P 1G0	705-377-5362
Chief	Kelly	Larocca		Mississauga's of Scugog Island First Nation	22521 Island Road		Port Perry, ON	L9L 1B6	905-985-3337
Mr.	Danny	Stock		Mississauga's of the Credit	P.O. Box 260		Bala, ON	P0C 1A0	705-762-2354
Chief	Stacey	LaForme		Mississaugas of the Credit	2789 Mississauga Road	R.R.#6	Hagersville, ON	N0A 1H0	905-768-1133
Chief	Abram	Benedict		Mohawks of Akwesasne First Nation	P.O. Box 579		Cornwall, ON	K6H 5T3	613-575-2250
Chief	Donald	Maracle		Mohawks of the Bay of Quinte First Nation	R.R. #1		Deseronto, ON	K0K 1X0	613-396-3424
Chief	Barron	King		Moose Deer Point First Nation	P.O. Box 119		MacTier, ON	P0C 1H0	705-375-5209
Chief	Lester	Anoquot		Saugeen First Nation	R.R.#1		Southampton, ON	N0H 2L0	519-797-2781
Chief	Andrew	Aguonie		Sheguiandah First Nation	P.O. Box 101		Sheguiandah, ON	P0P 1W0	705-368-2781
Chief	Gail Ava	Hill		Six Nations of the Grand River First Nation	P.O. Box 5000		Ohsweken, ON	N0A 1M0	519-445-2201
Chief	Phillip Angus	Franks		Wahta Mohawk First Nation	P.O. Box 260		Bala, ON	P0C 1A0	705-762-2354
Chief	Daniel	Miskokomon		Walpole Island First Nation	R.R.#3		Wallaceburg, ON	N8A 4K9	519-627-1481
Chief	Irene	Kells		Zhiibaahaasing First Nation	36 Sagon		Zhiibaahaasing, ON	P0P 1X0	705-283-3963
Utilities									
Mr.	Tony	Dominguez	System Planner	Rogers Communications Inc.	1 Sperling Drive		Barrie, ON	L4M 6B8	705-737-4660 ext. 6907
Mr.	Todd	Bowman	Supervisor of Capital	Powerstream Inc.	161 Cityview Blvd.		Vaughan, ON	L4H 0A9	905-417-6900 ext.31317
Mr.	Michael	Swift	Planner	Powerstream Inc.	161 Cityview Blvd.		Vaughan, ON	L4H 0A9	905-417-6900 ext.24010
Mr.	Paul	Trace	Operations Manager	Wasaga Distribution Inc.	950 River Road West		Wasaga Beach, ON	L9Z 1A2	705-429-2517
Ms.	Wendy	Lefebvre	Manager Access Network	Bell Canada	136 Bayfield Street	2nd Floor	Barrie, ON	L4M 3B1	705-722-2467
Ms.	Joanna	MacDarmid	Planning Department	Hydro One	40 Olympic Drive		Dundas, ON	L9H 7P5	905-627-6058

Wasaga Beach Bay Sands Area Storm Drainage Outlet Improvements Schedule 'C' Class EA
Notice of Public Information Centre No. 3
AGENCY CONTACT LIST

Title	First	Last	Title	Company	Address 1	Address 2	Town	PC	Telephone
Ms.	Jennifer	Cooper	Field Rep., Customer Connections	Enbridge Gas	municipalnotices@enbridge.com				
Mr.	James	Duarte	Planning & Design Analyst	Enbridge Gas	498 Markland Street Unit 1		Markham, ON	L6C 1Z6	
Ms.	Shelley	Van Sickle	Manager of Planning, Special Projects	Enbridge Gas	500 Consumers Rd.		North York, ON	M2J 1P8	
Other									
Ms.	Kris	Menzies	Partner	MHBC Planning, Urban Design	113 Collier Street		Barrie, ON	L4M 1H2	



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

Sample Letter

Canadian Environmental Assessment Agency
55 St. Clair Avenue East
Suite 907
Toronto, ON M4T 1M2

Attn: Ms. Ellen Campbell
Project Manager

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Ms. Campbell,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

The purpose of this letter is to inform you that a third Public Information Centre (PIC) has been scheduled for this project. Please refer to the attached notice for additional details, including the date and time of the Public Information Centre.

Should you have any further questions or concerns, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner



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October 31, 2017.

File #113202

Ministry of Indigenous Relations & Reconciliation (MIRR)
160 Bloor St. East
9th Floor
Toronto, ON M7A 2E6

Attn: Consultation Unit

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

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Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

The Metis Nation of Ontario
500 Old St. Patrick St.
Unit 3
Ottawa, ON K1N 9G4

Attn: Mr. Brian Tucker
Manager of Way of Life Framework

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Mr. Tucker,

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Project Manager

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M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

S:\113202\Class EA\06-Consultation\05-Notice of PIC3\113202 Bay Sands PIC 3 Agency Letter Oct 2017 FINAL.doc



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E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

Metis National Council
4-340 MacLaren Street
Ottawa, ON K2P 0M6

Attn: Ms. Lynette Davis
Director of Operations

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Ms. Davis,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

Georgian Bay Metis Council
355 Cranston Crescent
P.O. Box 4
Midland, ON L4R 4K6

Attn: Mr. Michael Duquette
President

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Mr. Duquette,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Should you have any further questions or concerns, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

A handwritten signature in black ink that reads 'S. Fournier'.

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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October 31, 2017.

File #113202

Aamjiwnaang First Nation
978 Tashmoo Avenue
Sarnia, ON N7T 7H5

Attn: Chief Joanne Rogers

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Chief Rogers,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

Alderville First Nation
11696 Second Line, P.O. Box 46
Roseneath, ON K0K 2X0

Attn: Mr. Dave Simpson
Lands & Resources Communications Officer

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Mr. Simpson,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
A. Potter	Ainley Group, Environmental Planner
J. Marsden	Alderville First Nation, Chief

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October 31, 2017.

File #113202

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11696 Second Line, P.O. Box 46
Roseneath, ON K0K 2X0

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Lands & Resources Communications Officer

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Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner
J. Marsden Alderville First Nation, Chief

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E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

Aundeck-Omni-Kaning First Nation
R.R. #1, COMP 21
Little Current, ON P0P 1K0

Attn: Chief Patsy Corbiere

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Chief Corbiere,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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October 31, 2017.

File #113202

Beausoleil First Nation
General Delivery
Cedar Point, ON L0K 1C0

Attn: Chief Mary McQue-King

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Chief McQue-King,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

A handwritten signature in black ink that reads 'S. Fournier'.

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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October 31, 2017.

File #113202

Chippewas of Georgina Island First Nation
R.R. #2
P.O. Box 13
Sutton West, ON L0E 1R0

Attn: Chief Donna Big Canoe

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Chief Big Canoe,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

Chippewas of Kettle and Stony Point First Nation
6247 Indian Lane
Kettle & Stony Point First Nation, ON N0N 1J1

Attn: Chief Thomas Bressette

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Chief Bressette,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

Chippewas of Nawash First Nation
R.R. #5
Warton, ON N0H 2T0

Attn: Chief Greg Nadjiwon

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Chief Nadjiwon,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

A handwritten signature in black ink, appearing to read 'S. Fournier', written in a cursive style.

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

Barrister & Solicitor
8 Creswick Court
Barrie, ON L4M 2J7

Attn: Ms. Karry Sandy-McKenzie

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Ms. Sandy-McKenzie,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
A. Potter	Ainley Group, Environmental Planner
Rodney Noganosh	Chippewas of Rama First Nation, Chief
Phyllis Williams	Curve Lake First Nation, Chief

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E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

Barrister & Solicitor
8 Creswick Court
Barrie, ON L4M 2J7

Attn: Ms. Karry Sandy-McKenzie

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
A. Potter	Ainley Group, Environmental Planner
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October 31, 2017.

File #113202

Barrister & Solicitor
8 Creswick Court
Barrie, ON L4M 2J7

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

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M. Latimer	Town of Wasaga Beach, Project Coordinator
A. Potter	Ainley Group, Environmental Planner
Rodney Noganosh	Chippewas of Rama First Nation, Chief
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E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

Hiawatha First Nation
R.R.#2
Keene, ON K0L 2G0

Attn: Chief Lori Carr

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Chief Carr,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

M'Chigeeng First Nation
P.O. Box 333
53 Hwy 551
M'Chigeeng, ON P0P 1G0

Attn: Chief Linda Debassige

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Chief Debassige,

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

Mississauga's of Scugog Island First Nation
22521 Island Road
Port Perry, ON L9L 1B6

Attn: Chief Kelly Larocca

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Chief Larocca,

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

Mississauga's of the Credit
P.O. Box 260
Bala, ON P0C 1A0

Attn: Mr. Danny Stock

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Mr. Stock,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

Mississaugas of the Credit
2789 Mississauga Road
R.R.#6
Hagersville, ON N0A 1H0

Attn: Chief Stacey LaForme

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Chief LaForme,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

The purpose of this letter is to inform you that a third Public Information Centre (PIC) has been scheduled for this project. Please refer to the attached notice for additional details, including the date and time of the Public Information Centre.

Should you have any further questions or concerns, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

A handwritten signature in black ink, appearing to read 'S. Fournier'.

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

S:\113202\Class EA\06-Consultation\05-Notice of PIC3\113202 Bay Sands PIC 3 Agency Letter Oct 2017 FINAL.doc



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

Mohawks of Akwesasne First Nation
P.O. Box 579
Cornwall, ON K6H 5T3

Attn: Chief Abram Benedict

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Chief Benedict,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

Mohawks of the Bay of Quinte First Nation
R.R. #1
Deseronto, ON K0K 1X0

Attn: Chief Donald Maracle

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Chief Maracle,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

A handwritten signature in black ink, appearing to read 'S. Fournier', written in a cursive style.

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

Moose Deer Point First Nation
P.O. Box 119
MacTier, ON P0C 1H0

Attn: Chief Barron King

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Chief King,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
 M. Latimer Town of Wasaga Beach, Project Coordinator
 A. Potter Ainley Group, Environmental Planner

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550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

Saugeen First Nation
R.R.#1
Southampton, ON N0H 2L0

Attn: Chief Lester Anoquot

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Chief Anoquot,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

Sheguiandah First Nation
P.O. Box 101
Sheguiandah, ON P0P 1W0

Attn: Chief Andrew Aguonie

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Chief Aguonie,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

Six Nations of the Grand River First Nation
P.O. Box 5000
Ohsweken, ON N0A 1M0

Attn: Chief Gail Ava Hill

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Chief Hill,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

Wahta Mohawk First Nation
P.O. Box 260
Bala, ON P0C 1A0

Attn: Chief Phillip Angus Franks

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Chief Franks,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

Walpole Island First Nation
R.R.#3
Wallaceburg, ON N8A 4K9

Attn: Chief Daniel Miskokomon

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Chief Miskokomon,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

Zhiibaahaasing First Nation
36 Sagon
Zhiibaahaasing, ON P0P 1X0

Attn: Chief Irene Kells

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

Dear Chief Kells,

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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Resident Letter



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

October 31, 2017.

File #113202

Dear Resident / Property Owner / Tenant

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Public Information Centre No. 3**

The Town of Wasaga Beach has retained the Ainley Group to conduct a Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area. This project is following the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment* (Oct. 2000, as amended 2007, 2011 & 2015).

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

S:\113202\Class EA\06-Consultation\05-Notice of PIC\113202 Bay Sands PIC 3 Prop Owner Letter Oct 2017 FINAL.doc

Comments Received

From: [Mike Latimer](#)
To: [Andrea Potter](#); "[Steve Fournier](#)"
Subject: FW: Bay Sands Development Area Storm Drainage and Outlet Improvements
Date: November-07-17 12:51:07 PM

See below.

Kind Regards,

Mike Latimer, C.E.T.
Project Coordinator

Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, Ontario
L9Z 1A1

Office: (705) 429-2540 ex. 2342
Cell: (705) 443-7800
m.latimer@wasagabeach.com

From: [REDACTED]
Sent: November-07-17 12:50 PM
To: Mike Latimer
Subject: Bay Sands Development Area Storm Drainage and Outlet Improvements

Dear Mr. Latimer,

I am writing to you in response to a recent letter I received from Ainley and Assoc. in regard to the Town of Wasaga Beach, Bay Sands Development Area Storm Drainage and Outlet Improvements, Schedule C Municipal Environmental Assessment.

According to the letter the Town of Wasaga Beach is reconsidering the potential to construct an outlet at 62 nd street.

If the 62 nd street location is now under review, I would like to know what the alternative plan and outlet site would be.

Please include the details of all arguments and information put forward that resulted in the reconsideration of the 62 nd street site.

Ainley and Associates letter updating property owners of the status of the project was greatly appreciated.

I look forward to receiving your response to my queries in the near future.

Yours

[REDACTED]

[REDACTED]

[REDACTED]

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: November-28-17 11:08 AM
To: Andrea Potter
Subject: FW: Bay Sands Development, Storm drainage and outlet Comments
Attachments: Wasaga Sands Fournier.pdf

Andrea

Comments for filing and response.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



www.ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Cell: (705) 794-0555

CAUTION: The information contained in and/or attached to this transmission is solely for the use of the intended recipient. Any copying, distribution or use by others, without the express written consent of the Ainley Group, is strictly prohibited. The recipient is responsible for confirming the accuracy and completeness of the information with the originator. Please advise the sender if you believe this message has been received by you in error.

From: [REDACTED]
Sent: November-27-17 6:39 PM
To: fournier@ainleygroup.com
Subject: Bay Sands Development, Storm drainage and outlet Comments

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

Dear Mr. Fournier,

Please find attached my comments in regard to the November meeting in regards to Bay Sands, Development Area, Storm drainage and outlet improvements.

I look forward to receiving your response.

Yours

[REDACTED]

November 22nd, 2017

Mr. Steve Fournier
Ainsley Group,
550 Welham Road,
Barrie, Ontario L4N 8Z7

RE: PROPOSED BAY SANDS SUBDIVISION DRAIN

Dear Mr. Fournier;

I am writing to voice, once again, my objection to having runoff from the proposed Bay Sands Subdivision drain into Nottawasaga Bay in general, and from the 67th street outlet in particular.

Firstly, Nottawasaga Bay is an irreplaceable natural resource, we should be taking every effort to protect. In the PIC No 2 Update, you refer to Ontario Parks refusal to allow any further outlets be constructed for outflow into the lake. You do not however reference the rationale for their initial position. What were their reasons, and specifically who was responsible for making the initial decision.

Environmental concerns, especially in regard to preserving lake water quality must take precedence over accommodating development. It is apparent, that now Ontario Parks (MNR) have reversed their decision on allowing additional outlets into the lake, I would like to know the name of the person responsible, therefore accountable for this reversal and why they now feel that it is an acceptable option.

I understand why the residents near the proposed 61/62nd street outlet site were vocal in their objections to having the storm/runoff from Bay Sands exit into the lake near their location, but I feel the issues are magnified in the 67th street outlet site due to the contour of the shoreline and the water circulation pattern specific to the location. Using the Evaluation Matrix associated with Area 1 from the June 22nd meeting, I do not see any reference to the lake water flow in the 67th street vicinity. What studies have been conducted to investigate the impact of the point of land to the west of 67th street, has on the flow of waters in the adjacent area to the east. My concern would be that the runoff waters would flow closer to the shoreline/swimming areas, because of the contour of the shoreline near the 67th street outlet, than, if it exited in the 62nd street area.

I understand from your presentation that the outlet at the 62nd street site, does not presently have the capacity to handle the runoff volume, but are the plans not to construct/improve the outlet at the 62nd street site? Could it not be made large enough to handle all of the required volume?

Again, I would like to go on record, to voice concern that all parties, put the quality of the lake water, ahead of the need for development, in the matter of preserving a wonderful natural resource. Bay Sands subdivision will not be the only area of new development, future urbanization of the region will continue, strong stewardship and long range planning is needed to protect the Provincial Park and it's waters.

Sincerely

[Redacted signature]

[Redacted address line]

Property Owner - 1007 Shoreline, Waikanae Beach

[Redacted address line]

[Redacted address line]

November 22nd, 2017

Mr. Steve Fournier
Ainsley Group,
550 Welham Road,
Barrie, Ontario L4N 8Z7

TO	SEEN
JAM	
CLF	
FILE NO. 113202	



RE: PROPOSED BAY SANDS SUBDIVISION DRAIN

Dear Mr. Fournier;

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Sincerely



From: [Steve Fournier, P.Eng.](#)
To: [Andrea Potter](#)
Subject: FW: Bay Sands Development Area Storm Drainage
Date: November-15-17 4:26:53 PM
Attachments: [image001.jpg](#)

Regards,

Steve Fournier, P.Eng.
Senior Engineer

image003



www.ainleygroup.com

Tel: (705) 726-3371 Ext. 249

Cell: (705) 794-0555

CAUTION: The information contained in and/or attached to this transmission is solely for the use of the intended recipient. Any copying, distribution or use by others, without the express written consent of the Ainley Group, is strictly prohibited. The recipient is responsible for confirming the accuracy and completeness of the information with the originator. Please advise the sender if you believe this message has been received by you in error.

From: Mike Latimer [mailto:m.latimer@wasagabeach.com]
Sent: November-13-17 9:08 AM
To: [REDACTED]; fournier@ainleygroup.com
Cc: [REDACTED]
Subject: RE: Bay Sands Development Area Storm Drainage

Good Morning [REDACTED],

My apologies for the delay in responding to your email below.

I will post the PIC materials on the website the day after the PIC (Friday November 17) on the Towns website or if easier I can email them to you?

Let me know.

Again I apologise for the delay.

Kind Regards,

Mike Latimer, C.E.T.
Project Coordinator

Town of Wasaga Beach
30 Lewis Street

Wasaga Beach, Ontario
L9Z 1A1

Office: (705) 429-2540 ex. 2342
Cell: (705) 443-7800
m.latimer@wasagabeach.com

From: [REDACTED]
Sent: November-12-17 10:11 AM
To: Mike Latimer; fournier@ainleygroup.com
Cc: [REDACTED]
Subject: RE: Bay Sands Development Area Storm Drainage

Mr. Latimer and Mr. Fournier,

I have not received a reply to the email request below and am writing to follow up. May I kindly hear from you? Since I will not be at the meeting this Thursday, it is important for me to have access to the information requested.

Please copy all on this email with your reply.

Thank you

[REDACTED]

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

From: [REDACTED]
Sent: November-04-17 9:19 AM
To: 'm.latimer@wasagabeach.com' <m.latimer@wasagabeach.com>; 'fournier@ainleygroup.com' <fournier@ainleygroup.com>
Cc: [REDACTED]
Subject: Bay Sands Development Area Storm Drainage

Mr. Latimer and Mr. Fournier,

Thank for sending us the Notice of the 3rd public information centre to be held on November 16, 2017. Unfortunately, both my wife and I will be out of the country on that date. Would you let us know when the materials to be presented that evening will be available online. I checked this morning and, unless I missed it, no new material has been posted.

Thank you for continuing to keep us posted. Again, we own properties at [REDACTED]

■ ■

[REDACTED] [REDACTED]

[REDACTED]

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

COMMENT SHEET – PLEASE PRINT

All Public Information Centre material will be available for download on the Town's website www.wasagabeach.com as of Thursday, November 16th, 2017. Please summarize below any comments or concerns that you have for this project:

IF THIS IS A BAY SANDS PROJECT THEN WE DO NOT WANT A WATER OUTLET AT 6²ND STREET THROUGH THE GOVERNMENT LOT. THERE ARE TOO MANY OUTLETS ALREADY. IT SOUNDS LIKE THIS IS NOW NOT A BAY SANDS PROJECT, HOWEVER WHY THE MNR WOULD ALLOW A PIPE THROUGH THEIR LOT WHEN 6¹ST WAS ORIGINALLY ONE OF THE FAVORED OPTIONS. ANY ACTION TAKEN THAT WILL HAVE THE IMPACT OF REDUCING PROPERTY VALUES WEST OF 6²ND WILL BE MET WITH A LEGAL CHALLENGE BY THE AFFECTED PROPERTY OWNERS LOCICERO, IAJOBELLI & KERR

Please submit this Comment Sheet by **November 30th**, 2017 to either of the following:

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Public Works Tel: (705) 429-2540
Public Works Fax: (705) 429-8226
m.latimer@wasagabeach.com

Mr. Steve Fournier, P.Eng.
Project Manager
Ainley Group
550 Welham Road
Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371
Fax: (705) 726-4391
fournier@ainleygroup.com

Name

Mailing Address

Telephone #

E-mail Address

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: December-01-17 11:17 AM
To: Andrea Potter
Subject: FW: Bay Sands Pic 3 Comments
Attachments: Wasaga Beach Nov. PIC Comments [REDACTED].pdf; ATT00035.txt

Andrea

Please file and prepare response.

Regards,

Steve Fournier, P.Eng.
Senior Engineer

www.ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Cell: (705) 794-0555

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-----Original Message-----

From: [REDACTED]
Sent: November-30-17 11:28 PM
To: m.latimer@wasagabeach.com
Cc: fournier@ainleygroup.com
Subject: Bay Sands Pic 3 Comments

Dear Mike,
Please find attached my comments regarding the proposed drainage solutions for Bay Sands and 62nd Street as presented during PIC#3 at the Wasaga Beach Rec Plex.

November 30, 2017

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1

Re: Bay Sands Drainage – Municipal Class EA PIC#3 Comments

After attending the PIC November 16th, I was pleased to see 62nd Street as the preferred outlet. The outlet would be similar to the outlet at 67th Street, which is visually more appealing and not as conspicuous as an outlet would be at the end of 61st Street. Homes on 61st would also not be negatively impacted by construction of a sewer outlet. That would address many of the concerns I had with the proposed outlet at 61st Street.

My preferred option would be not to have a new sewer outlet to the beach. I feel the town needs to make Low Impact Development a top priority and not put more sewer water into the Bay. This option might also necessitate building a stormwater pond on 62nd Street South to reduce and treat flows from 62nd Street and a newly constructed, widened Mosley Street.

Water quality must be a priority for the Town of Wasaga Beach. To keep the Beach pristine it must be protected and the addition of storm sewer water must be stopped. Although it is claimed that only 20% of the pollutants reach the water, I would like to know what pollutants are being tested for and what is the cumulative effect of these pollutants on human, plant and wildlife.

Thank you for your diligence in examining the many benefits of having 62nd Street as a preferred option. Please consider all available options to make an outlet not necessary.

[REDACTED]



**Bay Sands Development Area
Storm Drainage and Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Public Information Centre No. 3 – Nov. 16th, 2017
6:00 p.m. to 8:00 p.m. – Wasaga Beach RecPlex**



COMMENT SHEET – PLEASE PRINT

All Public Information Centre material will be available for download on the Town's website www.wasagabeach.com as of Thursday, November 16th, 2017. Please summarize below any comments or concerns that you have for this project:

*The 62nd Street option is preferable to us but the fact that the storm sewer water is going into the bay is not good!
Wasaga Beach is known as "The Longest Freshwater Beach in the World" and should remain so.*

Please submit this Comment Sheet by **November 30th, 2017** to either of the following:

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Public Works Tel: (705) 429-2540
Public Works Fax: (705) 429-8226
m.latimer@wasagabeach.com

Mr. Steve Fournier, P.Eng.
Project Manager
Ainley Group
550 Welham Road
Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371
Fax: (705) 726-4391
fournier@ainleygroup.com

Name

[Redacted Name]

Mailing Address

Telephone #

E-mail Address

[Redacted E-mail Address]

COMMENT SHEET – PLEASE PRINT

All Public Information Centre material will be available for download on the Town's website www.wasagabeach.com as of Thursday, November 16th, 2017. Please summarize below any comments or concerns that you have for this project:

While I wish the water could be treated at the source, I understand the limitation this may present. As a resident of [redacted] the logical alternative is the 6th Street option, using existing MNR land to create an outlet to allow for proper overland flow, something which can't be accomplished on our street due to the grade. As well, 6th is a major thoroughfare for pedestrians and wave action will create a major issue for any outlet at the end of the road and not allowing pedestrians to access the beach. The corner of our property would need a massive retaining wall built by the town to protect against erosion by the outlet.

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Public Works Tel: (705) 429-2540
Public Works Fax: (705) 429-8226
m.latimer@wasagabeach.com

Mr. Steve Fournier, P.Eng.
Project Manager
Ainley Group
550 Welham Road
Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371
Fax: (705) 726-4391
fournier@ainleygroup.com

Name [redacted]

Mailing Address [redacted]

Telephone # [redacted]

E-mail Address [redacted]

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: November-30-17 10:56 AM
To: Andrea Potter
Subject: FW: Comments Re Bay Sands Development PIC No. 3
Attachments: Locicero Comments Re Bay Sands Development Drainage PIC No. 3 .pdf

For preparation of response and file.

Regards,

Steve Fournier, P.Eng.
Senior Engineer

www.ainleygroup.com

Tel: (705) 726-3371 Ext. 249

Cell: (705) 794-0555

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-----Original Message-----

From: [REDACTED]
Sent: November-30-17 9:13 AM
To: fournier@ainleygroup.com; Mike Latimer
Cc: [REDACTED]
Subject: Comments Re Bay Sands Development PIC No. 3

Good morning gentlemen,

Please find attached the comments of my brother and I regarding proposal 2C as noted in the PIC No 3 slide deck.

I appreciate your both getting back to me earlier in the week with information so that my brother and I could prepare our comments on this extremely important issue to our family.

I would appreciate if you could confirm your receipt of same and keep us updated on next steps in this process.

Sincerely,

[REDACTED]

November 30, 2017

SENT VIA EMAIL

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON
L9Z 1A1
m.latmer@wasagabeach.com

Mr. Steve Fournier, P. Eng.
Project Manager
Ainley Group
550 Welham Road
Barrie, Ontario L4N 8Z7
fournier@ainleygroup.com

Dear Mr. Latimer and Mr. Fournier,

**RE: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage and Outlet Improvements
Municipal Class Environmental Assessment
Public Information Centre No. 3**

Our parents, [REDACTED], have already contacted you regarding the proposed development plan, but as they are temporarily out of the country, we, [REDACTED] are writing on their behalf.

Our property at [REDACTED] has been a crucial part of our family for over 20 years, and the proposed development plan is of extreme importance to us as, not only as the place where we spent our childhood, but as the place where our parents are deciding to spend their retirement years. In addition, when I (Vanessa) complete my legal articling term, I intend to move up to our property in Wasaga Beach and practice law full time in the surrounding communities.

Our cottage and the Ministry lot next door has served as a sanctuary of natural peace and habitat for many creatures and wildlife, and it has been distressing to witness the gradual reduction of this peace over the years, most notably with the enlargement of Highway 26, whose traffic noise now pervades the quiet of our nightly bonfires.

This proposed plan to create a drain at the 62nd street Ontario Parks land down to the beach under Area 2 Design Option 2C, would deface and destroy even more of the historical natural landscape of this beach.

As stated in the September 2016 mandate letter to the Minister of Natural Resources and Forestry, Ms. Kathryn McGarry, the **first mandate** of this Ministry is “**Supporting Forestry**” namely, to “continue working with forestry companies, environmental organizations, First Nations and

community representatives to ensure that Crown forest resources are put to their best use – and in an economically, socially and environmentally sustainable fashion” and “working with municipalities and other partners to **promote urban forestry**”.¹

In addition to the above mandate of the Ministry, the Premier also asked for the Minister to Support the Climate Change Action Plan by driving progress toward continually “**protecting and promoting sustainable use of Ontario’s environment, ecosystems and resources**” and to “**continue to market and promote the public’s active use of Ontario’s provincial parks**”.² With climate change such an issue in Canada and globally today, why would a governmental body with a mandate to support climate change initiatives, chose to support the destruction of natural park lands when the choice to destroy a road 96 meters away is a viable alternative option?

This mandate is ongoing and, as voting Ontarian citizens, we expect the actions of the Ministry of Natural Resources and Forestry (“MNRF”) in deciding whether or not to grant an easement to the Town of Wasaga Beach in this matter to follow the objectives the Provincial government has set out to accomplish.

In addition to the mandate of the MNRF, Ontario Parks is also granted the authority under the *Provincial Parks and Conservations Reserve Act*, to pursue the following objectives in establishing and managing provincial parks, of which the MNRF land next door to us in Wasaga Beach Provincial Park is included:

- “1. To **permanently protect** representative ecosystems, biodiversity and provincially significant elements of Ontario’s natural and cultural heritage and to manage these areas to ensure that ecological integrity is maintained.
2. To provide opportunities for ecologically sustainable outdoor recreation opportunities and encourage associated economic benefits.
3. To provide opportunities for residents of Ontario and visitors to increase their knowledge and appreciation of Ontario’s natural and cultural heritage.”³

In addition to the legislative objectives regarding provincial parks specifically, the purpose of the Act granting Ontario Parks power is stated as

“to **permanently protect a system of provincial parks** and conservation reserves that includes ecosystems that are representative of all of Ontario’s natural regions, protects provincially significant elements of Ontario’s natural and cultural heritage, maintains biodiversity and **provides opportunities for compatible, ecologically sustainable recreation**.”⁴

We have witnessed firsthand the veracity with which the local and provincial governments have followed these mandates to protect the natural habitat around our beach over the past 10 years by their treatment of the invasive phragmites weeds directly in front of our property, the MNRF land next door, and the beach directly to the west of us.

Whether as a result of municipal by-laws or Provincial regulation, the responsible parties have vehemently opposed man-made change to the local environment over the last 10 years or more, and

¹ <https://www.ontario.ca/page/september-2016-mandate-letter-natural-resources-and-forestry>

² *Ibid.*

³ *Provincial Parks and Conservation Reserves Act*, 2006, S.O. 2006, C.12, s 2.

⁴ *Ibid* at, s 1.

continue to do so. It is the understanding and legitimate expectation of our family and our neighbours that such a position taken by various governmental bodies represent the values and intention of the MNRF and Ontario Parks to uphold their mandates and respect the few remaining micro-habitats of our region.

The proposed development project (2C) contradicts these values by actively destroying a niche habitat that represents one of the few remaining old growth natural facets of the Wasaga beach environment. This centuries-old habitat is rich in wildlife, and we've seen deer, foxes, and a wealth of avian life in our time as neighbors to the forest.

Following the proposed development plan 2C, this dynamic forest will be severely negatively affected by the construction of a drainage pipeline. This is more unbelievable considering that **instead of tearing down this old growth forest habitat in the construction process, the Town of Wasaga Beach could tear open the road allowance at 61st street only 96 meters away.**⁵

After consulting the Municipal Class Environmental Assessment presentation of November 16th, 2017 (slides 6, 14) the forest property at 62nd street is repeatedly referred to as "vacant". This definition implies that the 62nd street forest is buildable property that has simply been abandoned or unused. As a result of this definition, the MNRF property has been considered flexible because there are no houses yet built on it, but it must be seen **as it is**, namely a different kind of property. This biased definition has resulted in the evaluation matrix favouring option 2C, **contrary to the initial rejection of this plan** as early as 2014 by Infrastructure Ontario. These environmental issues must surely be considered inviolable, and **the forest can not be seen simply as "blank space"**, or "vacant" property when Ontario Parks and the MNRF are aware of the wildlife habitat and community use this Park land provides.

We fully understand and appreciate the need for improving urban drainage, as it is clearly an issue for our friends and neighbours with properties at low grades. However, the needs of new development and solutions to drainage issues must not take precedence over the character of the Beach as it is. **The integrity of the beach is the raison d'être of Wasaga Beach**— it is the very reason why new residents want to come and join the community, buy houses, and pay taxes.

This pipeline, wherever it is placed, while understandably necessary to alleviate the flooding we see on Shore Lane, will assuredly accommodate even more development in the future, capturing the urban runoff from an increasing number of homes to be developed as the Town continues to grow.

Destroying what little natural, virgin Provincial Park space remains is not the answer to this drainage problem.

In consulting the Municipal Class Environmental Assessment presentation of November 16th, 2017 (slide 14), I was shocked to find that the Advantages-Disadvantages of the different proposed plans failed to address the same issues for different properties. Namely, the following disadvantages were considered the main reason for rejecting plan 2B:

- *Outlet location has increased potential to impact adjacent residents.*
- *Proposed structure has increased potential to impact area visually in comparison to Options 2A and 2C.*

⁵ See Image 1.

I fail to understand how these same disadvantages do not also apply to plan 2C. **If the same disadvantages apply to plan 2B and 2C, surely the added environmental disadvantages of plan 2C change the balance of the scale toward carrying out plan 2B.**

The residents recognize the need for improved urban drainage in the area, but the fact that this proposal comes as a result of development project seems to shift the cost and headache of water drainage management from the developer of Bay Sands to local residents. The “Standard List of Conditions of Approval” for site plan control agreements in the Town of Wasaga Beach, found as Schedule “B” to the Town of Wasaga Beach By-Law No. 2010-115, states as part of the standard form conditions of approval at Section 10 DRAINAGE, that “**The Owner shall be responsible for the proper drainage of the subject lands, and no drainage works shall be performed or permitted which would have a detrimental effect on any neighbouring properties.**”⁶ Why do we as residents and the creatures next door in their natural habitat, now have to pay the price of the Town’s decision to approve the developer of Bay Sands to design a subdivision complex which should have made provisions for a retention pond on site?

The Town will require Ontario Parks granting an easement, permits from the Nottawasaga Valley Conservation Authority, increased agency involvement and negotiations beyond standard approvals. Each of these steps costs taxpayers money for no reason when the Town already has an easement over the 61st street road allowance. **This is unnecessary spending.** In the Municipal Class Environmental Assessment presentation of November 16th, 2017, the Presented Evaluation matrix (slide 13), already identified this issue. Under the heading “Physical Environment-Approval”, the legal process of negotiating with Infrastructure Ontario and the Nottawasaga Valley Conservation Authority over the 62nd Street forest **is admitted by Ainley to be a more costly and time consuming alternative than utilizing the road allowance at 61st Street.**

Finally, in addition to the monetary and natural cost of Plan 2C, there will be legal consequences to contend with if this design option is selected, as outlined below.

The first consequence of this proposed option 2C concerns **creating a negative precedent in granting a new easement through Ontario Parks land.** It raises the question of how the local government could possibly be able to say no to similar proposals in the future. Will all the natural, remaining Parks properties along the beach now be at risk for the future profit of development? Continuing with plan 2B seems more logical, given that there is already an existing right of way under the road surface of 61st street, and no natural environments would be destroyed.

The value of our property [REDACTED] will be negatively impacted by the implementation of proposed plan 2C. In the Municipal Class Environmental Assessment presentation, one of the reasons for favouring plan 2C was that creating a drainage system under 61st street would have adverse effects to the property [REDACTED] but this is not the case, since the channel running through that property will not be modified and remain only as an emergency overflow. The presence of this existing overflow channel was already known to the [REDACTED] when the property was purchased in the past. The 2B proposed pipe in fact lies several properties away from [REDACTED]

If plan 2C is advanced, this letter represents formal notice that it is our family’s intention to initiate legal proceedings against the parties involved for the anticipated loss to our property value.

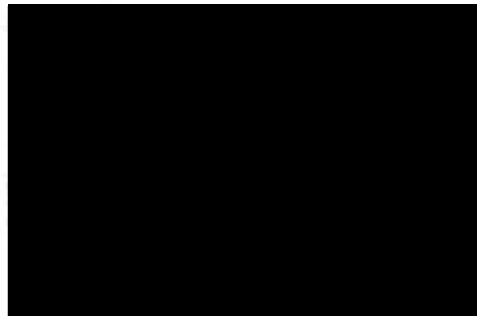
⁶ <http://www.wasagabeach.com/Bylaws/Site%20Plan%20Control%20By-Law%202010-115.pdf>

Our property at [REDACTED] will decrease in value if this negligent decision is made when the deciding parties reasonably know, or ought to know that it will cause economic and relational harm to properties in proximity. **The Town of Wasaga Beach has been unable to reasonably demonstrate the need for plan 2C when plan 2B is more than feasible, is less expensive, and will not destroy any natural habitats.**

This issue is extremely important to our family and neighbourhood and as such we cannot stand by and watch another piece of what remains of the natural beauty of Wasaga Beach Provincial Park be destroyed instead of a road only 96 meters away. It is both upsetting and disheartening that governmental organizations with mandates to protect the environment would so lightly consider a proposition involving more loop-holes, higher cost, more risk to the Beach, and the destruction of a beautiful forest, which was originally rejected.

We sincerely thank you for your time in consideration of our comments. We plead that you reconsider your position and choose plan 2B instead of plan 2C. While we are excited about being a part of the future of Wasaga Beach as a growing community, it cannot continue cost us the integrity of the beach or there will be nothing left for our grandchildren.

Yours truly,

A large black rectangular redaction box covering the signature area.

IMAGES



Image 1. The road allowance at 61st street lies only 96 m away from the MNRF lands.

From: [Andrea Potter](#)
To: [REDACTED]
Cc: [Mike Pincivero](#); [Mike Latimer](#); [Steve Fournier](#); [Jodi Moore \(moore@ainleygroup.com\)](#)
Subject: RE: Bay Sands EA PIC- Thursday November 16th
Date: November-15-17 4:28:00 PM
Attachments: [image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)

Hi [REDACTED]

The Bay Sands Class EA PIC material, including the Comment Sheet, will be available for download on the Town's website www.wasagabeach.com after November 16, 2017.

If you have any problems downloading the material, please give me a call.

Regards,

Andrea Potter, B.E.S.
Environmental Planner
image003



www.ainleygroup.com

Tel: (705) 726-3371 Ext. 256

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From: Steve Fournier, P.Eng. [mailto:fournier@ainleygroup.com]
Sent: November-06-17 3:23 PM
To: 'Andrea Potter'
Subject: FW: Bay Sands EA PIC- Thursday November 16th

FYI

Regards,

Steve Fournier, P.Eng.
Senior Engineer

image003



550 Welham Road
Barrie, Ontario, L4N 8Z7
fournier@ainleygroup.com
Tel: (705) 726-3371 Ext. 249
Fax: (705) 726-4391

Cell: (705) 794-0555

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From: [REDACTED]
Sent: November-06-17 3:10 PM
To: fournier@ainleygroup.com
Cc: [REDACTED]
Subject: Bay Sands EA PIC- Thursday November 16th

Good Afternoon Steve,

As you are aware we represent the [REDACTED]. We cannot attend PIC#3, could you please provide us with a copy of the information that is being presented at the PIC at your earliest convenience.

Kind Regards,

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

Email Signature Banner Template - 2015 DRAFT 3



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From: [Nancy Browning](#)
To: ["Andrea Potter"](#); [Jodi Moore](#); [Sarah Brooks](#)
Subject: [REDACTED]
Date: November-15-17 9:34:39 AM
Attachments: [REDACTED]

Please see attached scan. I have NOT saved this in any directory yet as I was not sure where to put it.

Nancy.



1711092230



3802 M4L

Ainley Consulting
550 Welham Road
Barrie Ont.
L4N 8Z7

RECEIVED
NOV 14 2017
AINLEY & ASSOCIATES LTD.-B

" "

Nov. 7/2017

Ainley,

just to inform you that two
years ago - [redacted]

[redacted] was sold. I am no more
the owner of this property.



Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: December-01-17 10:47 AM
To: Andrea Potter
Subject: FW: Bay Sands Development Area Comment sheet

Andrea

Please file and prepare response.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



www.ainleygroup.com

Tel: (705) 726-3371 Ext. 249

Cell: (705) 794-0555

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From: [REDACTED]
Sent: November-30-17 5:05 PM
To: m.latimer@wasagabeach.com; fournier@ainleygroup.com
Subject: Bay Sands Development Area Comment sheet

Dear Mr Latimer & Mr Fournier:

On behalf of the [REDACTED] we would again like to express our concerns about another outlet coming onto the beach. The area in question has a large amount of vegetation currently established. With water levels being high this outcropping of vegetation is currently keeping the water back and allowing the area to dry out some. With a new outlet placed on the MNR lot this would open up the outcropping and no doubt have a reverse effect and allow the lake to fill in the outlet. Sufficient erosion of the beach will likely happen. With the high winds and high water we are already seeing the shoreline reach the dunes. The beach elevation is at least 2 feet lower at 60th street vs 61st street. The erosion is quite alarming.

The 57th street outlet has also suffered a great deal of erosion around it's concrete edges in the last month.

Another outlet closer to Park 6 is almost completely damned up. This causes us concern that the Town is not able to properly manage these outlets as it is not on your land. We would like assurances that if another outlet is created that erosion issues can be dealt with. Under current policy the MNR does not allow sand to be redistributed manually along the beach and new sand is not allowed to be brought in. What is the Town's plan for repair should beach erosion happen as a result of these outlets?

Sincerely,

[REDACTED]
[REDACTED]

Andrea Potter

From: Steve Fournier, P.Eng. <fournier@ainleygroup.com>
Sent: December-01-17 11:18 AM
To: Andrea Potter
Subject: FW: Bay Sands PIC No.3 Comments
Attachments: Bay Sands Development Area Storm Drainage PIC No.3..November.16.2017 [REDACTED].pdf

Andrea

Please file and prepare response.

Regards,

Steve Fournier, P.Eng.
Senior Engineer



www.ainleygroup.com

Tel: (705) 726-3371 Ext. 249

Cell: (705) 794-0555

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From: [REDACTED]
Sent: November-30-17 11:35 PM
To: mlatimer@wasagabeach.com
Cc: [REDACTED] c.hibberd@nvca.com; lbull@nvca.com; dhibberd@nvca.com; fournier@ainleygroup.com; Brian Smith; Nina Bifolchi; Joe Belanger; Sylvia Bray; r.ego@wasagabeach.com; bonnie.smith@wasagabeach.com; Bill Stockwell
Subject: Bay Sands PIC No.3 Comments

Dear Mr. Latimer,

Thank you for responding to residents' concerns about the proposed construction of a new outlet at 61st Street and for the opportunity to provide feedback on the updated proposal.

I am hopeful that the Town of Wasaga Beach will continue to give serious consideration to the incorporation of Low Impact Development to reduce or even eliminate the need for downstream infrastructure during the evaluation process. Please find additional comments attached.

Sincerely,

[REDACTED]

November 30, 2017

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON
L9Z 1A1

Dear Mr. Latimer:

Re: Comments and Concerns - Bay Sands Development Area Storm Drainage and Outlet Improvements Schedule 'C' Municipal Class Environmental Assessment - PIC No. 3

Thank you for the opportunity to comment on the updated proposal for the Bay Sands Development Area Storm Drainage and Outlet Improvements project. Thank you as well for responding to residents' concerns about the construction on an outlet on 61st Street. Of the three design options for Area 2, I agree that Option 2C would create the least amount of negative impact on the social and physical environment. However, I am still concerned about the environmental impact of this proposal and urge the Town of Wasaga Beach to incorporate Low Impact Development and Green Infrastructure to reduce or even eliminate the need for downstream infrastructure such as the new outlet to Nottawasaga Bay.

I am not an engineer but I don't think that specialized expertise is required to offer the following observations about the proposed design options under consideration.

- LID measures should be incorporated into the planning process, not treated as an afterthought.
 - I was disappointed to note only a passing reference to LID measures on page 15 of the PIC slides, to "give consideration to implementing these measures". What measures?
 - Best Management Practices utilized in low impact development focus first on minimizing both the quantitative and qualitative changes to the site through LID measures and then provide treatment as necessary through a network of structural facilities.
 - I have not seen any steps in the proposal that will either minimize the flow or treat it onsite before it flows out to the Bay. On the contrary, it appears that the flow will be increased, both from the urbanization of 62nd Street South and Shore Lane but most concerning, the expansion of Mosley Street along with the accompanying replacement of the ditches/swales on

Mosley with curbs and gutters. The oil and grit separator addresses quality control but not quantity.

- Why isn't a SWM pond proposed for Area 2? This measure would have both quality and quantity control benefits. Could a SWM pond be constructed at the base of 62nd street on the vacant MNR land instead of an outlet? Another alternative would be to construct a SWM pond at 62nd and Mosley.
- A quick internet search results in many examples of the effectiveness of LID, applied by municipalities across North America. Several municipalities, larger than Wasaga Beach, have found that LID measures are an economically and environmentally viable approach for storm water management and natural resource protection.
 - <http://www.creditvalleyca.ca/wp-content/uploads/2015/01/Grey-to-Green-Residential-Guide1.pdf>
 - <http://www.waterworld.com/articles/print/volume-23/issue-7/feature/controlling-urban-runoff-with-low-impact-development.html>
 - [https://www.london.ca/residents/Sewers-Flooding/stormwater/Pages/Best-Management-Practices-\(BMP%27s\).aspx](https://www.london.ca/residents/Sewers-Flooding/stormwater/Pages/Best-Management-Practices-(BMP%27s).aspx)

I urge Town Council to ensure that LID measures be fully utilized before conventional measures, like the construction of sewer outlets, be considered. **Ask yourselves and your consultants: have we done everything we can to minimize runoff and treat storm water locally before pumping it through a new outlet on 62nd Street into Nottawasaga Bay?**

Thank you for the opportunity to voice my concerns regarding the construction of a new sewer outlet in Area 2. I look forward to engaging in a productive dialogue about the application of LID measures in Area 2.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

Copy: Mr. Steve Fournier, P.Eng., Project Manager. Ainley Group

Mayor - Brian Smith, Wasaga Beach Town Council

Deputy Mayor - Nina Bifolchi, Wasaga Beach Town Council

Councillor - Joe Belanger, Wasaga Beach Town Council

Councillor - Sylvia Bray, Wasaga Beach Town Council

Councillor - Ron Ego, Wasaga Beach Town Council

Councillor - Bonnie Smith, Wasaga Beach Town Council

Councillor - Bill Stockwell, Wasaga Beach Town Council

Doug Hevenor - Chief Administrative Officer, Nottawasaga Valley Conservation Authority

Chris Hibberd - Director, Watershed Management Services, Nottawasaga Valley Conservation Authority

Marsha Ramage – President, Wasaga West Beach Association

John Fisher – Park Superintendent, Wasaga Beach Provincial Park

From: [Nancy Browning \(via General Ainley Email\)](#)
To: ["Steve Fournier"](#); ["Andrea Potter"](#); [Jodi Moore](#)
Subject: FW: Bay Sands Development Area Storm Drainage & Outlet Improvements
Date: November-29-17 3:06:58 PM
Attachments: [Bay Sands letter, Mach 2.docx](#)

From: [REDACTED]
Sent: November-29-17 2:10 PM
To: m.latimer
Cc: barrie
Subject: Bay Sands Development Area Storm Drainage & Outlet Improvements

Please find attached, my opinion concerning the use of a new outlet at the foot of 61st Street and of the existing outlet at 67th Street. [REDACTED]

[REDACTED]

[REDACTED]

Dear Sir,

I have two main concerns about the options which the Bay Sands Development Area Storm Drainage Study seems to be favouring at this point. Firstly, I question the wisdom of increasing the use of the Bay as an urban drainage receptacle. Secondly, as a cottage owner close [REDACTED], I worry that, by nature of its location, the 67th Street outlet is not an ideal choice for drainage dispersal.

First, here are my concerns about the use of the Bay as an urban drainage receptacle. Water currents can change the quality of the beach overnight. The Parks Department told me that the thick, black crust of organic material which sometimes lines the water's edge is actually organic material which is carried out into the Bay from the Nottawasaga River after large storms. The current circles around with its organic load and eventually distributes it along the water's edge. If this is true for effluent from the Nottawasaga, it, surely, is also true for effluent from increasing numbers of drainage outlets which carry run-off not just from the beach area but also from the urban development behind the beach. Even now, the resulting mess along the water's edge is not inviting for summer visitors. It is quite off-putting. Surely, the Town would not welcome an increase in "dirty beach" days. The bay and the beach are the main attraction at Wasaga Beach in the summer and tourism is a very important driver of economic prosperity in these parts. One would expect a first step in dealing with storm water drainage would be to study what effect it will have on the bay and beach.

Secondly, the choice of the 67th Street outlet as a solution for the Bay Sands storm water disposal has a major weakness. One has only to look at the wetland that has developed over the years at the base of the 71st Street channel to realize that a lack of current there has allowed organics, fertilizers and other debris to build up into a delta. The point of land which extends from the base of 71st Street out into the bay, interrupts the prevailing west to east current which runs along the shoreline. The sandy beach to the west of the point is due to the point's intrusion into the natural path of the current. The current is blocked and its load of sand builds up there on the beach and on the water bottom. A comparison of this sandy bottom on the west side of the point with the rocky bottom on the east side suggests strongly that the current is not present in the shadow of the point on the east side. The 67th Street outlet is on the edge of that shadow. The bottom of the bay at 67th street is still rocky and sand does not begin to cover the rocks until closer to 66th street where the current one again reaches the shoreline after making its way around the point.

My concern is that the weak current at 67th Street will have a similar effect locally as that at the mouth of the 71st Street channel. Organics, fertilizer, and chemicals associated with urban development will tend to settle and built up at the mouth of the outlet and gradually spread along the shoreline into the swimming area less than a block away.

In conclusion, neither the 61st Street outlet nor the 67th Street outlet are the best long-term answer for the Beach. As the Town grows, so does the need to treat storm water run-off intensively in much the same way as one treats sewage. The outlet located at the base of 67th Street is particularly unsuited to its function because of weak current issues. There is a strong chance build-up of organic and chemical materials will eventually spoil the quality of water in the local area.

Trusting you are doing your best for the Beach overall while minimizing disadvantages,

Sincerely, [REDACTED]

Andrea Potter

From: Mike Latimer <m.latimer@wasagabeach.com>
Sent: November-29-17 2:11 PM
To: Andrea Potter; Steve Fournier, P.Eng.
Subject: FW: Bay Sands Development Area Storm Drainage & Outlet Improvements
Attachments: Bay Sands letter, Mach 2.docx

Please add to the comments. See attached.

Kind Regards,

Mike Latimer, C.E.T.
Project Coordinator

Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, Ontario
L9Z 1A1

Office: (705) 429-2540 ex. 2342
Cell: (705) 443-7800
m.latimer@wasagabeach.com

From: [REDACTED]
Sent: November-29-17 2:10 PM
To: Mike Latimer
Cc: barrie
Subject: Bay Sands Development Area Storm Drainage & Outlet Improvements

Please find attached, my opinion concerning the use of a new outlet at the foot of 61st Street and of the existing outlet at 67th Street. [REDACTED]

[REDACTED]

Dear Sir,

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Trusting you are doing your best for the Beach overall while minimizing disadvantages,

Sincerely, [REDACTED]

From: [REDACTED]
To: [Jodi Moore](#)
Subject: Re: Notice of Public Information Centre #3
Date: November-13-17 1:54:50 PM
Attachments: [image001.jpg](#)

Please remove me from your notification list. I no longer own property at Wasaga Beach.

Thanks [REDACTED]

From: Jodi Moore <moore@ainleygroup.com>
Sent: November 10, 2017 2:56 PM
To: [REDACTED]
Subject: Notice of Public Information Centre #3

Please see attached.

Thank you,

Jodi Moore
Environmental Planning Assistant
image003



www.ainleygroup.com
Tel: (705) 726-3371 Ext. 239

CAUTION: The information contained in and/or attached to this transmission is solely for the use of the intended recipient. Any copying, distribution or use by others, without the express written consent of the Ainley Group, is strictly prohibited. The recipient is responsible for confirming the accuracy and completeness of the information with the originator. Please advise the sender if you believe this message has been received by you in error.



**Bay Sands Development Area
Storm Drainage and Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Public Information Centre No. 3 – Nov. 16th, 2017
6:00 p.m. to 8:00 p.m. – Wasaga Beach RecPlex**



COMMENT SHEET – PLEASE PRINT

All Public Information Centre material will be available for download on the Town's website www.wasagabeach.com as of Thursday, November 16th, 2017. Please summarize below any comments or concerns that you have for this project:

DEAR PUBLIC WORKS - WASAGA BEACH.

THANKS FOR HELPING BAYSANDS WITH THE WATER-SHED PROBLEM. ITS A LONG TIME ISSUE.

WE TRAVERSAS ([REDACTED]) HAVE LONG AWAITED THE POTENTIAL TO PETITION FOR DEVELOPEMENT. PLEASE EMAIL ME THE PDF FROM PIC #2 AND THIS ONE PIC #3

WE WILL LIKELY PURSUE WORKING CLOSELY WITH THE TOWN TO EVENTUALLY DEVELOP BAYSANDS.

Please submit this Comment Sheet by **November 30th, 2017** to either of the following:

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Public Works Tel: (705) 429-2540
Public Works Fax: (705) 429-8226
m.latimer@wasagabeach.com

Mr. Steve Fournier, P.Eng.
Project Manager
Ainley Group
550 Welham Road
Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371
Fax: (705) 726-4391
fournier@ainleygroup.com

Name [REDACTED]

Mailing Address [REDACTED]

Telephone # [REDACTED] E-mail Address [REDACTED]

Blank lined area for writing.

Please leave this area blank.

Response Provided

March 2, 2018

File No. 113202



**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Response to Comments Received Following Public Information Centres No. 2 & 3**

Dear 

We thank you for your interest in the above noted Municipal Class Environmental Assessment (Class EA) currently being undertaken by the Town of Wasaga Beach and for submitting a comment.

As you are aware, the municipality held Public Information Centre (PIC) No. 2 for this project on Thursday, June 22, 2017. Following that meeting and a review of comments received the municipality re-opened discussions with Ontario Parks regarding usage of vacant property opposite 62nd Street, north of Shore Lane. The Town re-emphasized the urgent need for an outlet to address flooding issues affecting portions of the project study area. Ontario Parks (Ministry of Natural Resources and Forestry (MNRF)) advised that while they are not in favour of any new outlets to Nottawasaga Bay they understand the challenges that the Town is facing with regards to drainage and flood control in the study area. Ontario Parks (MNRF) confirmed that they would be willing to consider a 62nd Street outlet option and work with the Town towards this solution, if it is deemed to be the preferred location through an evaluation process.

The municipality scheduled a third PIC on November 16, 2017 to present the three design options under consideration. These included Design Option 2A (Existing Channel Improvements), Design Option 2B (61st Street Outlet), and Design Option 2C (62nd Street Outlet). As identified at PIC No. 2 initial attempts to combine the Bay Sands Development Area with the 61st Street catchment area was not feasible as the existing outlet has insufficient capacity, so two outlets will be required for this project. Below are the preferred designs selected for this project:

- **AREA 1 (Bay Sands Development Area) Preferred Design - Design Option 1A or 1B:** Both options propose the use of the 67th Street outlet and both are viable. The exact location of the drainage channel to be located north of the Bay Sands Development Area, on lands south of Mosely Street, will be determined at a future date through consultation with the Nottawasaga Valley Conservation Authority (NVCA) and the affected property owner.
- **AREA 2 (62nd Street / Shore Lane Corridor) Preferred Design - Design Option 2C (62nd Street Outlet):** This option proposes the construction of an outlet on Ontario Parks (MNRF) property north of Shore Lane, opposite 62nd Street.

The purpose of this letter is to provide you with an update regarding the project and to provide a response to comments submitted following both Public Information Centre No. 2 and 3. This letter includes the comment(s) that you submitted and the associated municipal response. As comments received from some residents were quite lengthy, excerpts have been included to highlight key items and then grouped by topic.

An Environmental Study Report is being prepared for this project and will be made available for a 30-day public review period. A Notice of Completion will be issued to provide information pertaining to the filing of the Environmental Study Report and to identify available viewing locations. That notice will also include directions for submitting a Part II Order request.

Please note that once the Class EA is complete, it is the Town's intent to move forward with the detailed design and construction of the outlet as soon as possible to address flooding concerns.

We trust the above is satisfactory; however, if there are aspects that require further clarification, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
A. Potter	Ainley Group, Environmental Planner

COMMENTS SUBMITTED FOLLOWING PIC NO. 2

RESPONDENT NAME: [REDACTED]

1. [REDACTED] *has been our home for [REDACTED]. Originally the stream through our property was a freshwater stream and has been called a cold water stream bed by the NVCA. It used to flood most springs over the road, through our crawl space and out. We removed two bottlenecks and the creek flows straight out to the bay. Twice when the bay has been high, it has filled the creek completely with sand, once we cleaned it out, last time mother nature cleaned it out. We have been flooded twice from the roadside by storm waters running down 58th Street from Ramblewood and beyond the creek stopped the flood. Since the storm sewer and curb drains were put in the creek jumps 1 foot to 1.5 feet when they add their water to the creek.*

RESPONSE: Part of the reason for undertaking this Class EA was to address flooding issues within the project study area. The existing channel has insufficient capacity to accommodate existing flows. The proposed 62nd Street outlet will provide the additional capacity required to accommodate the 1 in 100 year storm without flooding.

2. *"We believe the creek is a unique and living thing providing water, shelter, food to a multitude of birds, water creatures, mammals, reptiles and should not cease to flow. A certain amount of flow would be required to keep the mount open."*

RESPONSE: With the proposed 62nd Street outlet (i.e. AREA 2 Design Option 2C), the majority of flow will be re-directed to 62nd Street; however, some flow will remain in the channel. Since no improvements are now proposed to the existing channel located east of 61st Street (i.e. 1760 Shore Lane) there is no potential to impact the existing natural heritage features at that location.

3. *"We agree a storm sewer system is needed to control floods here and elsewhere, but to put two outlets so close together as the current and 61st Street is very disturbing to the Beach as we know. We would like to see above said storm system to come down 62nd Street and straight out to the bay. We would gladly discuss this with yourself or anyone else."*

RESPONSE: As noted in the attached letter the municipality has selected AREA 2 Design Option 2C (62nd Street Outlet) as the Preferred Design and as such, the outlet will be constructed at 62nd Street.

March 2, 2018

File No. 113202



**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Response to Comments Received Following Public Information Centres No. 2 & 3**

Dear 

We thank you for your interest in the above noted Municipal Class Environmental Assessment (Class EA) currently being undertaken by the Town of Wasaga Beach and for submitting a comment.

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Please note that once the Class EA is complete, it is the Town's intent to move forward with the detailed design and construction of the outlet as soon as possible to address flooding concerns.

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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
B. Potter	Ainley Group, Environmental Planner

COMMENTS SUBMITTED FOLLOWING PIC NO. 2

RESPONDENT NAME: [REDACTED]

1. *“Survey for ditch line S. Mosley 62nd S. Culverts – cleanout”*

RESPONSE: The lack of drainage capacity cannot be addressed by simply a culvert cleanout. A full topographic survey (including ditches) of the work limits will be completed as part of detailed design.

March 2, 2018

File No. 113202



**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
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AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
C. Potter	Ainley Group, Environmental Planner

COMMENTS SUBMITTED FOLLOWING PIC NO. 2

RESPONDENT NAME: [REDACTED]

1. **Comments Pertaining to a Proposed 61st Street Outlet**

- ***“How often will your proposed drainage ditches overflow onto 61st North? Will the road of 61st North be opened and where will the drainage ditch be located?”***

RESPONSE: As noted in the attached letter the municipality has selected Design Option 2C (62nd Street Outlet) as the Preferred Design for Area 2 and as such, the outlet will be constructed at 62nd Street.

- ***“Will the drainage into the bay be an open ditch or concrete culvert?”***

RESPONSE: The 62nd Street outlet will be in a concrete storm sewer to the south side of the beach and then drain via an open ditch to Nottawasaga Bay.

March 2, 2018

File No. 113202



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Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
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AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
D. Potter	Ainley Group, Environmental Planner

COMMENTS SUBMITTED FOLLOWING PIC NO. 2

RESPONDENT NAME: [REDACTED]

1. ***“Please organise a petition of lot owners to get approval for construction ASAP (I can help if required.)”***

RESPONSE: A number of residents that attended the Public Information Centres for this project expressed a desire to organize themselves as a group recognizing that a minimum of 66.7% of the property owners would need to petition the Town in order to proceed under the Local Improvements Act. Many expressed difficulty in completing this task as they do not have access to property owner contact information. The Town is willing to issue a letter to all Bay Sands Development Area property owners to advise that a Bay Sands Development Area Landowners Group is being formed and to provide contact information for those who are interested in being part of the group and assisting in moving the development forward. The Town will give further consideration to issue of the aforementioned letter once the Class EA process is complete.

March 2, 2018

File No. 113202



**Re: Town of Wasaga Beach
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Schedule 'C' Municipal Class Environmental Assessment
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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
E. Potter	Ainley Group, Environmental Planner

COMMENTS SUBMITTED FOLLOWING PIC NO. 2

RESPONDENT NAME: [REDACTED]

1. Flooding Concerns

Comments Submitted via email July 5, 2017:

- *“Our property is [REDACTED] at the [REDACTED] e. We have been reporting issues with flooding on 63rd Street for many years now, ever since the water and sewer lines were installed on Shore Lane in front of our property. The problem is that, after most rain events, water collects and stands across the road and up onto our property right up to the top step of our lower deck. This past year we had to rebuild our deck garden boxes and steps due to rotting from the water damage incurred over the years. Neighbours continually ask permission to walk across our lawn (or sometimes across our deck) to avoid walking through the large pond a rainfall creates there. A gravel dry well was installed at the edge of our property on 63rd Street by the town several years ago to help the situation, but the high ground-water table there makes drainage ineffective.”*

Comments Submitted via email August 16, 2017:

- *“The residents of 63rd Street have been patiently waiting for our accessibility issues to be addressed, too – accessibility to our street when it rains, and for some of us, to our own cottages when the presence of standing water after any significant rain precludes getting into our driveways or onto our decks.”*
- *“The residents of 63rd Street have been enduring a “lake” forming at the foot of our street for more than 18 years now—in a low spot left by the road grading after the water and sewer services were connected to 1817 Shore Lane, and then extended up 63rd Street. Because we are the lowest spot in our streetscape, we are the recipients of the run-off water from the streets adjacent to us, in addition to the water that spills down our own street from the higher point on Mosely. This water collects at the foot of our street on a regular basis. (That we are the drainage area for 64th Street was clearly illustrated last summer when the 64th Street fire hydrant was opened, and the gushing water rushed straight east on Shore Lane, carving a pathway around the edge of 63rd Street, and pooling at the base of our street.) A morning of rain significantly floods the street a day or two extends the water far into the yards of the properties at the base of this street.”*
- *For many, many years, our requests for a solution to the flooding issues have been met with the same answer – the segment of Shore Lane between 60th and 67th Streets would be the final stretch to be urbanized (between 45th and 71st Streets). Our section of Shore Lane, though clearly problematic, needed to wait, as we would be part of a larger solution that would also account for the ground water drainage needs of the proposed Bay Sands area, immediately to the south of us.*
- *We deal with an accessibility issue on 63rd Street every time we have a rain event. The road becomes impassable. Pedestrians stop, and wonder how to cross through. Some take off their shoes and wade through. Others turn back and head up onto Mosely Street to come down one of our adjacent streets. Some attempt to skirt the standing water with their wagons, bikes or strollers, only to realize that it’s often far up into the yards of the two cottages at the bottom of the street.*
- *This past long weekend (August 4th, 2017), we were unable to get my brother-in-law from his car in our driveway to the entrance off our deck because of the depth of the standing water.*

- ***Because it can't drain anywhere, it also becomes a source of standing water on our property. In times where we are admonished to be careful of the small amount of standing water in bird baths due to West Nile concerns, we are subjected to this receptacle on our street—standing water that doesn't accomplish anything to address the constant street flooding.***
- ***Of course, our flooded street becomes extremely attractive to motorists who want to create a great wake by speeding through the water, and so we also endure speeding vehicles and the erosion of our road and our property edges, including our driveways. As scientists tell us, more extreme weather will increasingly become the norm, and we will be subjected to more rain events.***
- ***The winter thaws and freezes bring their own concerns—with standing water after snow thaws that has no means of draining away, and so refreezes into a large ice patch—making the simple task of walking to the mail boxes on Shore Lane a treacherous activity for our year-round residents.***
- ***Without an additional outlet at 61st Street, the residents of 63rd Street do not have a way to treat storm water “locally” as our water will not run “uphill” to link into one of the existing outlets.***

RESPONSE: The Town of Wasaga Beach has initiated this Schedule 'C', Municipal Class Environmental Assessment (Class EA) to review the drainage options available with the goal of selecting a preferred solution to address the stormwater management needs for the project study area which includes the Bay Sands Development Area and the flooding issues in the area of your home. As noted in the attached letter the municipality has selected AREA 2 Design Option 2C (62nd Street Outlet) as the Preferred Design and as such, an outlet will be constructed at 62nd Street.

The existing channel outlet at 1760 Shore Lane has insufficient capacity to accommodate existing flows. The proposed 62nd Street outlet will provide the additional capacity required to accommodate the 1 in 100 year storm without flooding and would therefore handle the majority of flow with the existing channel remaining for local surface drainage and to provide for emergency spills / overflow conveyance if the new outlet at 62nd Street becomes blocked. The proposed drainage outlet at 62nd Street will provide sufficient capacity to properly accommodate the catchment area. This will form the basis to which other drainage improvements will be connected.

The Town recognizes that parts of the project study area are subject to frequent flooding and that this needs to be addressed as soon as possible. As this is a stormwater project, it is necessary to look at the overall drainage area and the other problems that need to be addressed so that it can be dealt with in a comprehensive manner.

Please note that once the Class EA is complete, it is the Town's intent to move forward with the detailed design and construction of the outlet as soon as possible to address flooding concerns.

March 2, 2018

File No. 113202



**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Response to Comments Received Following Public Information Centres No. 2 & 3**

[REDACTED]:

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M. Latimer	Town of Wasaga Beach, Project Coordinator
F. Potter	Ainley Group, Environmental Planner

COMMENTS SUBMITTED FOLLOWING PIC NO. 3

RESPONDENT NAME: [REDACTED]

1. ***“If the 62nd street location is now under review, I would like to know what the alternative plan and outlet site would be. Please include the details of all arguments and information put forward that resulted in the reconsideration of the 62nd street site. Ainley and Associates letter updating property owners of the status of the project was greatly appreciated. ”***

RESPONSE: The PIC No. 2 and 3 material are available on the Town’s website at www.wasagabeach.com/construction-notice. The process leading up to the inclusion of a 62nd Street outlet location (i.e. AREA 2 Design Option 2C) is presented in this material. If, after reviewing this material, you still have questions, please feel free to contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com. In general, the 62nd Street outlet option will result in a reduced impact on the services to existing homes on 61st Street between Shore Lane and the beach and it is a more direct route resulting in lower construction costs.

2. Objections to Runoff

- ***“.....objection to having runoff from the proposed Bay Sands Subdivision drain into Nottawasaga Bay in general and from the 67th Street outlet in particular.”***

RESPONSE: A drainage strategy needs to be established before the Bay Sands development can proceed and drainage will need to be directed to Nottawasaga Bay which is the current destination of that runoff. While we recognize resident concerns associated with the recreational use of the beach and water quality we also have a responsibility to address the safety concerns of residents and to address an ongoing flooding problem. Through the Class EA process we have attempted to find a solution that will address the problem(s) but also result in the least amount of impact to the area environment (physical, natural, socio-economic and cultural). We also have to consider Bay Sands property owners who have had a Plan of Subdivision in place since the seventies.

3. Ontario Parks

- ***“....Environmental concerns, especially in regards to preserving lake water quality must take precedence over accommodating development. Is it apparent, that now Ontario Parks (MNR) have reversed their decision on allowing additional outlets into the lake, I would like to know the name of the person responsible, therefore accountable for this reversal and why they now feel that it is an acceptable option.”***

RESPONSE: Preliminary discussions with Ontario Parks (division of MNRF) at the time of PIC No. 1 determined that municipal infrastructure would not be permitted on this property and this option was subsequently removed from further consideration. The channel improvement and 61st Street options were therefore carried forward and presented at PIC No. 2, with the 61st Street option identified as the preliminary preferred solution.

Given the lack of public support for the 61st Street option following PIC No. 2, the municipality re-opened discussions with Ontario Parks emphasizing the urgent need for an outlet to address flooding issues in the affected area. Ontario Parks (division of MNRF) advised that while they are not in favour of any new outlets to Nottawasaga Bay they understand the challenges that the Town is facing with regards to drainage and flood control in the study area. Ontario Parks (MNRF) confirmed that they would be willing to consider a 62nd Street outlet option and work with the Town towards this solution, if it is deemed to be the preferred location through an evaluation process.

Keep in mind that, as a minimum, two Public Information Centres are held for a Schedule 'C' Class EA. The municipality hosted a third Public Information Centre and presented a potential outlet at 62nd Street for public review and evaluated it in comparison to the other two options as presented at PIC No. 2.

4. 67th Street Outlet and Potential Effluent Buildup

- ***“What studies have been conducted to investigate the impact of the point of land to the west of 67th Street, has on the flow of waters in the adjacent area to the east. My concern would be that the run off waters would flow closer to the shoreline/swimming areas, because of the contour of the shoreline neat the 67th Street outlet, than, if it exited in the 62nd Street area”.***

RESPONSE: Please note that the 71st Street location drains a much larger area than that proposed to exit at the 67th Street outlet. Additional attention may be required in the detailed design of any outlet to ensure that the discharge is to the Bay and not trapped behind a portion of undulating beach grade. The flows from Bay Sands will be maintained at the pre-development rate. The 67th Street outlet has been sized for the catchment area to the south of it including the Bay Sands Development Area.

5. 62nd Street Outlet

- ***“I understand from your presentation that the outlet at the 62nd Street site, does not presently have the capacity to handle the runoff volume, but are the plans not to construct/improve the outlet at the 62nd Street site? Could it not be made large enough to handle all of the required volume?”***

RESPONSE: As noted at PIC No. 2, Exhibit 9, the potential to accommodate the combined flows of Bay Sands and the natural catchment area of 62nd Street was not feasible so the catchment areas have been kept separate. Bay Sands utilizes the existing 67th Street outlet which was sized originally to include that area and we are now proposing 62nd street as an improved outlet to eliminate the capacity constraints on the existing channel outlet (east of 61st Street at 1760 Shore Lane). However, the 1760 Shore Lane outlet will continue to take minor flows within its capacity.

6. Water Quality

- ***All parties should "... put the quality of the lake water, ahead of the need for development, in the matter of preserving a wonderful natural resource. Bay Sands subdivision will not be the only area of new development, future urbanization of the region will continue strong stewardship and long range planning is needed to protect the Provincial Park and its waters."***

RESPONSE: The Bay Sands development is not a new development. The Bay Sands Development Area was established circa 1970 and was approved at a time when today's standards of land use planning did not apply. The current project is not accommodating new development. Outlets are governed by a catchment area and are designed to accommodate a specific capacity. The 67th Street outlet was designed with the capacity to accommodate the Bay Sands Development Area. The drainage from Area 1 as presented at both PIC No. 2 and 3 will flow to this outlet.

This proposal includes water quality improvement features not currently provided in the catchment area. The quality of runoff will be improved over existing conditions through the addition of an oil and grit separator at the proposed 62nd Street outlet and through that currently in place at the 67th Street outlet. The existing channel outlet east of 61st Street does not have an oil and grit separator. Portions of the study area are subject to frequent flooding which can also lead to contaminants entering area watercourses during extreme events. The proposed improvements will assist in alleviating flooding issues. Proposed road improvements (i.e. urbanization) that include the installation of catch basin shields and where feasible, Low Impact Development (LID) features will also improve water quality. A stormwater management facility is proposed for the Bay Sands Development Area which will also provide improvements in this regard.

The Town and Ministry of Natural Resources and Forestry (MNRF) take the quality and condition of our beach very seriously. All environmental factors are considered through the Municipal Class EA process to establish the preferred overall solution. With drainage, for obvious reasons, surface water runoff eventually goes to the Bay. It is simply a matter of how and where. The province and Town always try to use existing storm outlets, as has been done with the Bay Sands Development Area. However, it was determined that the existing channel outlet (east of 61st Street) cannot convey existing flows and properties are prone to flooding in that area. The Town has a responsibility to protect properties from flooding and as such, a preferred alternative to fix the existing problem has to be established.

March 2, 2018

File No. 113202



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Schedule 'C' Municipal Class Environmental Assessment
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M. Latimer	Town of Wasaga Beach, Project Coordinator
G. Potter	Ainley Group, Environmental Planner

COMMENTS SUBMITTED FOLLOWING PIC NO. 2

RESPONDENT NAME: [REDACTED]

1. Water Quality

- ***“.....we own [REDACTED] within the study area, being [REDACTED]. We would like to add our support to the position taken by the WWBA (Wasaga West Beach Association) as set out in the letter in opposition to the recommended drain solution. As noted in the WWBA submission our beach is currently under significant stress and adding this significant drainage outflow in the location and manner suggested creates impacts which we believe are unacceptable.”***

RESPONSE: This proposal includes water quality improvement features not currently provided in the catchment area. The quality of runoff will be improved over existing conditions through the addition of an oil and grit separator at the proposed 62nd Street outlet and through that currently in place at the 67th Street outlet. The existing channel outlet east of 61st Street does not have an oil and grit separator. Portions of the study area are subject to frequent flooding which can also lead to contaminants entering area watercourses during extreme events. The proposed improvements will assist in alleviating flooding issues. Proposed road improvements (i.e. urbanization) that include the installation of catch basin shields and where feasible, Low Impact Development (LID) features will also improve water quality. A stormwater management facility is proposed for the Bay Sands Development Area which will also provide improvements in this regard.

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March 2, 2018

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Schedule 'C' Municipal Class Environmental Assessment
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M. Latimer	Town of Wasaga Beach, Project Coordinator
H. Potter	Ainley Group, Environmental Planner

COMMENTS SUBMITTED FOLLOWING PIC NO. 3

RESPONDENT NAME: [REDACTED]

1. Too Many Outlets

“If this is a Bay Sands project then we do not want a water outlet at 62nd street through the government lot. There are too many outlets already.”

RESPONSE: This is not specifically a Bay Sands project. This Class EA was initiated to address drainage deficiencies affecting the project study area. At the beginning of the study one alternative under consideration was to combine the Bay Sands Development Area with the 62nd Street corridor and correct two deficiencies with one plan, but with further study this was found to be unworkable. As it is a stormwater project, a solution cannot be determined by simply focusing on only the Bay Sands Development Area. It is necessary to look at the overall drainage area and the other problems that need to be addressed so that it can be dealt with in a comprehensive manner.

As presented at PIC No. 2 and 3, drainage for the Bay Sands Development Area (i.e. Area 1) is going to be directed to the existing 67th Street outlet. Area 2 is going to be directed to the 62nd Street outlet which does not include the Bay Sands Development Area. The proposed 62nd Street outlet will assist in alleviating the ongoing flooding that occurs in that area.

2. Why is a 62nd Street Outlet Being Reconsidered?

“It sounds like this is now not a Bay Sands project, however why the MNR would allow a pipe through their lot when 61st was originally one of the favored options.”

RESPONSE: Preliminary discussions with Ontario Parks (division of Ministry of Natural Resources and Forestry (MNRF)) at the time of PIC No. 1 determined that municipal infrastructure would not be permitted on this property and this option was subsequently removed from further consideration. The channel improvement and 61st Street options were therefore carried forward and presented at PIC No. 2, with the 61st Street option identified as the preliminary preferred solution.

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3. **Legal Action Regarding a 62nd Street Outlet**

“Any action taken that will have the impact of reducing property values west of 62nd will be met with a legal challenge by the affected property owners Locicero, Icaobelli and Kerr.”

RESPONSE: The construction footprint for the 62nd Street outlet and associated infrastructure is anticipated to be approximately 20.0 m in width following the centreline of 62nd Street, north to the beach. The piping infrastructure will be placed underground and the only structure that will be above ground is the outlet itself at the north end of the site. Measures to soften the appearance of the structure can be implemented. The site will be restored post construction through landscaping and the planting of trees and other vegetation which will assist in screening the structure from adjacent residences.

Representatives from the municipality are willing to personally meet with you to discuss this project and the measures proposed to minimize impacts in the area.

March 2, 2018

File No. 113202



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As you are aware, the municipality held Public Information Centre (PIC) No. 2 for this project on Thursday, June 22, 2017. Following that meeting and a review of comments received the municipality re-opened discussions with Ontario Parks regarding usage of vacant property opposite 62nd Street, north of Shore Lane. The Town re-emphasized the urgent need for an outlet to address flooding issues affecting portions of the project study area. Ontario Parks (Ministry of Natural Resources and Forestry (MNRF)) advised that while they are not in favour of any new outlets to Nottawasaga Bay they understand the challenges that the Town is facing with regards to drainage and flood control in the study area. Ontario Parks (MNRF) confirmed that they would be willing to consider a 62nd Street outlet option and work with the Town towards this solution, if it is deemed to be the preferred location through an evaluation process.

The municipality scheduled a third PIC on November 16, 2017 to present the three design options under consideration. These included Design Option 2A (Existing Channel Improvements), Design Option 2B (61st Street Outlet), and Design Option 2C (62nd Street Outlet). As identified at PIC No. 2 initial attempts to combine the Bay Sands Development Area with the 61st Street catchment area was not feasible as the existing outlet has insufficient capacity, so two outlets will be required for this project. Below are the preferred designs selected for this project:

- **AREA 1 (Bay Sands Development Area) Preferred Design - Design Option 1A or 1B:** Both options propose the use of the 67th Street outlet and both are viable. The exact location of the drainage channel to be located north of the Bay Sands Development Area, on lands south of Mosely Street, will be determined at a future date through consultation with the Nottawasaga Valley Conservation Authority (NVCA) and the affected property owner.
- **AREA 2 (62nd Street / Shore Lane Corridor) Preferred Design - Design Option 2C (62nd Street Outlet):** This option proposes the construction of an outlet on Ontario Parks (MNRF) property north of Shore Lane, opposite 62nd Street.

The purpose of this letter is to provide you with an update regarding the project and to provide a response to comments submitted following both Public Information Centre No. 2 and 3. This letter includes the comment(s) that you submitted and the associated municipal response. As comments received from some residents were quite lengthy, excerpts have been included to highlight key items and then grouped by topic.

An Environmental Study Report is being prepared for this project and will be made available for a 30-day public review period. A Notice of Completion will be issued to provide information pertaining to the filing of the Environmental Study Report and to identify available viewing locations. That notice will also include directions for submitting a Part II Order request.

Please note that once the Class EA is complete, it is the Town's intent to move forward with the detailed design and construction of the outlet as soon as possible to address flooding concerns.

We trust the above is satisfactory; however, if there are aspects that require further clarification, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
I. Potter	Ainley Group, Environmental Planner

COMMENTS SUBMITTED FOLLOWING PIC NO. 2

RESPONDENT NAME: [REDACTED]

1. Water Quality and Low Impact Development Measures

- *“Wasaga Beach is a tourist area and Nottawasaga Bay is the focal point to developing and retaining the local economy. It is imperative that the Town maintain the water in pristine condition to retain the claim that we have the world’s longest fresh water beach. I feel that the recent addition of outlets into the Bay is a step backwards to keeping the water clean for generations to come. Wasaga Beach must be at the forefront in proceeding with development in an environmentally friendly way, while protecting the beach, which is our most valuable asset.”*
- *“What is the estimate for pollutants being released into the Bay as the area being drained increases and the volume of water increases?”*
- *The MOECC is working on a document for Low Impact Development. How is this being implemented in Option 2B and the development of the Bay Sands area? Can more be done that is above and beyond this minimal requirement?”*
- *Personal Objection 1: “The property will be devalued because of the many negative issues, such as more pollutants in the lake, the unsightliness of the structures and the constant reminder that we are dumping into the Bay.”*
- *Personal Objection 3: “Our property was purchased so family could enjoy a pristine beach. The water quality may not allow them to swim at the beach near our home in the future. We frequently walk past the 57th Street outlet. On June 25, 2017, we observed that the outlet water was clouded, dirty and had scum floating on it. This water was being emptied into the Bay. This is a common site. A little boy was swimming near the outlet and shouted “Mommy the water is dirty.” An even more important concern is whether or not the water is safe to swim in.”*
- *Personal Objection 5: “Needless to say I do not agree with the preferred option presented June 22nd. The development of Bay Sands and the option to construct an outlet at 61st Street do not provide adequate protection for the water in the Bay and do not address concerns of residents and visitors to the beach. The impact would be cumulative and profound as more effluent is released into the Bay and more outlets are constructed. Development should be done in a way to preserve and protect the water quality, wildlife and the natural beauty of the Bay. This is in the best interest of the local residents and the town of Wasaga Beach. I hope we can continue to claim the world’s longest fresh water beach. No one wants to claim the title “the world’s longest polluted beach”.*
- *“The current screening for pollutants allows 20% to be released into the lake. Based on the current volume how much is being released into the Bay? (I was told at the PIC that 80% of the contaminants are removed, leaving 20% being released into the Bay)” (C15)*
- *Objection 1: The addition of pollutants into the bay.*

- ***“.....In years gone by the easiest solution was to dump into the lakes and rivers. This solution has proven wrong in the past and is very costly to fix. PLEASE STOP DUMPING INTO THE LAKE (EVEN IF IT’S JUST 20%).”***

RESPONSE: This proposal includes water quality improvement features not currently provided in the catchment area. The quality of runoff will be improved over existing conditions through the addition of an oil and grit separator at the proposed 62nd Street outlet and through that currently in place at the 67th Street outlet. The existing channel outlet east of 61st Street does not have an oil and grit separator. Portions of the study area are subject to frequent flooding which can also lead to contaminants entering area watercourses during extreme events. The proposed improvements will assist in alleviating flooding issues. Proposed road improvements (i.e. urbanization) that include the installation of catch basin shields and where feasible, Low Impact Development (LID) features will also improve water quality. A stormwater management facility is proposed for the Bay Sands Development Area which will also provide improvements in this regard.

The Town and the Ministry of Natural Resources and Forestry (MNRF) take the quality and condition of our beach very seriously. All environmental factors are considered through the Municipal Class EA process to establish the preferred overall solution. With drainage, for obvious reasons, surface water runoff eventually goes to the Bay. It is simply a matter of how and where. The province and Town always try to use existing storm outlets, as has been done with the Bay Sands Development Area. However, it was determined that the existing channel outlet (east of 61st Street) cannot convey existing flows and properties are prone to flooding in that area. The Town has a responsibility to protect properties from flooding and as such, a preferred alternative to fix the existing problem has to be established.

As noted, Low Impact Development measures are being considered for this project. Exhibit 21 of the PIC No. 2 material discussed the potential for the Bay Sands Development Area to impact water quality. The third and fourth bullet under the heading *“Is there an increased potential for the Bay Sands Development Area drainage to negatively impact Nottawasaga Bay water quality?”* noted the following:

- *“Detailed design for the Bay Sands Development Area will involve quantifying the limits on lot coverage and infiltration and will be designed to address the requirements of the Ministry of Environment and Climate Change (MOECC) and the Nottawasaga Valley Conservation Authority (NVCA).*
- *The future design for the Bay Sands Development Area may incorporate a “treatment train” approach to reduce the impacts from the urbanization of the Bay Sands Development Area on the receiving waterbody (i.e. Nottawasaga Bay). This approach involves a sequence of practices (i.e. lot level, conveyance and end-of-pipe controls) designed to meet stormwater management objectives and may include the following:*
 - *Zoning Restrictions for the Bay Sands Development Area – establishing limits on the size of a home and the percentage of lot coverage.*
 - *Individual On-Site Infiltration Galleries: Taking runoff from roof areas for average small rainfall events and discharging via eaves troughs to infiltration galleries on each lot with the aim of matching the annual average ground water recharge of the site in its undeveloped condition. These are a well proven method of reducing total runoff volume where sandy soils and suitable separation from water table are available.*

- *Other – rear yard soak away pits, grassed swales along roadway boulevards for conveyance control, oil and grit separators (pre-treatment), and filters (water quality control).*

Many of the above noted items are Low Impact Development measures and this Class EA will recommend that the implementation of LID features be considered in the development of the stormwater servicing strategy to specifically be prepared for the Bay Sands development as well as for any urbanization of streets proposed as part of this Class EA.

The stormwater management design for the Bay Sands Development Area is only one component of the servicing strategy needed in order for the development to move forward and it is unlikely to advance to construction for many years. However, this Class EA needs to identify a suitable outlet for the development and other drainage measures to address flooding concerns in the overall study area. When the Bay Sands Development Area proceeds to detailed design it will be subject to the latest standards of the day. Low Impact Development (LID) features and strategies as well as the standards and policies governing their implementation will evolve and improve over time. As noted, one of the recommendations from this Class EA will be that the implementation of LID features be considered in the development of the stormwater servicing strategy to specifically be prepared for the Bay Sands Development during the detailed design phase as well as for any urbanization of streets proposed as part of this Class EA. These measures will be determined through discussion with the MOECC and the NVCA at that time. We want to make it clear that the catchment area remains unchanged and there is no increase in nutrients in comparison to the current situation. Additionally, the proposed oil and grit separator and inclusion of catch basin shields will provide improvements to water quality something not currently available in the present situation.

We have recommended that LID measures be a key feature in any development of the Bay Sands Area. This is easier to implement in that area because it will be incorporated into the original design. The 62nd Street corridor is currently developed which limits the opportunity to incorporate significant stormwater management facilities. Although it appears that there may be opportunity to provide a stormwater management pond on the west side of 62nd Street south of Mosely Street, the portion of the catchment area draining to that point is very limited and the stormwater management pond would not be effective.

The application of LID measures to areas outside of Bay Sands will also be considered; however, these are existing corridors and there will be constraints to reconstruction. It will not be possible to implement LID features at all locations unless property can be acquired from neighbouring properties to accommodate these measures.

2. Safety

- ***Objection 3: There was a sign with the words “NOTICE DANGEROUS WATER CONDITIONS STAY CLEAR” indicating the water coming from the outlet is not safe for swimming in or near.***
- ***Objection 2: “The outlet structures are a danger especially to young children. Danger Keep Out is inscribed on the structure at 57th and 67th Street structures. There is also the danger of a person toppling over the structure.”***

RESPONSE: These are standard signs that are installed by Ontario Parks for safety purposes to advise of potential dangers associated with flowing water. The outlet will include a typical safety grate and hand rails in accordance with the building code.

3. Water Quality Monitoring

“Have the current outlets been monitored to see what pollutants are being released & their effect on humans, fish & wildlife? If monitoring has occurred is it done daily, weekly or monthly? What are the results?”

Will the areas near the outlets between 57th and 67th streets be monitored for pollutants and will this area become unsafe for swimming? What evidence is there that the quality of the water will remain safe for recreational use?”

“Will testing be done over a period of years to ensure that pollutants are at “acceptable” levels before another outlet is constructed?”

RESPONSE: The Town does not perform this type of monitoring. Monitoring and inspections are undertaken in accordance with provincial Environmental Compliance Approvals (ECA) for the respective oil and grit separator unit and storm sewer systems.

Monitoring of new stormwater quality controls including oil and grit separator unit and stormwater management ponds/facilities will include annual inspections and cleanouts as deemed necessary in accordance with the respective ECAs and operations and maintenance manuals/policies of the Town and MOECC.

4. Multiple Outlets to the Bay

- ***“Would the proposal for 4 outlets within 10 blocks be an acceptable solution for development if the area was situated at the main beach, or a Blue Flag Beach or is this area considered less important than the aforementioned beaches?”***
- ***Objection 5: “The cumulative negative impact of having 3 outlets plus a natural outlet within a 10 block area.”***

RESPONSE: The frequency of outlets is, in part, governed by topography, area development and the need to address flooding concerns. There are already existing outlets east of 61st Street and at 67th Street. The proposed outlet construction at 62nd Street is more of a relocation of the existing channel outlet (east of 61st Street) rather than the introduction of an additional outlet.

5. Comments Pertaining to a 61st Street Outlet

- ***“The Option 2B proposal calls for a new outlet at 61st Street. In the winter snow is plowed and accumulates at the end of this dead-end street. Building an outlet at this location allows a channel for contaminated snow melt to drain directly into the lake. Has this additional source of contaminants into the lake been considered?”***
- ***“An outlet at 61st Street would be a hindrance to the many people who come with wagons, kayaks, canoes and other beach paraphernalia to access the beach. An outlet at***

this location would make it impossible or very treacherous for a nearby cottager and other visitors who use assistive devices to access the beach. Has consideration been given to the fact that beach access from a wide roadway allows easy access for many and the addition of a massive structure would make access dangerous or prohibitive?"

- ***Objection 6: "Frogs, ducks, an Egret, minnows and many other birds and water fowl may be affected by the addition of another outlet. Recently a large snapping turtle was observed on the beach not far from the natural outlet."***
- ***Objection 7: "The beach is extremely narrow on the east side of 61st Street. Water from existing outlets meanders and may cause further erosion at this section of the beach. As water levels are rising there is concern that there will be no protection for the properties in this area in the event of a storm."***
- ***Objection 8: "Due to the shape of the shoreline and prevailing direction of the waves coming in to the shore, there is a good possibility that an outlet at this location would trap effluent at the shoreline making the water unsafe for swimming."***
- ***Personal Objection 1: "Homes on 61st are built on sand. Dewatering, vibration and construction will disturb the ground and could cause structural damage to new and existing homes. The damage may be immediate or occur at a later date and would involve costly and upsetting legal procedures."***

RESPONSE: As noted in the attached letter the municipality has selected AREA 2 Design Option 2C (62nd Street Outlet) as the Preferred Design and as such, the outlet will be constructed at 62nd Street. The above comments are considered addressed since an outlet is no longer being considered at 61st Street.

6. Aesthetics

- ***Objection 4: "The outlet structures are an eyesore to the beauty of the beach and destroy the natural setting."***

RESPONSE: Landscaping can be utilized to soften the visual impact of the outlet structure. This Class EA will recommend that this be further investigated during the detailed design of the outlet structure.

COMMENTS SUBMITTED FOLLOWING PIC NO. 3

RESPONDENT NAME: [REDACTED]

7. Outlet at 62nd Street is preferred.

"....I was pleased to see 62nd Street as the preferred outlet. The outlet would be similar to the outlet at 67th Street, which is visually more appealing and not as conspicuous as an outlet would be at the end of 61st Street. Homes on 61st would also not be negatively impacted by construction of a sewer outlet. That would address many of the concerns I had with the proposed outlet at 61st Street."

RESPONSE: Comment Noted.

8. Low Impact Development (LID) Measures

"....the Town needs to make Low Impact Development a top priority and not put more sewer water into the Bay. This option might also necessitate building a stormwater pond on 62nd Street South to reduce and treat flows from 62nd Street and a newly constructed, widened Mosley Street."

RESPONSE: Refer to Item 1 response.

9. Water Quality

"Water quality must be a priority for the Town of Wasaga Beach."

RESPONSE: Refer to Item 1 response.

10. Water quality Monitoring

"Although it is claimed that only 20% of the pollutants reach the water, I would like to know what pollutants are being tested for and what is the cumulative effect of these pollutants on human, plant and wildlife."

RESPONSE: Refer to Item 3 response.

March 2, 2018

File No. 113202



**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Response to Comments Received Following Public Information Centres No. 2 & 3**

Dear 

We thank you for your interest in the above noted Municipal Class Environmental Assessment (Class EA) currently being undertaken by the Town of Wasaga Beach and for submitting a comment.

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Please note that once the Class EA is complete, it is the Town's intent to move forward with the detailed design and construction of the outlet as soon as possible to address flooding concerns.

We trust the above is satisfactory; however, if there are aspects that require further clarification, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

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AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
J. Potter	Ainley Group, Environmental Planner

1. Water Quality and Low Impact Development (LID) Measures

- **General 1:** *“The Town and the MNRF are stewards of the Town’s most valuable resource, the beach and southern Georgian Bay. The joint responsibility of the Town and MNRF is to manage this resource in a sustainable manner that enhances the quality of the beach and the water for the benefit of Town residents and visitors. The proposed drainage solutions will in fact degrade the quality of the beach and the water.”*
- **General 2:** *“The proposed urbanization and construction of storm sewers will significantly increase the quantity of storm water and pollutants reaching the Bay. It is now recognized that the traditional approach to stormwater management does not provide adequate quality control. The attached photos illustrate the impact of this approach to the quality of the beach and the water.”*
- **General 3:** *The province has recently released a Draft Low Impact Development Stormwater Management Guidance Manual to address some of the weaknesses of the traditional approach. LID concepts are intended to address both proposed and existing development. The traditional and proposed (LID) stormwater management guidelines establish the minimum requirements for stormwater treatment. The PIC materials suggest that all government mandated minimum requirements will be met. The Town’s sandy soils present a unique opportunity to demonstrate leadership in sustainable development and environmental stewardship. We submit that the Town and the MNRF should exceed minimum requirements for all potential discharges to the Bay, in order to enhance the quality of the beach and the water. The Town should eliminate or minimize all new discharges to the Bay. Any discharges that cannot be eliminated should receive the maximum quality treatment possible. This approach would achieve the goals of the LID Guidelines for existing and proposed development and lead to improved beach and water quality for all users. Note: Refer to email for attached photos.*
- **Area 2 Comment 3:** *The proposed solution is to construct a new storm sewer on 61st Street from the existing natural watercourse to the Bay utilizing oil grit separators for quality control with no quantity control. This is a “band-aid” solution that does not address the real problem, which is uncontrolled stormwater discharge from the area south of Mosley Street. A “future” new storm sewer is proposed on 62nd Street together with urbanization of 62nd Street. This traditional approach contradicts the principles identified in the LID Guide and will increase the quantity of stormwater discharging to the Bay with minimal quality control. This “solution” will not enhance the quality of the beach or the water and should be rejected on this basis alone.*
- **Conclusion 1:** *“The EA has not adequately addressed the problem of stormwater quantity and quality control for Area 2. The proposed solution will further degrade the quality of the beach and the Bay. The Town should implement policies to exceed minimum stormwater control guidelines in order to minimize flows and outlets to Georgian Bay and provide maximum water quality. The Town should revisit the alternative solutions to maximize stormwater controls at source as outlined in the LID Guide. The Town should*

incorporate LID concepts for both the Bay Sands drainage area (Area 1) and the 62nd Street drainage area (Area 2)."

- ***Area 2 Comment 4: "The area of 62nd Street south of Mosley Street is currently drained by roadside and rear yard ditches. The developed area has more than doubled since 2002 with a corresponding increase in runoff. Integrating LID techniques with the existing ditches would improve water quality and reduce the quantity of surface water flowing north. Further quantity reduction and quality enhancement could be achieved with the addition of a stormwater management pond on vacant land immediately south of Mosley Street. A pond at this location could also provide treatment for some of the stormwater that will be generated by the proposed improvements to Mosley Street. Further reduction in flow to the natural channel may be possible if flow from 62nd Street South can be diverted westerly toward the 67th Street outlet. These measures would potentially eliminate the need for a new outlet on 61st Street or 62nd Street to the Bay. This approach does not appear to have been considered in the current EA."***

RESPONSE: The proposal includes water quality improvement features not currently provided in the catchment area. The quality of runoff will be improved over existing conditions through the addition of an oil and grit separator at the proposed 62nd Street outlet and through that currently in place at the 67th Street outlet. The existing channel outlet east of 61st Street does not have an oil and grit separator. Portions of the study area are subject to frequent flooding which can also lead to contaminants entering area watercourses during extreme events. The proposed improvements will assist in alleviating flooding issues. Proposed road improvements (i.e. urbanization) that include the installation of catch basin shields and where feasible, Low Impact Development (LID) features will also improve water quality. A stormwater management facility is proposed for the Bay Sands Development Area which will also provide improvements in this regard.

The Town and MNRF take the quality and condition of our beach very seriously. All environmental factors are considered through the Municipal Class EA process to establish the preferred overall solution. With drainage, for obvious reasons, surface water runoff eventually goes to the Bay. It is simply a matter of how and where. The province and Town always try to use existing storm outlets, as has been done with the Bay Sands Development Area. However, it was determined that the existing channel outlet (east of 61st Street) cannot convey existing flows and properties are prone to flooding in that area. The Town has a responsibility to protect properties from flooding and as such, a preferred alternative to fix the existing problem has to be established.

As noted, Low Impact Development measures are being considered for this project. Exhibit 21 of the PIC No. 2 material discussed the potential for the Bay Sands Development Area to impact water quality. The third and fourth bullet under the heading *"Is there an increased potential for the Bay Sands Development Area drainage to negatively impact Nottawasaga Bay water quality?"* noted the following:

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- *The future design for the Bay Sands Development Area may incorporate a “treatment train” approach to reduce the impacts from the urbanization of the Bay Sands Development Area on the receiving waterbody (i.e. Nottawasaga Bay). This approach involves a sequence of practices (i.e. lot level, conveyance and end-of-pipe controls) designed to meet stormwater management objectives and may include the following:*
 - *Zoning Restrictions for the Bay Sands Development Area – establishing limits on the size of a home and the percentage of lot coverage.*
 - *Individual On-Site Infiltration Galleries: Taking runoff from roof areas for average small rainfall events and discharging via eaves troughs to infiltration galleries on each lot with the aim of matching the annual average ground water recharge of the site in its undeveloped condition. These are a well proven method of reducing total runoff volume where sandy soils and suitable separation from water table are available.*
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Many of the above noted items are Low Impact Development measures and this Class EA will recommend that the implementation of LID features be considered in the development of the stormwater servicing strategy to specifically be prepared for the Bay Sands development as well as for any urbanization of streets proposed as part of this Class EA.

The stormwater management design for the Bay Sands Development Area is only one component of the servicing strategy needed in order for the development to move forward and it is unlikely to advance to construction for many years. However, this Class EA needs to identify a suitable outlet for the development and other drainage measures to address flooding concerns in the overall study area. When the Bay Sands Development Area proceeds to detailed design it will be subject to the latest standards of the day. Low Impact Development (LID) features and strategies as well as the standards and policies governing their implementation will evolve and improve over time. As noted, one of the recommendations from this Class EA will be that the implementation of LID features be considered in the development of the stormwater servicing strategy to specifically be prepared for the Bay Sands Development during the detailed design phase as well as for any urbanization of streets proposed as part of this Class EA. These measures will be determined through discussion with the MOECC and the NVCA at that time. We want to make it clear that the catchment area remains unchanged and there is no increase in nutrients in comparison to the current situation. Additionally, the proposed oil and grit separator and inclusion of catch basin shields will provide improvements to water quality something not currently available in the present situation.

The option of directing runoff from the Area 2 (62nd Street) catchment area was reviewed and found to be not possible due to the flat topography along Shore Lane. It is not possible to divert all the area flow to 67th Street.

We have recommended that LID measures be a key feature in any development of the Bay Sands Area. This is easier to implement in that area because it will be incorporated into the original design. The 62nd Street corridor is currently developed which limits the opportunity to

incorporate significant stormwater management facilities. Although it appears that there may be opportunity to provide a stormwater management pond on the west side of 62nd Street south of Mosely Street, the portion of the catchment area draining to that point is very limited and the stormwater management pond would not be effective.

The application of LID measures to areas outside of Bay Sands will also be considered; however, these are existing corridors and there will be constraints to reconstruction. It will not be possible to implement LID features at all locations unless property can be acquired from neighbouring properties to accommodate these measures.

2. ***Area 2 Comment 1: “The drainage area for Area 2 has been reduced from that originally illustrated in the PIC 1 materials and on slide 6 of the PIC 2 materials. We support the approach to minimize the drainage area contributing to the existing natural watercourse north of Mosley Street.”***

RESPONSE: Comment Noted.

3. ***Area 2 Comment 2: “The primary deficiency identified is a lack of capacity in the existing drainage channel between Mosley Street and the Bay. This lack of capacity appears to be the result of development proceeding on 62nd Street south of Mosley Street with no stormwater controls.”***

RESPONSE: The development on 62nd Street may have been a contributing factor as development in times past was done to the standards of the day. However, this project is attempting to solve the problem.

4. **Comments Pertaining to 62ND Street Outlet**

- ***Area 2 Comment 5: “As indicated in our previous comments (see excerpt below) to the PIC 1 presentation, we are still of the opinion that the direction of flow north on 62nd Street, if needed, should be continued northerly through the MNRF lands at the end of 62nd Street. This would be similar to the current installation on MNRF lands at 67th Street. The social, cultural, technical and financial impacts are all lower than the 61st Street proposal. We are not aware that the MNRF has presented satisfactory justification for denying access to the Town.”***

RESPONSE: Comment Noted.

5. **Comments Pertaining to 61st Street Outlet**

- ***Area 2 Comment 6: “The proposed design for the 61st Street outlet shown on slide 15 indicates that the outlet structure will be placed several metres short of the beach resulting in an excessively deep trench and retaining wall to allow discharge to the beach. This will have a significant aesthetic impact on the adjacent properties, will be subject to severe erosion from wave action and will limit access to the beach. Regardless of the final location (61st or 62nd), if a new outlet is needed, the structure must be extended far enough to limit the height of embankments and facilitate access to and along the beach.”***

RESPONSE: As noted in the attached letter the municipality has selected AREA 2 Design Option 2C (62nd Street Outlet) as the Preferred Design and as such, the outlet will be constructed at 62nd Street. The above comments are considered addressed since an outlet is no longer being considered at 61st Street.

6. Other

In your letter submitted following PIC No. 2 you re-iterated your comments that you submitted following PIC No. 1. Please note that we have nothing further to add to our earlier response provided to address those comments.

March 2, 2018

File No. 113202



**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
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Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
K. Potter	Ainley Group, Environmental Planner

COMMENTS SUBMITTED FOLLOWING PIC NO. 2

RESPONDENT NAME: [REDACTED]

1. Comments Pertaining to an Outlet at 61st Street

- *“.....concerns in regards to Option 2B (61st Street Outlet) and the impact it will have on the culture, access and safety to our street, and the environment, and whether any alternatives were considered or even seriously pursued with the pending/updated MOE guidelines with new development and with the MNR. Our family is strongly opposed to Option 2B.”*
- *“...We will be the most impacted directly by Option 2B as our driveway is located right where you were planning to construct an outlet. We require the space to turn out of the driveway, any impediment there would be unacceptable.”*
- *“We have many neighbours and friends who use 61st street as a throughfare to the beach and the street.....outlet there would impede access and would require significant grading considerations.....any storm drainage outlet is going to have to consider the impact of waves which have a tendency to fall back to the outlet itself. Given how high the grading is on 61st street relative to any other streets that have received a sewer outlet, this represents a grave concern and risk issue to accessing the beach.”*
- *“Consider.....a close friend of ours and whose cottage isone of the 6 cottages/houses directly impacted Option 2B. How do you propose to accommodate someone.....with a physical walking disability? Or the rest of the neighbours and public for that matter? There is little room for this, especially given that there are 3 driveways on our street, which isn't the case for example on 57th street.”*
- *“Any outlet would need to have an exit at minimum at the prevailing general fence line and not at the spot indicated on Slide 15 to minimize access issues with our driveway, access for the public and neighbours and wave action from the bay. Our cottage property grading is high to the fence relative to the path and the beach and would need to be maintained as such.”*
- *“Another concern with respect to the grading is that overland flow down 61st street is virtually impossible given that the grade to our driveway from shore lane must be 3 to 4 feet higher. This is contrary to 57th street which can accommodate both a sewer and overland flow.”*
- *“As also noted by the consultants, there is going to be more water on the beach as result of the outlet in addition to what we already have in the area as it is generally swampy and not well maintained as a section of the public beach. What is the plan to accommodate the public to accessing the beach in that area?”*
- *“We were made aware a number of years ago that the Creek crossing 61st was considered to be a coldwater stream subject to NVCA jurisdiction. Have they approved any potential plan should you wish to connect from the Creek to the bay rather than performing all of the 62nd street work? I'd like to see a copy of the NVCA approval.”*

- ***“I'm also concerned that there is lack of transparency with Option 2B in so far as it isn't clear that you intend to actually do ALL the work and continue to build the outlet down shore lane to 62nd and beyond because Bay Sands development isn't happening in the near term.”***
- ***“.....the most logical sense would be run the sewer through the MNR property at 62nd through an area on the beach already significantly swampy but for which very few people traverse due to the significant poison ivy and vegetation growth on the beach. This has less social impact to the surrounding neighbours and public. I would like to be provided with a copy of the MNR response in this regard.”***

RESPONSE: As noted in the attached letter the municipality has selected AREA 2 Design Option 2C (62nd Street Outlet) as the Preferred Design and as such, the outlet will be constructed at 62nd Street. The above comments are considered addressed since an outlet is no longer being considered at 61st Street.

2. Low Impact Development Measures

- ***“Why isn't LID guidelines being employed for the Bay Sands development? New guidelines would suggest you try and manage water at the source and not by diverting to somewhere else, particularly given the sandy soil base. If the Bay Sands development is not set to move forward for some time this give plenty of additional time for due diligence around LID guidelines.”***

RESPONSE: The application of Low Impact Development measures are being considered for this project. Exhibit 21 of the PIC No. 2 material discussed the potential for the Bay Sands Development Area to impact water quality. The third and fourth bullet under the heading “Is there an increased potential for the Bay Sands Development Area drainage to negatively impact Nottawasaga Bay water quality?” noted the following:

- *“Detailed design for the Bay Sands Development Area will involve quantifying the limits on lot coverage and infiltration and will be designed to address the requirements of the Ministry of Environment and Climate Change (MOECC) and the Nottawasaga Valley Conservation Authority (NVCA).*
- *The future design for the Bay Sands Development Area may incorporate a “treatment train” approach to reduce the impacts from the urbanization of the Bay Sands Development Area on the receiving waterbody (i.e. Nottawasaga Bay). This approach involves a sequence of practices (i.e. lot level, conveyance and end-of-pipe controls) designed to meet stormwater management objectives and may include the following:*
 - *Zoning Restrictions for the Bay Sands Development Area – establishing limits on the size of a home and the percentage of lot coverage.*
 - *Individual On-Site Infiltration Galleries: Taking runoff from roof areas for average small rainfall events and discharging via eaves troughs to infiltration galleries on each lot with the aim of matching the annual average ground water recharge of the site in its undeveloped condition. These are a well proven*

method of reducing total runoff volume where sandy soils and suitable separation from water table are available.

- o *Other – rear yard soak away pits, grassed swales along roadway boulevards for conveyance control, oil and grit separators (pre-treatment), and filters (water quality control).*

Many of the above noted items are Low Impact Development measures and this Class EA will recommend that detailed design give consideration to implementing these measures, where possible.

The stormwater management design for the Bay Sands Development Area is only one component of the servicing strategy needed in order for the development to move forward and it is unlikely to advance to construction for many years. However, this Class EA needs to identify a suitable outlet for the development and other drainage measures to address flooding concerns in the overall study area. When the Bay Sands Development Area proceeds to detailed design it will be subject to the latest standards of the day. Low Impact Development (LID) features and strategies as well as the standards and policies governing their implementation will evolve and improve over time. As noted, one of the recommendations from this Class EA will be that the implementation of LID features be considered in the development of the stormwater servicing strategy to specifically be prepared for the Bay Sands Development during the detailed design phase as well as for any urbanization of streets proposed as part of this Class EA. These measures will be determined through discussion with the MOECC and the NVCA at that time. We want to make it clear that the catchment area remains unchanged and there is no increase in nutrients in comparison to the current situation. Additionally, the proposed oil and grit separator and inclusion of catch basin shields will provide improvements to water quality something not currently available in the present situation.

COMMENTS SUBMITTED FOLLOWING PIC NO. 3

RESPONDENT NAME: [REDACTED]

1. 61ST Street Outlet

- *“While I wish the water could be treated at the source, I understand the limitation this may present. As a resident of [REDACTED] logical alternative is the 62nd Street option, using existing MNR land to create an outlet and allow for proper overland flow, something which can’t be accomplished on our street due to the grade.”*
- *“...61st is a major throughfare for pedestrians and wave action will create a major issue for any outlet at the end of the road and not allowing pedestrians to access the beach. The corner of our property would need a massive retaining wall built by the Town to protect against erosion by the outlet.”*

RESPONSE: As noted in the attached letter the municipality has selected AREA 2 Design Option 2C (62nd Street Outlet) as the Preferred Design and as such, the outlet will be constructed at 62nd Street. The above comments are considered addressed since an outlet is no longer being considered at 61st Street.

March 2, 2018

File No. 113202



**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Response to Comments Received Following Public Information Centres No. 2 & 3**

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M. Latimer	Town of Wasaga Beach, Project Coordinator
L. Potter	Ainley Group, Environmental Planner

COMMENTS SUBMITTED FOLLOWING PIC NO. 3

RESPONDENT NAME: [REDACTED]

1. **62nd Street Outlet is Preferred**

“The 62nd Street option is preferable to us but the fact that the storm sewer water is going into the bay is not good! Wasaga Beach is known as the longest freshwater beach in “the world” and should remain so.”

RESPONSE: The existing channel outlet east of 62nd Street that passes through 1760 Shore Lane has insufficient capacity to accommodate existing flows. The proposed 62nd Street outlet will provide the additional capacity required to accommodate the 1 in 100 year storm without flooding. The proposed 62nd Street outlet would therefore handle the majority of flow with the existing channel remaining for local surface drainage and to provide for emergency spills / overflow conveyance if the new outlet at 62nd Street North becomes blocked. As such, the outlet proposed at 62nd Street can be considered a relocation of the existing channel outlet.

We recognize resident concerns associated with the recreational use of the beach and water quality; however, we also have a responsibility to address the safety concerns of residents and to address an ongoing flooding problem. Through the Class EA process we have attempted to find a solution that will address the problem(s) but also result in the least amount of impact to the area environment (physical, natural, socio-economic and cultural).

This proposal also includes water quality improvement features not currently provided in the catchment area. The quality of runoff will be improved over existing conditions through the addition of an oil and grit separator at the proposed 62nd Street outlet and through that currently in place at the 67th Street outlet. The existing channel outlet east of 61st Street does not have an oil and grit separator. Portions of the study area are subject to frequent flooding which can also lead to contaminants entering area watercourses during extreme events. The proposed improvements will assist in alleviating flooding issues. Proposed road improvements (i.e. urbanization) that include the installation of catch basin shields and where feasible, Low Impact Development (LID) features will also improve water quality. A stormwater management facility is proposed for the Bay Sands Development Area which will also provide improvements in this regard.

The Town and the Ministry of Natural Resources and Forestry (MNRF) take the quality and condition of our beach very seriously. All environmental factors are considered through the Municipal Class EA process to establish the preferred overall solution. With drainage, for obvious reasons, surface water runoff eventually goes to the Bay. It is simply a matter of how and where. The province and Town always try to use existing storm outlets, as has been done with the Bay Sands Development Area. However, it was determined that the existing channel outlet (east of 61st Street) cannot convey existing flows and properties are prone to flooding in that area. The Town has a responsibility to protect properties from flooding and as such, a preferred alternative to fix the existing problem has to be established.

Low Impact Development measures are also being considered for this project. Exhibit 21 of the PIC No. 2 material discussed the potential for the Bay Sands Development Area to impact water quality. The third and fourth bullet under the heading *“Is there an increased potential for the Bay Sands Development Area drainage to negatively impact Nottawasaga Bay water quality?”* noted the following:

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When the Bay Sands Development Area proceeds to detailed design it will be subject to the latest standards of the day. Low Impact Development (LID) features and strategies as well as the standards and policies governing their implementation will evolve and improve over time. These measures will be determined through discussion with the MOECC and the Nottawasaga Valley Conservation Authority (NVCA) at that time. We want to make it clear that the catchment area remains unchanged and there is no increase in nutrients in comparison to the current situation. Additionally, the proposed oil and grit separator and inclusion of catch basin shields will provide improvements to water quality something not currently available in the present situation.

March 2, 2018

File No. 113202

“By Email Only”



**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule ‘C’ Municipal Class Environmental Assessment
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Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
M. Potter	Ainley Group, Environmental Planner

COMMENTS SUBMITTED FOLLOWING PIC NO. 2

RESPONDENT NAME: [REDACTED]

1. Flooding

- ***“.....photos of the flooding which occurs when it rains on 63rd Street North, 62nd Street North and Shore Lane. The flooding happens as there are no storm drains, ditches, or gutters. The water travels down the streets heading north to Shore Lane. Since there is no where for the water to go, it pools and then travels into my basement and into my garage. My realtor told me after one of the May floods that my property value has decreased by \$30 000 due to the constant damage from flooding. I have already called in insurance claims and they have told me that I cannot make any more claims or they will cut us off from insuring us. Please help me save my house.”***

RESPONSE: The Town of Wasaga Beach has initiated this Schedule ‘C’, Municipal Class Environmental Assessment (Class EA) to review the drainage options available with the goal of selecting a preferred solution to address the stormwater management needs for the project study area which includes the Bay Sands Development Area and the flooding issues in the area of your home. As noted in the attached letter the municipality has selected AREA 2 Design Option 2C (62nd Street Outlet) as the Preferred Design and as such, an outlet will be constructed at 62nd Street.

The existing channel outlet at 1760 Shore Lane has insufficient capacity to accommodate existing flows. The proposed 62nd Street outlet will provide the additional capacity required to accommodate the 1 in 100 year storm without flooding and would therefore handle the majority of flow with the existing channel remaining for local surface drainage and to provide for emergency spills / overflow conveyance if the new outlet at 62nd Street becomes blocked. The proposed drainage outlet at 62nd Street will provide sufficient capacity to properly accommodate the catchment area. This will form the basis to which other drainage improvements will be connected.

The Town recognizes that parts of the project study area are subject to frequent flooding and that this needs to be addressed as soon as possible. As this is a stormwater project, it is necessary to look at the overall drainage area and the other problems that need to be addressed so that it can be dealt with in a comprehensive manner.

Please note that once the Class EA is complete, it is the Town’s intent to move forward with the detailed design and construction of the outlet as soon as possible to address flooding concerns.

March 2, 2018

File No. 113202

“By Email Only”

[REDACTED]

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
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Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
N. Potter	Ainley Group, Environmental Planner

COMMENTS SUBMITTED FOLLOWING PIC NO. 3

RESPONDENT NAME: [REDACTED]

1. 62nd Street Outlet will Impact Natural Landscape of Beach

“...proposed plan to create a drain at the 62nd street Ontario Parks land down to the beach under Area 2 Design Option 2C would deface and destroy even more of the historical natural landscape of this beach.”

RESPONSE: The proposed outlet on the vacant property opposite 62nd Street, north of Shore Lane, will have a minor construction footprint in comparison to the overall existing beach landscape. Landscaping and replanting of vegetation can be utilized to soften the appearance of the outlet structure. We recognize the concerns associated with the natural landscape of the existing beach; however, we also have a responsibility to address the safety concerns of residents and to address an ongoing flooding problem. Through the Class EA process we have attempted to find a solution that will address the problem(s) but also result in the least amount of impact to the area environment (physical, natural, socio-economic and cultural).

2. Impacts to Natural Heritage Features and Role of MNRF & Ontario Parks

➤ Mandate of MNRF

- ***“It is expected that the actions of the Ministry of Natural Resources and Forestry (“MNRF”) in deciding whether or not to grant an easement to the Town of Wasaga Beach follows the objectives the Provincial government has set out to accomplish such as working with forestry companies, environmental organizations, First Nations and community representatives to ensure that Crown forest resources are put to their best use and in an economically, socially and environmentally sustainable fashion working with municipalities and other partners to promote urban forestry.”***
- ***“...ensure that Crown forest resources are put to their best use and in an economically, socially and environmentally sustainable fashion working with municipalities and other partners to promote urban forestry.”***
- ***“...support the Climate Change Action Plan by.....protecting and promoting sustainable use of Ontario's environment, ecosystems and resources.”***
- ***“...why would a governmental body with a mandate to support climate change initiatives chose to support the destruction of natural park lands when the choice to destroy a road 96 meters away is a viable alternative option?”***

➤ Objectives of Ontario Parks

- ***To permanently protect representative ecosystems, biodiversity and provincially significant elements of Ontario's natural and cultural heritage and to manage these areas to ensure that ecological integrity is maintained. To provide opportunities for ecologically sustainable outdoor recreation opportunities and encourage associated economic benefits. To provide opportunities for ecologically sustainable outdoor recreation opportunities and encourage associated economic benefits. To provide opportunities for residents of Ontario and visitors to increase their knowledge and appreciation of Ontario's natural and cultural heritage.***

- ***The MNRF and Ontario Parks should “uphold their mandates and respect the few remaining micro-habitats of our region.”***
 - ***“The proposed development project (AREA 2 Design Alternative 2C) contradicts these values by actively destroying a niche habitat that represents one of the few remaining old growth natural facets of the Wasaga beach environment. This centuries-old habitat is rich in wildlife, and we've seen deer, foxes, and a wealth of avian life in our time as neighbors to the forest. Following the proposed development plan 2C, this dynamic forest will be severely negatively affected by the construction of a drainage pipeline. This is more unbelievable considering that instead of tearing down this old growth forest habitat in the construction process, the Town of Wasaga Beach could tear open the road allowance at 61st street only 96 meters away.”***
- ***Impacts to Natural Heritage Features***
- ***“...the Ministry lot next door has served as a sanctuary of natural peace and habitat for many creatures and wildlife....”***

RESPONSE: As part of this Class EA the subject property was assessed in accordance with Provincial Policy and guidelines to establish an inventory of the natural heritage features present within the affected property and the study area in general. The area was reviewed for the presence of wildlife (i.e. birds, mammals, reptiles, and amphibians) and their habitat and included a Species at Risk (SAR) screening for both terrestrial and aquatic species. Area vegetation was also reviewed for Species at Risk (i.e. Butternut Tree) and to determine if the site functions as Significant Wildlife Habitat and / or if it can be considered Significant Woodlands.

During the field survey habitat types were compared with the habitat of Species at Risk reported to be present within the area. No SAR plants or animals were observed during site surveys. Furthermore, analysis has determined that if the potential presence of location-appropriate SAR is assumed, it is likely that adequate habitat would be retained on-site and nearby to support these species until post-project regeneration is able to take place. This assessment included consideration for habitat of SAR bat species, however, a further field survey confirmed that there was only one tree present that may provide bat habitat.

Area wildlife in general was considered to be common, and the property provides limited habitat for such wildlife in its modern form. The 0.46 hectare fragment contains less than 0.25 hectares of remnant treed dune and less than 0.25 hectares of remnant dune habitat, a size which limits its utility substantially for species such as deer, fox, coyote, or other large mammals. While valuable as a movement corridor and for foraging (a function that will be retained post-construction), the site is generally too small and far too heavily impacted by constant foot traffic, adjacent car traffic, neighbouring properties and edge effects to act as core habitat for many of these larger species. Animals too small to be deterred by the constant human presence and ongoing edge effects (such as small mammals, birds, insects and others) are very likely to persist after construction, as the works will retain a component of all represented habitat types and the site will be allowed to re-naturalize post-construction. The extremely fragmented nature of the treed dune area suggests that any bird species that currently utilize the property for nesting are unlikely to be dependent on large forest size or forest interior, and thus adequate fragmented habitat for these will either be retained on-site or will be available throughout the nearby community until the site re-naturalizes.

The assessment determined that there was no vegetation on the property that would be considered unique or rare. While the habitat represents a remnant of a much older dune system, it is debatable whether or not to consider the ecosystem old-growth in its current state.

Old growth systems are often characterized by their lack of recent human disturbance, age of woody vegetation, and evidence of long-term self-perpetuating ecological patterns. Substantial and damaging impacts to the property from encroachment, invasive plant species such as Periwinkle (*Vinca minor*) and Scots Pine (*Pinus sylvestris*), historic tree removal, and especially constant foot traffic, have severely damaged and altered the natural state of the site. Woody vegetation, where present, consists almost exclusively of young to mid-aged trees, including species typical of early- to mid-successional systems, rather than trees consistent with old growth stands. These treed areas contain very little evidence of the woody litter accumulation and pit-and-mound topography consistent with old-growth treed ecosystems. The open dune area has experienced unnatural soil compaction and the introduction of weedy non-native plants, both of which have changed the pristine vegetative character and soil dynamics. Human interference has already caused significant changes to these ecosystems. Given the reduced quality of these area, the lack of unique plant species, and assuming appropriate remediation measures are adhered to, the disturbance zone is likely to regenerate into a similar plant community from adjacent seed sources on the property itself. It was determined that the site does not provide Significant Wildlife Habitat nor is the existing vegetation considered to be Significant Woodlands. There were no watercourses on the site and no aquatic concerns, other than the need for sediment and erosion control during construction. There are no environmentally sensitive designations that apply to the site (i.e. Provincially Significant Wetland, Area of Natural and Scientific Interest etc.)

The construction proposed for the vacant property opposite 62nd Street, north of Shore Lane will involve the installation of storm sewer infrastructure underground in an approximately 20.0 m wide easement with the outlet constructed at the north end of the site. The majority of infrastructure will be buried underground, with the outlet being the only visible structure. The entire site will not need to be cleared of vegetation. Mitigation and Best Management Practices will be utilized to minimize impacts to area vegetation and wildlife. This includes the adherence to the breeding bird timing window, minimizing the removal of existing vegetation, the application of standard sediment and erosion control measures, and others.

Overall the potential to impact natural heritage features is expected to be low given the existing conditions, the species present and the scope of work proposed. Both Ontario Parks and MNRF have been actively consulted during the course of this project.

3. Reference to Ontario Parks' Property as Vacant

- ***The PIC No. 3 material "repeatedly referred to the MNRF / Ontario Parks property opposite 62nd Street, north of Shore Lane, as "vacant" implying that "the 62"d street forest is buildable property that has simply been abandoned or unused. As a result of this definition, the MNRF property has been considered flexible because there are no houses yet built on it, but it must be seen as it is, namely a different kind of property. This biased definition has resulted in the evaluation matrix favoring option 2C, contrary to the initial rejection of this plan as early as 2014 by Infrastructure Ontario."***
- ***"These environmental issues must surely be considered inviolable, and the forest cannot be seen simply as "blank space", or "vacant" property when Ontario Parks and the MNRF are aware of the wildlife habitat and community use this Park land provides."***

RESPONSE: The property located [REDACTED] is a potentially buildable property, but at the present time there are no structures or buildings on it, it is vacant.

As noted earlier in this section, the subject property does not provide Significant Wildlife Habitat and existing species present are considered to be common. Referring to this property as 'vacant' has not resulted in it being a favoured location for the construction of an outlet. The evaluation matrix as presented at PIC No. 3 provided a comparison of the potential for each alternative to impact the physical, natural, socio-economic, and cultural environments. As such, there are many factors considered in the selection of a preferred solution. Both Ontario Parks and MNRF have been actively consulted during the course of this project.

4. The Needs of New Development

- ***“...the needs of new development and solutions to drainage issues must not take precedence over the character of the Beach as it is..... will assuredly accommodate even more development in the future, capturing the urban runoff from an increasing number of homes to be developed as the Town continues to grow. Destroying what little natural, virgin Provincial Park space remains is not the answer to this drainage problem.”***
- ***“This proposal appears to be a result of a development project and seems to shift the cost and headache of water drainage management from the developer of Bay Sands to local residents.”***

RESPONSE: The Bay Sands development is not a new development. The Bay Sands Development Area was established circa 1970 and was approved at a time when today's standards of land use planning did not apply. Outlets are governed by a catchment area and are designed to accommodate a specific capacity. The 67th Street outlet was designed with the capacity to accommodate the Bay Sands Development Area. The drainage from Area 1 as presented at both PIC No. 2 and 3 will flow to the existing 67th Street outlet.

5. PIC No. 3 Material

- ***“.....the Advantages-Disadvantages of the different proposed plans failed to address the same issues for different properties. Namely, the following disadvantages were considered the main reason for rejecting plan 2B: Outlet location has increased potential to impact adjacent residents and Proposed structure has increased potential to impact area visually in comparison to Options 2a and 2C. I fail to understand how these same disadvantages do not also apply to plan 2C. If the same disadvantages apply to plan 2B and 2C, surely the added environmental disadvantages of plan 2C change the balance of the scale toward carrying out plan 2B.”***

RESPONSE: There are advantages and disadvantages associated with each option. The above noted two disadvantages mentioned in your comment were not the main reason for selecting an outlet at 62nd Street as opposed to 61st Street. As presented at PIC No. 3 a number of criteria was considered in the selection process. One key disadvantage of a 61st Street option is that construction will significantly impact the existing servicing and access of several homes in the affected area. Also, based on existing topography and proximity of the existing homes, the 61st Street right-of-way cannot be regraded to provide positive overland / surface drainage to the Nottawasaga Bay, whereas the 62nd Street location can allow such regrading. Additionally, construction of the outlet on vacant property that can be screened by existing and proposed vegetation making it less visible is an advantage of the 62nd Street option. As mentioned, there is a low potential for negative impact given the existing features present and the scope of work proposed. Mitigation will also assist in reducing the potential for impact.

6. Increased Agency Requirements

- ***“The Town will require Ontario Parks granting an easement, permits from the Nottawasaga Valley Conservation Authority, increased agency involvement and negotiations beyond standard approvals. Each of these steps costs taxpayers money for no reason when the Town already has an easement over the 61st Street road allowance. This is unnecessary spending.” PIC No. 3 Slide 13 identified this issue. “Under the heading “Physical Environment-Approval”, the legal process of negotiating with Infrastructure Ontario and the Nottawasaga Valley Conservation Authority over the 62nd Street forest is admitted by Ainley to be a more costly and time consuming alternative than utilizing the road allowance at 61st Street.”***

RESPONSE: While this was one of the disadvantages of Design Option 2C (62nd Street outlet), this option has more significant advantages. An outlet at 62nd Street will eliminate impacts to existing municipal water and sanitary connections to homes on 61st Street, north of Shore Lane. The 62nd Street outlet will also require a shorter length of large diameter storm sewer which means that, from a construction perspective, it is less costly to construct the outlet at 62nd Street.

7. Approval for a 62nd Street Outlet will Create a Negative Precedent

- ***Option 2C will create a “.....negative precedent in granting a new easement through Ontario Parks land. It raises the question of how the local government could possibly be able to say no to similar proposals in the future. Will all the natural, remaining Parks properties along the beach now be at risk for the future profit of development?”***

RESPONSE: Any development proposed on Ontario Parks property is and will continue to be subject to scrutiny in accordance with Ontario Parks’ policies and guidelines. Ontario Parks is simply allowing an easement across this property to accommodate municipal infrastructure so as to assist in addressing existing drainage deficiencies in the area. Approval for these much needed infrastructure improvements will not create a negative precedent.

8. Alternative 2B (61st Street Outlet) Is a More Logical Option

- ***Continuing with plan 2B seems more logical, given that there is already an existing right of way under the road surface of 61 Street, and no natural environments would be destroyed.***

RESPONSE: While the placement of municipal infrastructure within a municipal road allowance is a key advantage of Design Option 2B (61st Street Outlet) as presented at PIC No. 2 and 3, there are other more significant disadvantages. An outlet at 61st Street does not provide an overland flow route, but 62nd Street (Design Option 2C) can accommodate overland flow. An outlet at 62nd Street will eliminate impacts to existing municipal water and sanitary connections to homes on 61st Street, north of Shore Lane. The 62nd Street outlet will also require a shorter length of large diameter storm sewer which makes it more cost effective. We have assessed the natural heritage features of the lands affected by the 62nd Street outlet. The potential to impact the natural environment of the subject property is expected to be low and mitigation can be utilized to mitigate these impacts.

9. [REDACTED]

“...one of the reasons for favoring plan 2C was that creating a drainage system under 61st Street would have adverse effects to the property [REDACTED], but this is not the case, since the channel running through that property will not be modified and remain only as an emergency overflow. The presence of this existing overflow channel was already known to the owner of [REDACTED] when the property was purchased in the past. The 2B proposed pipe impacts several properties away from [REDACTED].”

RESPONSE: Design Option 2C (62nd Street outlet) was not favoured over Design Option 2B (61st Street outlet) because it would not impact the existing channel at [REDACTED]. Neither option will have significant impact on the existing channel other than reducing the volume of surface water flow to this outlet. The potential to significantly impact the existing channel at [REDACTED] was associated with Design Option 2A (Existing Channel Improvements).

10. Property Values and Legal Consequences

- ***“The value of our property [REDACTED] will be negatively impacted by the implementation of proposed plan 2C.”***
- ***“In addition to the monetary and natural cost of Alternative 2C (62nd Street Outlet) there will be legal consequences to contend with if this design option is selected.”***

RESPONSE: The construction footprint for the 62nd Street outlet and associated infrastructure is anticipated to be approximately 20.0 m in width following the centreline of 62nd Street, north to the beach. The piping infrastructure will be placed underground and the only structure that will be above ground is the outlet itself at the north end of the site. Measures to soften the appearance of the structure can be implemented. The site will be restored post construction through landscaping and the planting of trees and other vegetation which will assist in screening the structure from adjacent residences.

Representatives from the Town are willing to personally meet with you to further discuss this project and the measures proposed to minimize impacts in the area.

March 2, 2018

File No. 113202

“By Email Only”



**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule ‘C’ Municipal Class Environmental Assessment
Response to Comments Received Following Public Information Centres No. 2 & 3**

Dear :

We thank you for your interest in the above noted Municipal Class Environmental Assessment (Class EA) currently being undertaken by the Town of Wasaga Beach and for submitting a comment.

As you are aware, the municipality held Public Information Centre (PIC) No. 2 for this project on Thursday, June 22, 2017. Following that meeting and a review of comments received the municipality re-opened discussions with Ontario Parks regarding usage of vacant property opposite 62nd Street, north of Shore Lane. The Town re-emphasized the urgent need for an outlet to address flooding issues affecting portions of the project study area. Ontario Parks (Ministry of Natural Resources and Forestry (MNRF)) advised that while they are not in favour of any new outlets to Nottawasaga Bay they understand the challenges that the Town is facing with regards to drainage and flood control in the study area. Ontario Parks (MNRF) confirmed that they would be willing to consider a 62nd Street outlet option and work with the Town towards this solution, if it is deemed to be the preferred location through an evaluation process.

The municipality scheduled a third PIC on November 16, 2017 to present the three design options under consideration. These included Design Option 2A (Existing Channel Improvements), Design Option 2B (61st Street Outlet), and Design Option 2C (62nd Street Outlet). As identified at PIC No. 2 initial attempts to combine the Bay Sands Development Area with the 61st Street catchment area was not feasible as the existing outlet has insufficient capacity, so two outlets will be required for this project. Below are the preferred designs selected for this project:

- **AREA 1 (Bay Sands Development Area) Preferred Design - Design Option 1A or 1B:** Both options propose the use of the 67th Street outlet and both are viable. The exact location of the drainage channel to be located north of the Bay Sands Development Area, on lands south of Mosely Street, will be determined at a future date through consultation with the Nottawasaga Valley Conservation Authority (NVCA) and the affected property owner.
- **AREA 2 (62nd Street / Shore Lane Corridor) Preferred Design - Design Option 2C (62nd Street Outlet):** This option proposes the construction of an outlet on Ontario Parks (MNRF) property north of Shore Lane, opposite 62nd Street.

The purpose of this letter is to provide you with an update regarding the project and to provide a response to comments submitted following both Public Information Centre No. 2 and 3. This letter includes the comment(s) that you submitted and the associated municipal response. As comments received from some residents were quite lengthy, excerpts have been included to highlight key items and then grouped by topic.

An Environmental Study Report is being prepared for this project and will be made available for a 30-day public review period. A Notice of Completion will be issued to provide information pertaining to the filing of the Environmental Study Report and to identify available viewing locations. That notice will also include directions for submitting a Part II Order request.

Please note that once the Class EA is complete, it is the Town's intent to move forward with the detailed design and construction of the outlet as soon as possible to address flooding concerns.

We trust the above is satisfactory; however, if there are aspects that require further clarification, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
O. Potter	Ainley Group, Environmental Planner

COMMENTS SUBMITTED FOLLOWING PIC NO. 2

RESPONDENT NAME: [REDACTED]

1. Comments Pertaining to a 61st Street Outlet

- *“My family owns a winterized home located at [REDACTED] [REDACTED]s our main access to the beach. I personally have Cerebral Palsy which affects my ability to walk without the use of an aid. Our beach access has been deteriorating year after year and is not well attended to making it very difficult for me to access the beach independently. Currently with the tall beach grasses and tree roots along with high water levels it is becoming more and more of an issue for me. The addition of a large drainage outlet will only make things worse, with the constant flow of water the grounds will be less stable and more dangerous for the public to navigate.”*
- *My question is what will the impact be in a storm if 61st can't take the water flowing over the road due to the fact that it is uphill how will you now protect our cottages and homes? Please consider more viable options for this drainage issue.”*

RESPONSE: As noted in the attached letter the municipality has selected AREA 2 Design Option 2C (62nd Street Outlet) as the Preferred Design and as such, the outlet will be constructed at 62nd Street. The above comments are considered addressed since an outlet is no longer being considered at 61st Street.

March 2, 2018

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Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
P. Potter	Ainley Group, Environmental Planner

COMMENTS SUBMITTED FOLLOWING PIC NO. 2

RESPONDENT NAME: [REDACTED]

1. Study Area Should Be Expanded

- ***“We reside on [REDACTED] and are very disappointed that our street is excluded from the study drainage area. The drainage system in our residential area is out of date. Water stays in ditches and slowly soaks into the ground. At the time of heavy rainfalls the ditches are full. The existing outlets into Nottawasaga Bay do not function and our house foundation is constantly in water. We trust that the study drainage area should be expanded to include 60th Street South and 61st Street South.”***

RESPONSE: Shore Lane has concrete curb and gutter as well as storm sewers for collection and conveyance of surface water from the east side of 61st Street (i.e. including 60th Street). Shore Lane also has curb and gutter from 67th Street to 71st Street. The study area encompassed the limits of Shore Lane that have not yet had storm sewers installed. This area of 61st Street to 67th Street is also the limits of the possible outlet for the Bay Sands Development Area to drain to, including the existing outlet east of 61st Street North. The area to the south of Mosely Street was also defined by the potential limits to consider conveyance of storm water from the Bay Sands Development Area, which did not include 61st Street or 60th Street South. These two streets will not be added to the current study. Any drainage improvements to these roads would be considered local and would not require a comprehensive Class EA.

March 2, 2018

File No. 113202

“By Email Only”

[REDACTED]

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Q. Potter	Ainley Group, Environmental Planner

COMMENTS SUBMITTED FOLLOWING PIC NO. 2

RESPONDENT NAME: [REDACTED]

1. Water Quality

- ***“The WWBA (Wasaga West Beach Association) represents over a thousand beach users as evidenced by our petitioning whereby we have collected signatures, phone numbers and e-mail addresses of the stakeholders who are concerned for the future of our beach. These individuals include regular visitors to the beach, local residents and property owners. As an Association we represent the beach geography from approximately 50th Street to 67th Street. (The western edge of beach 6 west to 67th Street). Our concern is for water quality and minimizing the overall impact to our shorelines.”***

RESPONSE: This proposal includes water quality improvement features not currently provided in the catchment area. The quality of runoff will be improved over existing conditions through the addition of an oil and grit separator at the proposed 62nd Street outlet and through that currently in place at the 67th Street outlet. The existing channel outlet east of 61st Street does not have an oil and grit separator. Portions of the study area are subject to frequent flooding which can also lead to contaminants entering area watercourses during extreme events. The proposed improvements will assist in alleviating flooding issues. Proposed road improvements (i.e. urbanization) that include the installation of catch basin shields and where feasible, Low Impact Development (LID) features will also improve water quality. A stormwater management facility is proposed for the Bay Sands Development Area which will also provide improvements in this regard.

The Town and the Ministry of Natural Resources and Forestry (MNRF) take the quality and condition of our beach very seriously. All environmental factors are considered through the Municipal Class EA process to establish the preferred overall solution. With drainage, for obvious reasons, surface water runoff eventually goes to the Bay. It is simply a matter of how and where. The province and Town always try to use existing storm outlets, as has been done with the Bay Sands Development Area. However, it was determined that the existing channel outlet (east of 61st Street) cannot convey existing flows and properties are prone to flooding in that area. The Town has a responsibility to protect properties from flooding and as such, a preferred alternative to fix the existing problem has to be established.

As noted, Low Impact Development measures are being considered for this project. Exhibit 21 of the PIC No. 2 material discussed the potential for the Bay Sands Development Area to impact water quality. The third and fourth bullet under the heading *“Is there an increased potential for the Bay Sands Development Area drainage to negatively impact Nottawasaga Bay water quality?”* noted the following:

- *“Detailed design for the Bay Sands Development Area will involve quantifying the limits on lot coverage and infiltration and will be designed to address the requirements of the Ministry of Environment and Climate Change (MOECC) and the Nottawasaga Valley Conservation Authority (NVCA).*
- *The future design for the Bay Sands Development Area may incorporate a “treatment train” approach to reduce the impacts from the urbanization of the Bay Sands*

Development Area on the receiving waterbody (i.e. Nottawasaga Bay). This approach involves a sequence of practices (i.e. lot level, conveyance and end-of-pipe controls) designed to meet stormwater management objectives and may include the following:

- Zoning Restrictions for the Bay Sands Development Area – establishing limits on the size of a home and the percentage of lot coverage.
- Individual On-Site Infiltration Galleries: Taking runoff from roof areas for average small rainfall events and discharging via eaves troughs to infiltration galleries on each lot with the aim of matching the annual average ground water recharge of the site in its undeveloped condition. These are a well proven method of reducing total runoff volume where sandy soils and suitable separation from water table are available.
- Other – rear yard soak away pits, grassed swales along roadway boulevards for conveyance control, oil and grit separators (pre-treatment), and filters (water quality control).

Many of the above noted items are Low Impact Development measures and this Class EA will recommend that the implementation of LID features be considered in the development of the stormwater servicing strategy to specifically be prepared for the Bay Sands development as well as for any urbanization of streets proposed as part of this Class EA.

When the Bay Sands Development Area proceeds to detailed design it will be subject to the latest standards of the day. Low Impact Development (LID) features and strategies as well as the standards and policies governing their implementation will evolve and improve over time. These measures will be determined through discussion with the MOECC and the NVCA at that time. We want to make it clear that the catchment area remains unchanged and there is no increase in nutrients in comparison to the current situation. Additionally, the proposed oil and grit separator and inclusion of catch basin shields will provide improvements to water quality something not currently available in the present situation.

2. Multiple Outlets to Nottawasaga Bay

- ***“As an Association we have reviewed the materials presented and we do not agree with any option which creates a new drainage outlet into the bay. There are already three major outlets and one minor outlet within the area our association represents.”***
- ***“The West end of Wasaga Beach is a populated area with established subdivisions whose proximity provides walkable access to the shoreline. This new subdivision will bring even more residents to the area that will want to use the beach. We should be doing all we can to improve the beach in this location. Another outlet cannot be regarded as a positive improvement. We need to understand that manipulating the environment of the beach to build this community has long term effects. It is our number one resource that needs to be protected. We should not be incorporating infrastructure into our shoreline. Why the Town would agree to further contaminate any new area of the beach defies all known logic and reasoning. Decisions of this magnitude are often based on resources, budget and path of least resistance. In this particular case we believe the Town must look to alternatives which will serve the long term interests of all beach users with a more positive result.”***

RESPONSE: The existing channel outlet east of 62nd Street that passes through 1760 Shore Lane has insufficient capacity to accommodate existing flows. The proposed 62nd Street outlet will provide the additional capacity required to accommodate the 1 in 100 year storm without flooding. The proposed 62nd Street outlet would therefore handle the majority of flow with the existing channel remaining for local surface drainage and to provide for emergency spills / overflow conveyance if the new outlet at 62nd Street North becomes blocked. As such, the outlet proposed at 62nd Street can be considered a relocation of the existing channel outlet.

We recognize resident concerns associated with the recreational use of the beach and water quality; however, we also have a responsibility to address the safety concerns of residents and to address an ongoing flooding problem. Through the Class EA process we have attempted to find a solution that will address the problem(s) but also result in the least amount of impact to the area environment (physical, natural, socio-economic and cultural).

3. Stagnant Water and Invasive Vegetation Overgrowth

- ***“At any time throughout the summer months you can observe stagnant water at any of these major outlets which is unfit for use by humans. The Ministry has posted signage in the past to indicate this fact. The water flow continues to erode the beach around it and requires constant maintenance from the MNR to keep the outlets clear of vegetation. Since these outlets are on Provincial property, what assurance can the Town give us that these outlets will be maintained? Here is a photo of the outlet immediately west of Park 6. It is completely overgrown with phragmites and bull rushes. Note: Refer to email for attached photo. The area you are considering has a high density of phragmites that we are working hard to eradicate. Another water source for this plant to cultivate around is not a welcomed decision. This outlet at 57th Street has become more of a pond than a stream. Note: Refer to email for attached photos.”***

RESPONSE: The Town is aware of the overgrowth of vegetation that exists in the beach area near certain outlets and the resulting overgrowth of an invasive species. This comment was made during the first PIC for this project specifically for the existing 67th Street outlet. Since that time the Town has discussed this problem with Ontario Parks to determine what can be done to address this problem. The existing rip rap at the 67th Street outlet was subsequently removed to make it easier for Ontario Parks to rake the beach. Consistently raking the beach has proven effective in deterring the growth of phragmites. The potential to develop a suitable strategy for beach maintenance will be considered as part of the ongoing beach management plan between Ontario Parks and the Town.

COMMENTS SUBMITTED FOLLOWING PIC NO. 3

RESPONDENT NAME: [REDACTED]

1. Potential Erosion of the Beach

"The area in question has a large amount of vegetation currently established. With water levels being high this outcropping of vegetation is currently keeping the water back and allowing the area to dry out some. With a new outlet placed on the MNR lot this would open up the outcropping and no doubt have a reverse effect and allow the lake to fill in the outlet. Sufficient erosion of the beach will likely happen. With the high winds and high water we are already seeing the shoreline reach the dunes. The beach elevation is at least 2 feet lower at 60th street vs 61st street. The erosion is quite alarming. The 57th street outlet has also suffered a great deal of erosion around it's concrete edges in the last month. Another outlet closer to Park 6 is almost completely dammed up. This causes us concern that the Town is not able to properly manage these outlets as it is not on your land. We would like assurances that if another outlet is created that erosion issues can be dealt with. Under current policy the MNR does not allow sand to be redistributed manually along the beach and new sand is not allowed to be brought in. What is the Town's plan for repair should beach erosion happen as a result of these outlets?"

RESPONSE: The installation of a storm sewer outlet across the park property will involve the disturbance of a strip approximately 20 m wide and does not involve the entire block. A re-vegetation plan will be included as part of detailed design.

March 2, 2018

File No. 113202



**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Response to Comments Received Following Public Information Centres No. 2 & 3**

Dear :

We thank you for your interest in the above noted Municipal Class Environmental Assessment (Class EA) currently being undertaken by the Town of Wasaga Beach and for submitting a comment.

As you are aware, the municipality held Public Information Centre (PIC) No. 2 for this project on Thursday, June 22, 2017. Following that meeting and a review of comments received the municipality re-opened discussions with Ontario Parks regarding usage of vacant property opposite 62nd Street, north of Shore Lane. The Town re-emphasized the urgent need for an outlet to address flooding issues affecting portions of the project study area. Ontario Parks (Ministry of Natural Resources and Forestry (MNRF)) advised that while they are not in favour of any new outlets to Nottawasaga Bay they understand the challenges that the Town is facing with regards to drainage and flood control in the study area. Ontario Parks (MNRF) confirmed that they would be willing to consider a 62nd Street outlet option and work with the Town towards this solution, if it is deemed to be the preferred location through an evaluation process.

The municipality scheduled a third PIC on November 16, 2017 to present the three design options under consideration. These included Design Option 2A (Existing Channel Improvements), Design Option 2B (61st Street Outlet), and Design Option 2C (62nd Street Outlet). As identified at PIC No. 2 initial attempts to combine the Bay Sands Development Area with the 61st Street catchment area was not feasible as the existing outlet has insufficient capacity, so two outlets will be required for this project. Below are the preferred designs selected for this project:

- **AREA 1 (Bay Sands Development Area) Preferred Design - Design Option 1A or 1B:** Both options propose the use of the 67th Street outlet and both are viable. The exact location of the drainage channel to be located north of the Bay Sands Development Area, on lands south of Mosely Street, will be determined at a future date through consultation with the Nottawasaga Valley Conservation Authority (NVCA) and the affected property owner.
- **AREA 2 (62nd Street / Shore Lane Corridor) Preferred Design - Design Option 2C (62nd Street Outlet):** This option proposes the construction of an outlet on Ontario Parks (MNRF) property north of Shore Lane, opposite 62nd Street.

The purpose of this letter is to provide you with an update regarding the project and to provide a response to comments submitted following both Public Information Centre No. 2 and 3. This letter includes the comment(s) that you submitted and the associated municipal response. As comments received from some residents were quite lengthy, excerpts have been included to highlight key items and then grouped by topic.

An Environmental Study Report is being prepared for this project and will be made available for a 30-day public review period. A Notice of Completion will be issued to provide information pertaining to the filing of the Environmental Study Report and to identify available viewing locations. That notice will also include directions for submitting a Part II Order request.

Please note that once the Class EA is complete, it is the Town's intent to move forward with the detailed design and construction of the outlet as soon as possible to address flooding concerns.

We trust the above is satisfactory; however, if there are aspects that require further clarification, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
R. Potter	Ainley Group, Environmental Planner

COMMENTS SUBMITTED FOLLOWING PIC NO. 2

RESPONDENT NAME: [REDACTED]

1. Low Impact Development (LID) Measures

- ***PIC No.2 makes "... only a passing reference to Low Impact Development (LID) principles and rely instead on outdated land use and infrastructure planning approaches. There has been an evolution in stormwater management and the Ontario Ministry of the Environment and Climate Change (MOECC) expects municipalities to use LID. In its Interpretation Bulletin: MOECC Expectations Re: Stormwater Management, the MOECC noted that Environmental Compliance Approval (ECA) applications being submitted for ministry review do not adequately incorporate LID principles. I understand that a Low Impact Development Stormwater Management Guidance Manual is currently under review and will be released shortly. I urge the Town of Wasaga Beach to instruct its consultants to incorporate LID approaches into the project design, and not as an afterthought. Successfully applied, LID techniques can reduce or even eliminate the need for downstream infrastructure and can be cheaper than grey infrastructure such as subsurface pipes."***

RESPONSE: The application of Low Impact Development measures are being considered for this project. Exhibit 21 of the PIC No. 2 material discussed the potential for the Bay Sands Development Area to impact water quality. The third and fourth bullet under the heading "Is there an increased potential for the Bay Sands Development Area drainage to negatively impact Nottawasaga Bay water quality?" noted the following:

- "Detailed design for the Bay Sands Development Area will involve quantifying the limits on lot coverage and infiltration and will be designed to address the requirements of the Ministry of Environment and Climate Change (MOECC) and the Nottawasaga Valley Conservation Authority (NVCA).
- The future design for the Bay Sands Development Area may incorporate a "treatment train" approach to reduce the impacts from the urbanization of the Bay Sands Development Area on the receiving waterbody (i.e. Nottawasaga Bay). This approach involves a sequence of practices (i.e. lot level, conveyance and end-of-pipe controls) designed to meet stormwater management objectives and may include the following:
 - Zoning Restrictions for the Bay Sands Development Area – establishing limits on the size of a home and the percentage of lot coverage.
 - Individual On-Site Infiltration Galleries: Taking runoff from roof areas for average small rainfall events and discharging via eaves troughs to infiltration galleries on each lot with the aim of matching the annual average ground water recharge of the site in its undeveloped condition. These are a well proven method of reducing total runoff volume where sandy soils and suitable separation from water table are available.

- o *Other – rear yard soak away pits, grassed swales along roadway boulevards for conveyance control, oil and grit separators (pre-treatment), and filters (water quality control).*

Many of the above noted items are Low Impact Development measures and this Class EA will recommend that detailed design give consideration to implementing these measures, where possible.

The stormwater management design for the Bay Sands Development Area is only one component of the servicing strategy needed in order for the development to move forward and it is unlikely to advance to construction for many years. However, this Class EA needs to identify a suitable outlet for the development and other drainage measures to address flooding concerns in the overall study area. When the Bay Sands Development Area proceeds to detailed design it will be subject to the latest standards of the day. Low Impact Development (LID) features and strategies as well as the standards and policies governing their implementation will evolve and improve over time. As noted, one of the recommendations from this Class EA will be that the implementation of LID features be considered in the development of the stormwater servicing strategy to specifically be prepared for the Bay Sands Development during the detailed design phase as well as for any urbanization of streets proposed as part of this Class EA. These measures will be determined through discussion with the MOECC and the NVCA at that time. We want to make it clear that the catchment area remains unchanged and there is no increase in nutrients in comparison to the current situation. Additionally, the proposed oil and grit separator and inclusion of catch basin shields will provide improvements to water quality something not currently available in the present situation.

We have recommended that LID measures be a key feature in any development of the Bay Sands Area. This is easier to implement in that area because it will be incorporated into the original design. The 62nd Street corridor is currently developed which limits the opportunity to incorporate significant stormwater management facilities. Although it appears that there may be opportunity to provide a stormwater management pond on the west side of 62nd Street south of Mosely Street, the portion of the catchment area draining to that point is very limited and the stormwater management pond would not be effective.

The application of LID measures to areas outside of Bay Sands will also be considered; however, these are existing corridors and there will be constraints to reconstruction. It will not be possible to implement LID features at all locations unless land can be acquired from neighbouring properties to accommodate these measures.

- ***“Specific Questions – PIC No.2 Materials - On page 3 of the PIC No.2 materials, the consultant notes that the Bay Sands Development Area of Wasaga Beach received approval in the seventies before the development of current standards. My understanding is that Low Impact Development guidelines should be applied to all developments, even if the subdivision was approved in the seventies. Please confirm.”***

RESPONSE: The initial subdividing of land that led to the establishment of the Bay Sands Development Area was done at a time when standards were different. By making that statement we were not insinuating that development could proceed under the former standards. Development of the Bay Sands Area will not proceed until a suitable servicing (water, sanitary, and storm) strategy has been established that is in accordance with current standards.

2. Lack of Transparency

- ***“Also on page 3 of PIC No.2, two reasons are listed for the project. Is the purpose of this project primarily to development of the Bay Sands area or the expansion of Mosley Street?” Please confirm the purpose and timing of this project. I am concerned about the lack of transparency regarding these plans and note that on page 8 of the PIC No.2 material, there is a notation that ‘the Bay Sands Development Area is not expected to be developed in the near future.’ If this is the case, why is the Town of Wasaga Beach rushing the construction of sewer at 61st Street North?”***

RESPONSE: As identified on Exhibit 3 of the PIC No. 2 material, bullet no. 6, *“The Town of Wasaga Beach has initiated this Schedule ‘C’, Municipal Class Environmental Assessment (Class EA) to review the drainage options available with the goal of selecting a Preferred Solution to address the stormwater management needs for the Project Study Area which includes the Bay Sands Development Area.”* Parts of the project study area are subject to frequent flooding and this needs to be addressed as soon as possible. In addition, the Bay Sands Development Area needs an established drainage strategy before it can proceed to development. As it is a stormwater project, a solution cannot be determined by simply focusing on only the Bay Sands Development Area. It is necessary to look at the overall drainage area and the other problems that need to be addressed so that it can be dealt with in a comprehensive manner. This includes establishing a drainage outlet for the development and involves a drainage analysis to make sure that the proposed outlet has sufficient capacity to accommodate planned improvements.

The stormwater component is only one servicing aspect that needs to be established before the Bay Sands Development Area can proceed. It also requires a water and sanitary servicing strategy and as presented in Exhibit 23 of the PIC No. 2 material, it requires organization on the part of the Bay Sands property owners so it is difficult to determine exactly when the development will proceed. However, flooding concerns have to be addressed now. The existing channel outlet east of 61st Street does not have sufficient capacity to accommodate existing flows. An established outlet is a first step in addressing these drainage deficiencies. To address flooding concerns the Town intends to move forward with the detailed design and construction of the outlet as soon as possible; however, the development of Bay Sands will progress to construction at a later date in the future.

3. Comments Pertaining to a 61st Street Outlet

- ***“On page 4 of the PIC No. 2 materials, it states that the Municipal Class Environmental Assessment Process is designed to protect the environment (physical, natural, social and economic). The report, in its current form, fails to demonstrate how design option 2B meets that objective. Can you fill in the gap and explain show design option 2B satisfies these objectives? I would respectfully submit that the identified preferred solution will have a destructive impact to the natural shore of Wasaga Beach at the base of 61st Street North as well as a negative impact to the area residents who use this beach access point.”***
- ***“...The proposed outlet at 61st Street North will have a negative impact on the water quality in the area. Scum and stagnant water can often be seen at the outlet at 57th Street North and will be seen at 61st Street North as well if an outlet is constructed there. The proposal to include an oil and grit separator is simply not sufficient to maintain the water quality in this section of the world’s longest freshwater beach.”***

- ***“...61st Street North is a popular beach access point and the construction of a sewer impact will have a negative effect on the social environment. A petition opposing this proposal has already received significant support and is enclosed for your consideration. Safety – First and foremost are safety concerns. There is a risk that small children will fall into the outlet when the flow is high. A cottage owner on 57th Street North advised that her 2-year old daughter fell into the outlet at 57th Street.”***
- ***“The addition of an outlet will ruin the existing path for people walking along the beach. It will also force snowmobiles to ride up onto 61st Street North in the winter.”***
- ***“Noise – In addition to construction noise, the residents of the existing homes and cottages on 61st Street North would be subject to the increase in ongoing noise levels. For example, kids can’t resist throwing rocks into the outlet and banging the steel parts of the bridge. (This occurs at 57th Street, but at least the existing cottages are set much further back from the outlet.)”***
- ***“..has the Nottawasaga Valley Conservation Authority been consulted about the proposal build another sewer outlet at 61st Street North? If so, can you provide a copy of their response to this proposal? How does construction of this sewer outlet align with the objective of ‘innovative watershed management supporting a healthy environment, communities and lifestyles’?***

RESPONSE: As noted in the attached letter the municipality has selected AREA 2 Design Option 2C (62nd Street Outlet) as the Preferred Design and as such, the outlet will be constructed at 62nd Street. The above comments are considered addressed since an outlet is no longer being considered at 61st Street.

4. Aesthetics

- ***“...Storm sewer outlets are ugly. The shoreline at the west end of Wasaga Beach has been scarred by outlets at 57th Street at 71st Street. Would Town council approve three sewers within a 10 block span at beach areas 1, 2 or 3? Please explain why different aesthetic standards are being applied to the west end.”***

RESPONSE: The east end of Town including beach Areas 1 to 4 all have streets located directly between the Bay and the Nottawasaga River. Road drainage collection in the east end is sent to the river rather than directly to the Bay. The west end of Town does not have this luxury of sending surface runoff to the river and as such, stormwater must outlet where it is ultimately going - to the Bay. Please keep in mind that landscaping can be utilized to soften the visual impact of the outlet structure. This Class EA will recommend that this be further investigated during the detailed design of the outlet structure.

5. 62nd Street Outlet

- ***“At PIC No. 1, one of the alternative solutions presented was the construction of a new outlet at 62nd Street North. While this proposal still fails to protect the environment, it would minimize social impact that the construction of an outlet at 61st Street would have. The PIC No. 2 material do not provide an explanation of why this alternative solution was removed. In response to my question, I was advised at the public meeting held on June 22, 2017, that the Ministry of Natural resources opposed the construction of an outlet at the base of 62nd Street North. If the MNR’s concerns were environmental, please explain why these concerns would not equally apply to the construction of a sewer at 61st Street North.*”**

RESPONSE: As was discussed at the PIC, the reason why a 62nd Street outlet was removed from further consideration was because 62nd Street terminates at Shore Lane and that option requires either property acquisition or an easement across the affected property that is owned by Ontario Parks (i.e. Ministry of Natural Resources and Forestry (MNRF)) to reach the beach and ultimately Nottawasaga Bay. Earlier discussions with Ontario Parks determined that municipal infrastructure would not be permitted within the subject property and they were not interested in selling the property to the municipality.

As you are aware, the municipality held Public Information Centre (PIC) No. 2 for this project on Thursday, June 22, 2017. Following that meeting and a review of comments received the municipality re-opened discussions with Ontario Parks regarding usage of vacant property opposite 62nd Street, north of Shore Lane. The Town re-emphasized the urgent need for an outlet to address flooding issues affecting portions of the project study area. Ontario Parks (division of MNRF) advised that while they are not in favour of any new outlets to Nottawasaga Bay they understand the challenges that the Town is facing with regards to drainage and flood control in the study area. Ontario Parks (MNRF) confirmed that they would be willing to consider a 62nd Street outlet option and work with the Town towards this solution, if it is deemed to be the preferred location through an evaluation process.

6. Advantages of a 62nd Street Outlet

- ***“If a storm sewer is constructed on 62nd Street, it makes sense to have that sewer continue straight along 62nd Street to an outlet on that street instead of diverting the sewer along Lane and then turning again on 61st Street North. The resulting sewer would be shorter and the construction costs lower.”***
- ***“Economic advantages – In addition, the Town would avoid the additional expense of moving the existing gas lines, powerlines and watermain on 61st Street, and would also avoid the expense of repaving the street.”***
- ***“Social advantages – The construction of a sewer at 62nd Street North instead of 61st Street North will minimize the social impact on area residents.***
- ***It will interfere less with area residents who use 61st Street as their primary beach access. (More people use 61st Street because it is paved and easier to manage for families with wagons. Also, less people use the path along 62nd Street because there are poison ivy warnings and it is further walk to the swimmable part of the beach.)”***
- ***“Safety – Since fewer families use 62nd Street to access the beach, the likelihood of injury***

due to a child falling in is decreased.”

- *“There are no resident property owners on 62nd Street so there will not be anyone who will be disrupted by construction at that location.”*
- *“Property access – There is not much room for a concrete sewer and bridge at the base of 61st Street North. As a result, people walking along the beach will have to walk up to the new bridge and around and in the winter the snowmobiles will have to do the same. There is more space at 62nd street North to accommodate the space required for a sewer outlet.”*

RESPONSE: As noted in the attached letter the municipality has selected AREA 2 Design Option 2C (62nd Street Outlet) as the Preferred Design and as such, the outlet will be constructed at 62nd Street. The above comments are considered addressed since an outlet is no longer being considered at 61st Street.

7. Stagnant Water and Invasive Vegetation Overgrowth

“On page 22 of the PIC No.2 materials, the consultants note that the increased volume of water entering the beach area “will make it continuously wet and contribute to the overgrowth of vegetation (i.e. Phragmites” It also states that the Town has discussed these problems with Ontario Parks. Please disclose the details of this consultation between the Town and Ontario Parks so that Town Council as well as residents can assess whether the beach maintenance strategy is in fact suitable and sufficient.”

RESPONSE: Exhibit 22 of the PIC material that you reference re-iterates a question submitted at PIC No. 1 where a resident asked “Will the drainage solution for the Bay Sands Development Area result an increased volume of water entering the beach area that will make it continuously wet and contribute to the overgrowth of vegetation (i.e. phragmites)?” The response was that “the Town is aware of the overgrowth of vegetation that exists in the beach area near the 67th Street outlet and the resulting overgrowth of an invasive species. The Town has discussed this problem with Ontario Parks. The potential to develop a suitable strategy for beach maintenance will be considered as part of the ongoing beach management plan between the Province and the Town.”

Following the first PIC the Town further discussed this problem with Ontario Parks. The existing rip rap at the 67th Street outlet was subsequently removed to make it easier for Ontario Parks to rake the beach. Consistently raking the beach has proven effective in deterring the growth of phragmites. However, as noted above a suitable strategy for beach maintenance will be considered as part of the ongoing beach management plan between Ontario Parks and the Town.

COMMENTS SUBMITTED FOLLOWING PIC NO. 3

RESPONDENT NAME: [REDACTED]

8. Low Impact Development (LID) Measures

- *“...urge the Town of Wasaga Beach to incorporate Low Impact Development and Green Infrastructure to reduce or even eliminate the need for downstream infrastructure such as the new outlet to Nottawasaga Bay.....LID measures should be incorporated into the planning process, not treated as an afterthought. I was disappointed to note only a passing reference to LID measures on page 15 of the PIC slides, to “give consideration to implementing these measures”. What measures?”*
- *“Best Management Practices utilized in low impact development focus first on minimizing both the quantitative and qualitative changes to the site through LID measures and then provide treatment as necessary through a network of structural facilities. I have not seen any steps in the proposal that will either minimize the flow or treat it onsite before it flows out to the Bay. On the contrary, it appears that the flow will be increased, both from the urbanization of 62nd Street South and Shore Lane but most concerning, the expansion of Mosley Street along with the accompanying replacement of the ditches/swales on Mosley with curbs and gutters. The oil and grit separator addresses quality control but not quantity. Why isn’t a SWM pond proposed for Area 2? This measure would have both quality and quantity control benefits. Could a SWM pond be constructed at the base of 62nd street on the vacant MNR land instead of an outlet? Another alternative would be to construct a SWM pond at 62nd and Mosley. A quick internet search results in many examples of the effectiveness of LID, applied by municipalities across North America. Several municipalities, larger than Wasaga Beach, have found that LID measures are an economically and environmentally viable approach for storm water management and natural resource protection.”*

RESPONSE: Refer to Item 1 response.

March 2, 2018

File No. 113202



**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Response to Comments Received Following Public Information Centres No. 2 & 3**

Dear :

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The purpose of this letter is to provide you with an update regarding the project and to provide a response to comments submitted following both Public Information Centre No. 2 and 3. This letter includes the comment(s) that you submitted and the associated municipal response. As comments received from some residents were quite lengthy, excerpts have been included to highlight key items and then grouped by topic.

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Please note that once the Class EA is complete, it is the Town's intent to move forward with the detailed design and construction of the outlet as soon as possible to address flooding concerns.

We trust the above is satisfactory; however, if there are aspects that require further clarification, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
S. Potter	Ainley Group, Environmental Planner

COMMENTS SUBMITTED FOLLOWING PIC NO. 3

RESPONDENT NAME: [REDACTED]

1. Outlet at 67th Street

- *“...I question the wisdom of increasing the use of the Bay as an urban drainage receptacle.”*
- *“...67th Street outlet is not an ideal choice for drainage dispersal. Water currents can change the quality of the beach overnight. The outlet located at the base of 67th Street is particularly unsuited to its function because of weak current issues. There is a strong chance that a build-up of organic and chemical materials will eventually spoil the quality of water in the local area.”*
- *“One has only to look at the wetland that has developed over the years at the base of the 71st Street channel to realize that a lack of current there has allowed organics, fertilizers and other debris to build up into a delta. The point of land which extends from the base of 71st Street out into the bay, interrupts the prevailing west to east current which runs along the shoreline. The sandy beach to the west of the point is due to the point’s intrusion into the natural path of the current. The current is blocked and its load of sand builds up there on the beach and on the water bottom. A comparison of this sandy bottom on the west side of the point with the rocky bottom on the east side suggests strongly that the current is not present in the shadow of the point on the east side. The 67th Street outlet is on the edge of that shadow. The bottom of the bay at 67th street is still rocky and sand does not begin to cover the rocks until closer to 66th street where the current one again reaches the shoreline after making its way around the point. My concern is that the weak current at 67th Street will have a similar effect locally as that at the mouth of the 71st Street channel. Organics, fertilizer, and chemicals associated with urban development will tend to settle and built up at the mouth of the outlet and gradually spread along the shoreline into the swimming area less than a block away.”*

RESPONSE: Please note that the 71st Street location drains a much larger area than that proposed to exit at the 67th Street outlet. Additional attention may be required in the detailed design of any outlet to ensure that the discharge is to the Bay and not trapped behind a portion of undulating beach grade. The flows from Bay Sands will be maintained at the pre-development rate. The 67th Street outlet has been sized for the catchment area to the south of it including the Bay Sands Development Area.

2. **61st Outlet and 67th Street Outlet Are Not the Best Long Term Answer**

“Neither the 61st Street outlet nor the 67th Street outlet are the best long-term answer for the Beach. As the Town grows, so does the need to treat storm water run-off intensively in much the same way as one treats sewage. There is a strong chance build-up of organic and chemical materials will eventually spoil the quality of water in the local area.”

RESPONSE: This proposal includes water quality improvement features not currently provided in the catchment area. The quality of runoff will be improved over existing conditions through the addition of an oil and grit separator at the proposed 62nd Street outlet and through that currently in place at the 67th Street outlet. The existing channel outlet east of 61st Street does not have an oil and grit separator. Portions of the study area are subject to frequent flooding which can also lead to contaminants entering area watercourses during extreme events. The proposed improvements will assist in alleviating flooding issues. Proposed road improvements (i.e. urbanization) that include the installation of catch basin shields and where feasible, Low Impact Development (LID) features will also improve water quality. A stormwater management facility is proposed for the Bay Sands Development Area which will also provide improvements in this regard.

The Town and the Ministry of Natural Resources and Forestry (MNRF) take the quality and condition of our beach very seriously. All environmental factors are considered through the Municipal Class EA process to establish the preferred overall solution. With drainage, for obvious reasons, surface water runoff eventually goes to the Bay. It is simply a matter of how and where. The province and Town always try to use existing storm outlets, as has been done with the Bay Sands Development Area. However, it was determined that the existing channel outlet (east of 61st Street) cannot convey existing flows and properties are prone to flooding in that area. The Town has a responsibility to protect properties from flooding and as such, a preferred alternative to fix the existing problem has to be established.

As noted, Low Impact Development measures are being considered for this project. Exhibit 21 of the PIC No. 2 material discussed the potential for the Bay Sands Development Area to impact water quality. The third and fourth bullet under the heading *“Is there an increased potential for the Bay Sands Development Area drainage to negatively impact Nottawasaga Bay water quality?”* noted the following:

- *“Detailed design for the Bay Sands Development Area will involve quantifying the limits on lot coverage and infiltration and will be designed to address the requirements of the Ministry of Environment and Climate Change (MOECC) and the Nottawasaga Valley Conservation Authority (NVCA).*
- *The future design for the Bay Sands Development Area may incorporate a “treatment train” approach to reduce the impacts from the urbanization of the Bay Sands Development Area on the receiving waterbody (i.e. Nottawasaga Bay). This approach involves a sequence of practices (i.e. lot level, conveyance and end-of-pipe controls) designed to meet stormwater management objectives and may include the following:*
 - *Zoning Restrictions for the Bay Sands Development Area – establishing limits on the size of a home and the percentage of lot coverage.*
 - *Individual On-Site Infiltration Galleries: Taking runoff from roof areas for average small rainfall events and discharging via eaves troughs to infiltration*

galleries on each lot with the aim of matching the annual average ground water recharge of the site in its undeveloped condition. These are a well proven method of reducing total runoff volume where sandy soils and suitable separation from water table are available.

- *Other – rear yard soak away pits, grassed swales along roadway boulevards for conveyance control, oil and grit separators (pre-treatment), and filters (water quality control).*

Many of the above noted items are Low Impact Development measures and this Class EA will recommend that the implementation of LID features be considered in the development of the stormwater servicing strategy to specifically be prepared for the Bay Sands development as well as for any urbanization of streets proposed as part of this Class EA.

When the Bay Sands Development Area proceeds to detailed design it will be subject to the latest standards of the day. Low Impact Development (LID) features and strategies as well as the standards and policies governing their implementation will evolve and improve over time. These measures will be determined through discussion with the MOECC and the NVCA at that time. We want to make it clear that the catchment area remains unchanged and there is no increase in nutrients in comparison to the current situation. Additionally, the proposed oil and grit separator and inclusion of catch basin shields will provide improvements to water quality something not currently available in the present situation.

March 2, 2018

File No. 113202



**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
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The purpose of this letter is to provide you with an update regarding the project and to provide a response to comments submitted following both Public Information Centre No. 2 and 3. This letter includes the comment(s) that you submitted and the associated municipal response. As comments received from some residents were quite lengthy, excerpts have been included to highlight key items and then grouped by topic.

An Environmental Study Report is being prepared for this project and will be made available for a 30-day public review period. A Notice of Completion will be issued to provide information pertaining to the filing of the Environmental Study Report and to identify available viewing locations. That notice will also include directions for submitting a Part II Order request.

Please note that once the Class EA is complete, it is the Town's intent to move forward with the detailed design and construction of the outlet as soon as possible to address flooding concerns.

We trust the above is satisfactory; however, if there are aspects that require further clarification, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

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AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
T. Potter	Ainley Group, Environmental Planner

COMMENTS SUBMITTED FOLLOWING PIC NO. 2

RESPONDENT NAME: [REDACTED]

1. Flooding

- ***“.....I am a property owner of [REDACTED]. Attached are some photos taken at about 10AM on Sunday June 18th of the flooding that occurred at the location. They are of the [REDACTED] and [REDACTED] and the flooding that occurs 3 or 4 times a year and not just with downpours but even just moderate rainfall. This has been ongoing for at least the 10 years we have owned the property. I sincerely hope that the “Storm Drainage and Outlet Improvements” that will be discussed for the Project Study Area outlined in your letter of June 5th has a solution for this as the current catch basin is useless and the storm water is not carried away but collects and the grading at the intersection has never been fixed.”***

RESPONSE: The Town of Wasaga Beach has initiated this Schedule ‘C’, Municipal Class Environmental Assessment (Class EA) to review the drainage options available with the goal of selecting a preferred solution to address the stormwater management needs for the project study area which includes the Bay Sands Development Area and the flooding issues in the area of your home. As noted in the attached letter the municipality has selected AREA 2 Design Option 2C (62nd Street Outlet) as the Preferred Design and as such, an outlet will be constructed at 62nd Street.

The existing channel outlet at 1760 Shore Lane has insufficient capacity to accommodate existing flows. The proposed 62nd Street outlet will provide the additional capacity required to accommodate the 1 in 100 year storm without flooding and would therefore handle the majority of flow with the existing channel remaining for local surface drainage and to provide for emergency spills / overflow conveyance if the new outlet at 62nd Street becomes blocked. The proposed drainage outlet at 62nd Street will provide sufficient capacity to properly accommodate the catchment area. This will form the basis to which other drainage improvements will be connected.

The Town recognizes that parts of the project study area are subject to frequent flooding and that this needs to be addressed as soon as possible. As this is a stormwater project, it is necessary to look at the overall drainage area and the other problems that need to be addressed so that it can be dealt with in a comprehensive manner.

Please note that once the Class EA is complete, it is the Town’s intent to move forward with the detailed design and construction of the outlet as soon as possible to address flooding concerns.

March 2, 2018

File No. 113202

“By Email Only”



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Steve Fournier, P. Eng.
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pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
U. Potter	Ainley Group, Environmental Planner

COMMENTS SUBMITTED FOLLOWING PIC NO. 2

RESPONDENT NAME: [REDACTED]

1. Comments Pertaining to a 61st Street Outlet

- ***"I own two properties that will be affected by the proposal for the storm drainage at [REDACTED]. The first property is: [REDACTED] the first property houses a [REDACTED] the second is a [REDACTED]. My concerns, objections and questions are as follows: I understand that the plan is to remove a number of trees along the property line. These trees have been planted at my expense, some of them 30 years ago, and provide me with privacy and shade. You will observe that my cottage sits almost on the road and privacy is a big concern to me."***
- ***"How will our access to the beach be encumbered by the storm drainage as it enters the lake at the north end? Will there be stairs, a ramp, railings? I strongly protest any construction that restricts the access that has been historically available."***
- ***"Another of my concerns is that my cottage is located very close to the property line where the construction is to take place. I would like to be assured that should the drain go alongside my property on [REDACTED] that the structural integrity of my [REDACTED] will remain in tack. I am concerned that use of heavy earth moving equipment could create tremors in earth, which is sand, thereby creating a possible risk to my dwelling. I would like you assess this possibility and take whatever actions are necessary to prevent damage."***

RESPONSE: As noted in the attached letter the municipality has selected AREA 2 Design Option 2C (62nd Street Outlet) as the Preferred Design and as such, the outlet will be constructed at 62nd Street. The above comments are considered addressed since an outlet is no longer being considered at 61st Street.

2. Costs

- ***"What part of the profit from the developer of the new subdivision and from the new property taxes for the town generated by that development will be dedicated to restoring the trees, gardens and fences that will be destroyed during this "improvement"?"***

RESPONSE: The Bay Sands Development Area was approved at a time when today's standards of land use planning did not apply. This development was established circa 1970 using a "checkerboard" pattern of land ownership with each of the 104 lots owned by a separate individual so there is no one 'developer'. The affected property owners have also been paying taxes in the municipality since the seventies. As identified in Exhibit 22 of PIC No. 2 material, the cost of the outlet improvements for the Bay Sands Development Area will be covered 90% by Development Charges and 10% by taxation. Costs associated with improvements to the 62nd Street outlet will be assigned to the Town's capital project budget.

3. Flooding

- ***“Some years ago Shore Lane was repaved with gutters leading to catch basin were built just at the end of my walkway. Since then the area around my cottage has flooded and recently water came so high that it almost came into my dwelling. My concern is that if that catch basin is joined with the new storm drainage my property could be subject to even more flooding. Water could possibly bubble out of the grating and create a complete disaster in my area. How are you taking into account the low area around my property to prevent future flooding, especially from a catch basin that is ineffective in draining away the volume of water that is already flowing into the area?”***

RESPONSE: Part of the reason for undertaking this Class EA was to address flooding issues within the project study area. The existing channel outlet at 1760 Shore Lane has insufficient capacity to accommodate existing flows. The options under consideration, including the urbanization of 62nd Street, will assist in alleviating flooding issues in the study area. The proposed 62nd Street outlet will provide the additional capacity required to accommodate the 1 in 100 year storm without flooding and would therefore handle the majority of flow with the existing channel remaining for local surface drainage and to provide for emergency spills / overflow conveyance if the new outlet at 62nd Street becomes blocked. The proposed drainage outlet at 62nd Street will provide sufficient capacity to properly accommodate the catchment area. This will form the basis to which other drainage improvements will be connected. Until an adequate outlet is provided no effective drainage improvements along Shore Lane are feasible.

4. Water Quality

- ***“Environmental issues are also a concern. Water that enters the lake several blocks to the east, through a similar drainage system, does not appear to be clean. It foams, looks slimy and often has a filmy residue. I understand that the water coming through this system will be filtered to some degree. I feel it should be clean enough to drink. Will that be the case?”***

RESPONSE: This proposal includes water quality improvement features not currently provided in the catchment area. The quality of runoff will be improved over existing conditions through the addition of an oil and grit separator at the proposed 62nd Street outlet and through that currently in place at the 67th Street outlet. The existing channel outlet east of 61st Street does not have an oil and grit separator. Portions of the study area are subject to frequent flooding which can also lead to contaminants entering area watercourses during extreme events. The proposed improvements will assist in alleviating flooding issues. Proposed road improvements (i.e. urbanization) that include the installation of catch basin shields and where feasible, Low Impact Development (LID) features will also improve water quality. A stormwater management facility is proposed for the Bay Sands Development Area which will also provide improvements in this regard.

The Town and the Ministry of Natural Resources and Forestry (MNRF) take the quality and condition of our beach very seriously. All environmental factors are considered through the Municipal Class EA process to establish the preferred overall solution. With drainage, for obvious reasons, surface water runoff eventually goes to the Bay. It is simply a matter of how and where. The province and Town always try to use existing storm outlets, as has been done with the Bay Sands Development Area. However, it was determined that the existing channel outlet (east of 61st Street) cannot convey existing flows and properties are prone to flooding in that area. The Town has a responsibility to protect properties from flooding and as such, a preferred alternative to fix the existing problem has to be established.

5. ***“Can you assure me that effort and monies will be applied to restore and beautify the areas that will be demolished as a result of this project?”***

RESPONSE: Restoration of disturbed areas will be part of the overall contract for this project.

March 2, 2018

File No. 113202



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Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
V. Potter	Ainley Group, Environmental Planner

COMMENTS SUBMITTED FOLLOWING PIC NO. 3

RESPONDENT NAME: [REDACTED]

1. *"Thanks for helping Bay Sands with the watershed problem. It's a long time issue. We [REDACTED] have long awaited the potential to petition for development. Please email me the PDF from PIC #2 and this one PIC#3. We will likely pursue working closely with the Town to eventually develop Bay Sands."*

RESPONSE: Comment Noted. The PIC No. 2 and 3 material are available on the Town's website at www.wasagabeach.com/construction-notice.

March 2, 2018

File No. 113202



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COMMENTS SUBMITTED FOLLOWING PIC NO. 2

RESPONDENT NAME: [REDACTED]

1. ***“Would like to see this move forward. Would it be possible to create a sign-up sheet where owners can connect themselves? Maybe through City website?”***

RESPONSE: A number of residents that attended the Public Information Centres for this project expressed a desire to organize themselves as a group recognizing that a minimum of 66.7% of the property owners would need to petition the Town in order to proceed under the Local Improvements Act. Many expressed difficulty in completing this task as they do not have access to property owner contact information. The Town is willing to issue a letter to all Bay Sands Development Area property owners to advise that a Bay Sands Development Area Landowners Group is being formed and to provide contact information for those who are interested in being part of the group and assisting in moving the development forward. The Town will give further consideration to issue of the aforementioned letter once the Class EA process is complete.

March 2, 2018

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COMMENTS SUBMITTED FOLLOWING PIC NO. 2

RESPONDENT NAME: [REDACTED]

- 1. "I am extremely in favour of this EA being approved using the preferred route proposed. Furthermore, I propose that the Town facilitates organizing a landowner group. You can do this via sending out letters or emails and creating a website registry. I am more than willing to run and lead the group. If you want I can set up a meeting with Township to help organize and facilitate this process. My Family and other family members own [REDACTED] for over 50 years and want to see this complete."***

RESPONSE: A number of residents that attended the Public Information Centres for this project expressed a desire to organize themselves as a group recognizing that a minimum of 66.7% of the property owners would need to petition the Town in order to proceed under the Local Improvements Act. Many expressed difficulty in completing this task as they do not have access to property owner contact information. The Town is willing to issue a letter to all Bay Sands Development Area property owners to advise that a Bay Sands Development Area Landowners Group is being formed and to provide contact information for those who are interested in being part of the group and assisting in moving the development forward. The Town will give further consideration to issue of the aforementioned letter once the Class EA process is complete.

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- **AREA 1 (Bay Sands Development Area) Preferred Design - Design Option 1A or 1B:** Both options propose the use of the 67th Street outlet and both are viable. The exact location of the drainage channel to be located north of the Bay Sands Development Area, on lands south of Mosely Street, will be determined at a future date through consultation with the Nottawasaga Valley Conservation Authority (NVCA) and the affected property owner.
- **AREA 2 (62nd Street / Shore Lane Corridor) Preferred Design - Design Option 2C (62nd Street Outlet):** This option proposes the construction of an outlet on Ontario Parks (MNRF) property north of Shore Lane, opposite 62nd Street.

The purpose of this letter is to provide you with an update regarding the project and to provide a response to comments submitted following both Public Information Centre No. 2 and 3. This letter includes the comment(s) that you submitted and the associated municipal response. As comments received from some residents were quite lengthy, excerpts have been included to highlight key items and then grouped by topic.

An Environmental Study Report is being prepared for this project and will be made available for a 30-day public review period. A Notice of Completion will be issued to provide information pertaining to the filing of the Environmental Study Report and to identify available viewing locations. That notice will also include directions for submitting a Part II Order request.

Please note that once the Class EA is complete, it is the Town's intent to move forward with the detailed design and construction of the outlet as soon as possible to address flooding concerns.

We trust the above is satisfactory; however, if there are aspects that require further clarification, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED



Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
Y. Potter	Ainley Group, Environmental Planner

COMMENTS SUBMITTED FOLLOWING PIC NO. 2

RESPONDENT NAME: [REDACTED]

1. Expedite this Project

- ***“Would like to see the process of urbanization/storm under Shore Lane expedited considering the intent to drain to the existing outlet at 67th Street, is the only option. If this outlet exists and is sized to currently meet the requirements/volume of water draining from Shore Lane priority should be given to these areas to alleviate flooding.”***

RESPONSE: The Town of Wasaga Beach has initiated this Schedule ‘C’, Municipal Class Environmental Assessment (Class EA) to review the drainage options available with the goal of selecting a preferred solution to address the stormwater management needs for the project study area which includes the Bay Sands Development Area and the flooding issues in the area of your home. As noted in the attached letter the municipality has selected AREA 2 Design Option 2C (62nd Street Outlet) as the Preferred Design and as such, an outlet will be constructed at 62nd Street.

The existing channel outlet at 1760 Shore Lane has insufficient capacity to accommodate existing flows. The proposed 62nd Street outlet will provide the additional capacity required to accommodate the 1 in 100 year storm without flooding and would therefore handle the majority of flow with the existing channel remaining for local surface drainage and to provide for emergency spills / overflow conveyance if the new outlet at 62nd Street becomes blocked. The proposed drainage outlet at 62nd Street will provide sufficient capacity to properly accommodate the catchment area. This will form the basis to which other drainage improvements will be connected.

The Town recognizes that parts of the project study area are subject to frequent flooding and that this needs to be addressed as soon as possible. As this is a stormwater project, it is necessary to look at the overall drainage area and the other problems that need to be addressed so that it can be dealt with in a comprehensive manner.

Please note that once the Class EA is complete, it is the Town’s intent to move forward with the detailed design and construction of the outlet as soon as possible to address flooding concerns.

2. Property Impacts from Shore Lane Urbanization

- ***“Worried the urbanization alignment of Shore Lane between 63rd and 64th takes away to much land from the lots to the south of Shore Lane. [REDACTED] Consider road alignment closer to the lots north of shore lane in this section please.”***

RESPONSE: The Town recognizes that a widening of Shore Lane at the subject location has the potential to significantly impact the lots on the south side. The Town normally strives to complete improvements within an existing right-of-way; however, in certain situations improvements cannot be completed in this manner. The current preliminary design has the full reconstructed road located within the municipal right-of-way. Regardless, this Class EA will include a recommendation that property impacts be considered in the development of the detailed design for that street.

62nd St. –Shore Lane Site Meeting

PROJECT: Town of Wasaga Beach
Bay Sands Development Area Drainage Class EA
File No. 113202

DATE: Thursday March 22, 2018

TIME: 10:30 am – 11:30 am

LOCATION: Intersection of 62nd Street and Shore Lane in Wasaga Beach

PRESENT: [REDACTED], local homeowner – [REDACTED]
Mike Pincivero, Wasaga Beach, Manager of Engineering
Mike Latimer, Wasaga Beach, Project Coordinator
Brad Baker, Azimuth Environmental
David D'Entremont, Azimuth Environmental
Steve Fournier, Ainley Group

DISTRIBUTION: All Present + Kevin Lalonde, Tammy Kalimootoo

1. Purpose

- The purpose of the site meeting was to provide Mr. [REDACTED] an opportunity to voice his opinion of the proposed preferred design with an outlet down the extension of 62nd Street, through the MNRF (Parks Ontario) lands to the beach. Mr. [REDACTED] lives in the home abutting the west side of the MNRF lands. Ainley Group attended to provide a description of the proposed works and to listen to the issues presented by Mr. [REDACTED]. The Wasaga Beach Engineering Department was present to help answer questions and Azimuth was present to describe mitigation measures that may be considered to help alleviate the construction impacts.

2. Preferred Option

- While the group met at the intersection of Shore Lane and 62nd Street Ainley Group provided a general description of the proposed storm sewer outlet through the MNRF Lands to the beach. The outlet would consist of a buried large diameter storm sewer as well as an open channel cutting through the dune approximately 30 metres north of Shore Lane. The depth of the open channel would range from approximately 0.15 metres to 1 metre at its greatest depth. An oil grit separator would be installed on the storm sewer to improve water quality. The ability to provide an overland flow route in addition to the large storm sewer outlet along this route is one of the key benefits of this 62nd Street outlet over the

previously considered 61st Street outlet route which could not accommodate an overland flow route because of existing driveways and municipal services.

- Mr. ██████ expressed his concern on how close the outlet will be to his home abutting the MNRF lands ██████. He noted that the outlet on the beach will look like the existing one on 67th Street which the locals consider an eyesore. Mr. ██████ is also concerned that the outlet will be closer to the ██████ side of the MNRF lands and therefore closer to his property. Mr. ██████ described what he envisions with the new storm sewer running up the centre of 62nd Street North and where it would align on the MNRF lands. Mr. Pincivero noted that the storm sewer is currently shown running closer to the east curb line of 62nd Street, so it actually crosses the MNR lands slightly east of where Mr. ██████ had thought. Notwithstanding, the alignment would still be west of the centreline of the MNRF land.
- Mr Fournier noted that the overland flow channel would be at its widest part approximately 9 to 10 metres wide with a 3 m wide flat bottom and 3 to 1 sideslopes (so where the channel is approximately 1 metre deep the overall width would be approximately 9 metres). Mr. ██████ asked what that channel would look like and if it would include a walkway and what would be planted to naturalize it. He noted that there were clumps of trees that would be impacted, and what would be done about that. SF explained that the route as shown on this very preliminary design is the basis for the general drainage strategy. In detailed design the route can be shifted slightly to avoid certain features. The overland flow channel does not have to be right on top of the underground storm sewer, although that is the simplest approach. A path could be included along the flat bottom portion of the overland flow channel. To help stabilize and naturalize the area Azimuth will provide recommendations for planting cover vegetation.
- As the meeting progressed we walked across the MNRF lands to the beach and the approximate location of the outlet headwall. Again Mr. ██████ expressed his concern on what this outlet will look like and that the route we walked appeared to have less existing trees if a slightly easterly, meandering course was followed to align the outlet to the centre of the MNRF lands at the beachfront (i.e. the outlet would be “equidistant” from the two adjacent lots on either side). Mr. Pincivero noted that he understood this request and agreed that the Town would look into accommodating this outlet location in the detailed design; however, design approval is ultimately up to the MNRF as they own the lands. It was discussed that MNRF would likely want the design solution that causes the least overall environmental impact. Azimuth noted that the existing foot path is along a slightly westerly course and is an area already disturbed and therefore may have the least overall impact. However, SF noted that the existing path is only a few feet wide and nowhere near the maximum 9 metre width the outlet will disturb, so the existing path width is of limited consequence. Mr. Pincivero further noted that the meandering alignment that was taken to reach the centre of the block at the outlet appears to be more open spaced and fewer trees may be impacted than along the existing footpath alignment. Azimuth suggested that to help re-stabilize the portion of the dune disturbed by construction that recycled Christmas trees in addition to plantings would be effective.
- Upon our return to Shore Lane Mr. ██████ continued to have concerns on what this outlet will look like post construction. To gain a fuller understanding of Mr. ██████ position we all went over to the existing 67th Street outlet and walked that outlet path to the headwall. Mr. ██████ key points are fully visible:
 - The work was completed several years ago but is still just a 20 m wide swath of treeless right of way.
 - The outlet headwall is a large stark concrete wall with handrail sticking up.
 - No effort was made to screen or soften the visual impact of the headwall.

Ainley and the Town said they will take note of those issues as they go to detailed design. Mike Pincivero said he will review this with the Engineering Department and see if there is some remedial planting that can be carried out along the 67th Street outlet this coming planting season.

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

Minutes prepared by:

A handwritten signature in black ink, appearing to read 'S. Fournier', written in a cursive style.

Steven Fournier, P.Eng.
Senior Project Engineer
Ainley & Associates Limited

**Public Information Centre No. 3
Presentation Material**

TOWN OF WASAGA BEACH

PUBLIC INFORMATION CENTRE NO. 3

**Bay Sands Development Area
Storm Drainage and Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Thursday, November 16, 2017**

WELCOME

- Thank you for your interest in this Municipal Class Environmental Assessment.
- This public meeting will present the following information:
 - PIC No. 2 Update
 - Identify the final preferred design selected for Area 1
 - Identify the updated design options under consideration for Area 2
 - Evaluation of updated Area 2 design options.
 - Next step in the process

Your input is appreciated.
Please review the displays and feel free to discuss any concerns with the members of the study team in attendance.
We invite you to provide any comments, in writing, on the comment sheet provided.

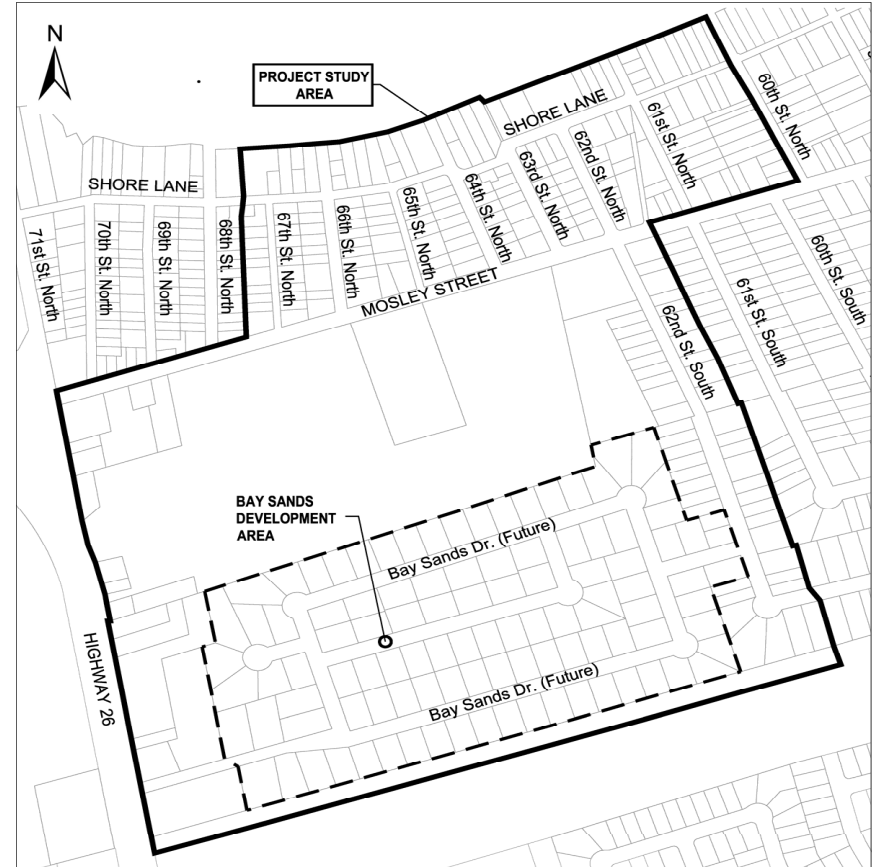
PLEASE SIGN IN

MUNICIPAL FREEDOM OF INFORMATION & PROTECTION OF PRIVACY ACT

All comments received will be maintained on file for use during the project and may be included in study documentation. Information collected will be used in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

PROJECT STUDY AREA

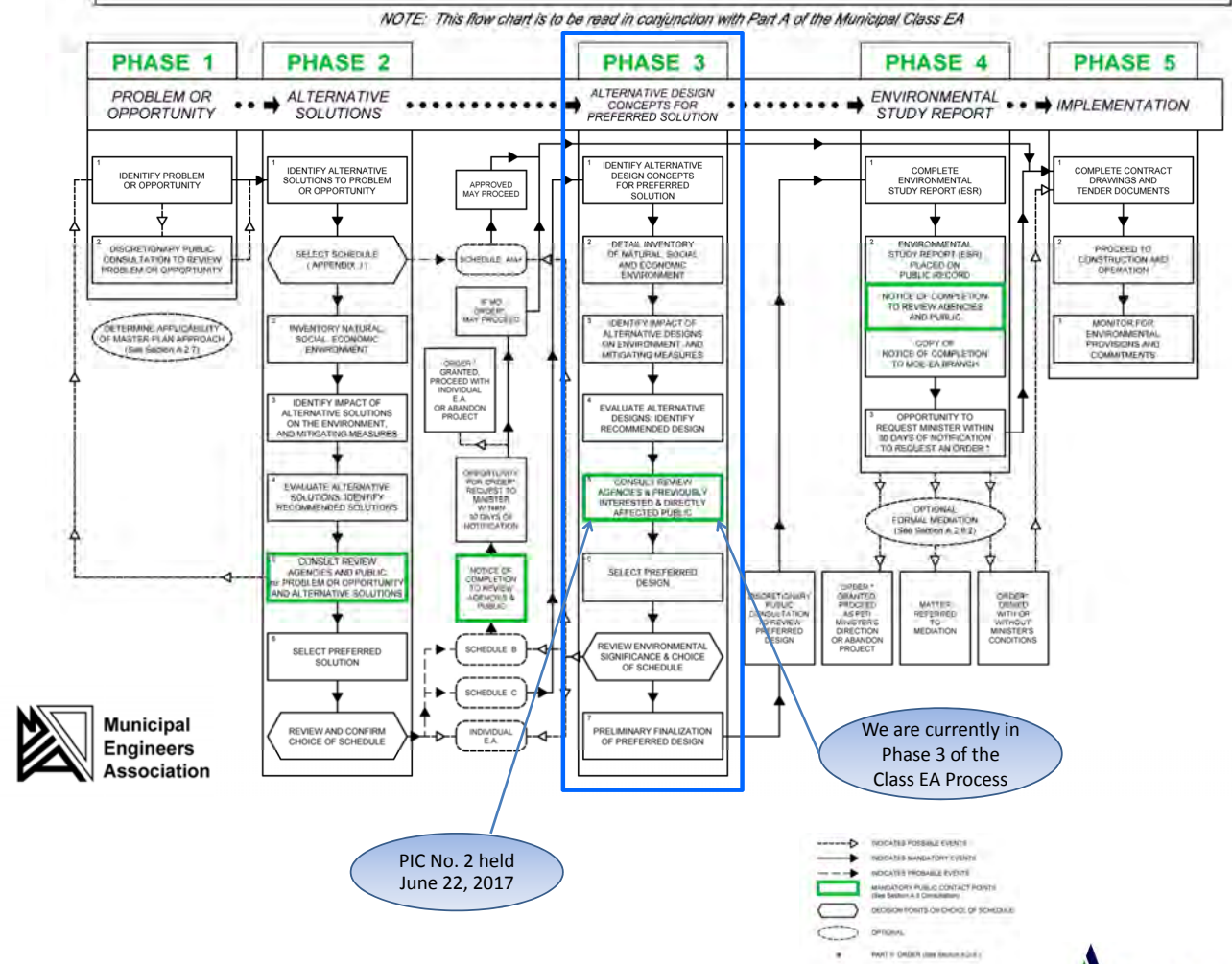
- The study area for this project encompasses the existing undeveloped residential lots known as the Bay Sands Development Area as well as the existing residential areas within the outlet areas to Nottawasaga Bay.
- More specifically, the study area is described as the area between 60th Street North and 68th Street North, north of Mosley Street as well as the Bay Sands Area between 62nd Street and Highway 26.



MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT PROCESS

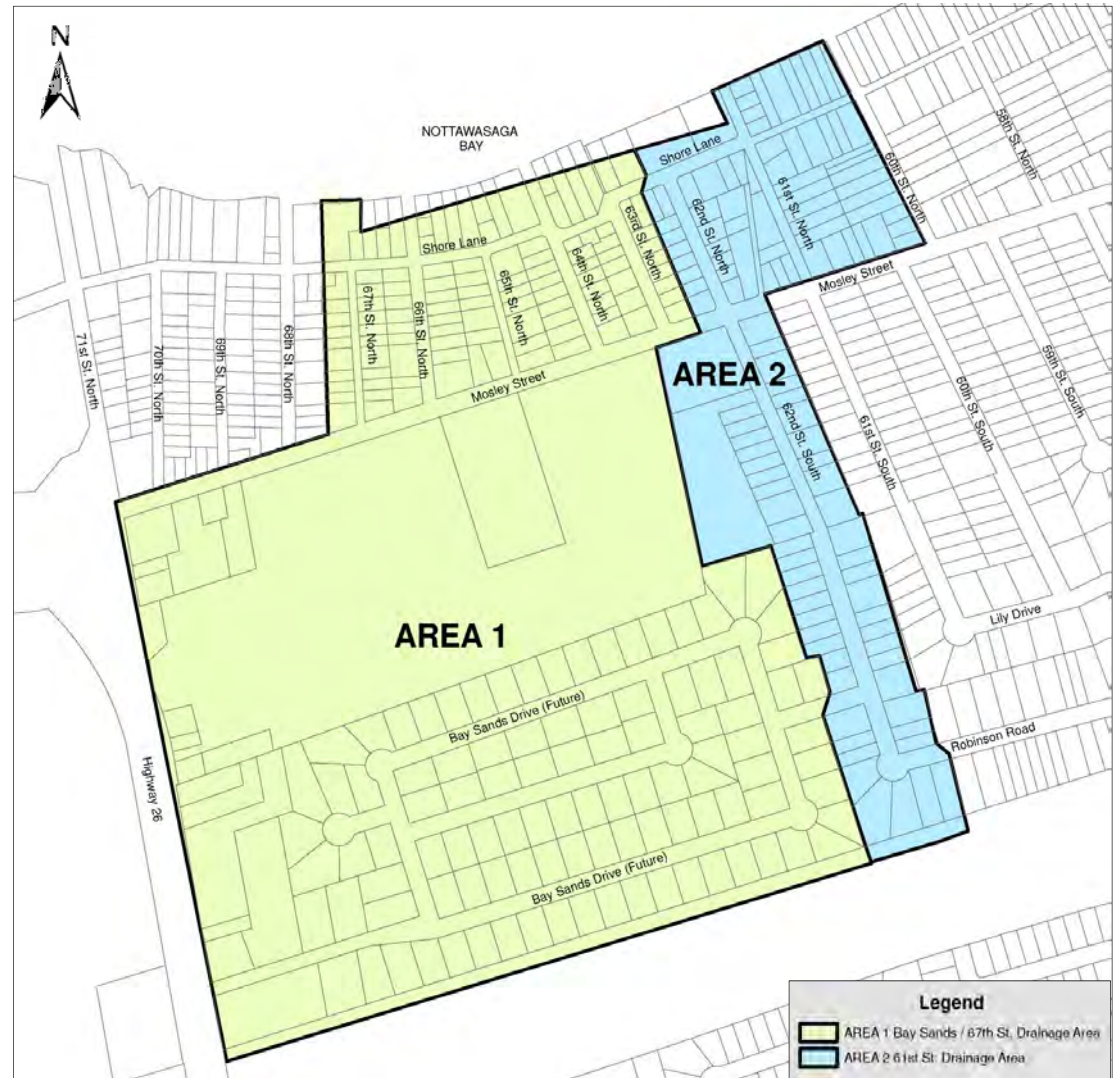
- PIC No. 2 presented the design options under consideration as part of Phase 3 of the Class EA process.
- Following that meeting there were a number of objections raised with the preliminary preferred design as identified for Area 2.
- The municipality is hosting this third PIC to revisit the options under consideration for Area 2. As such, the project is currently in Phase 3 of the Class EA process.

EXHIBIT A.2 MUNICIPAL CLASS EA PLANNING AND DESIGN PROCESS



DRAINAGE AREAS AS IDENTIFIED AT PIC NO. 2

- Initial attempts to combine the Bay Sands Development Area with the 61st Street catchment area was not feasible as the existing outlet has insufficient capacity, so two outlets will be required.
- As such, the study area has been divided into two drainage areas as follows:
 - **AREA 1** 67th Street drainage area and the Bay Sands Development drainage area.
 - **AREA 2** 61st Street Drainage Area.
- The proposed design maximizes the amount of stormwater conveyed to the existing 67th Street outlet to mitigate the insufficient capacity at the 61st Street outlet.



PIC NO. 2 UPDATE

- As part of Phase 3 of the Class EA process, the municipality held Public Information Centre (PIC) No. 2 on Thursday, June 22, 2017. At that meeting the municipality identified the alternative designs under consideration for both Area 1 and Area 2. An update is provided below for both Area 1 and Area 2.

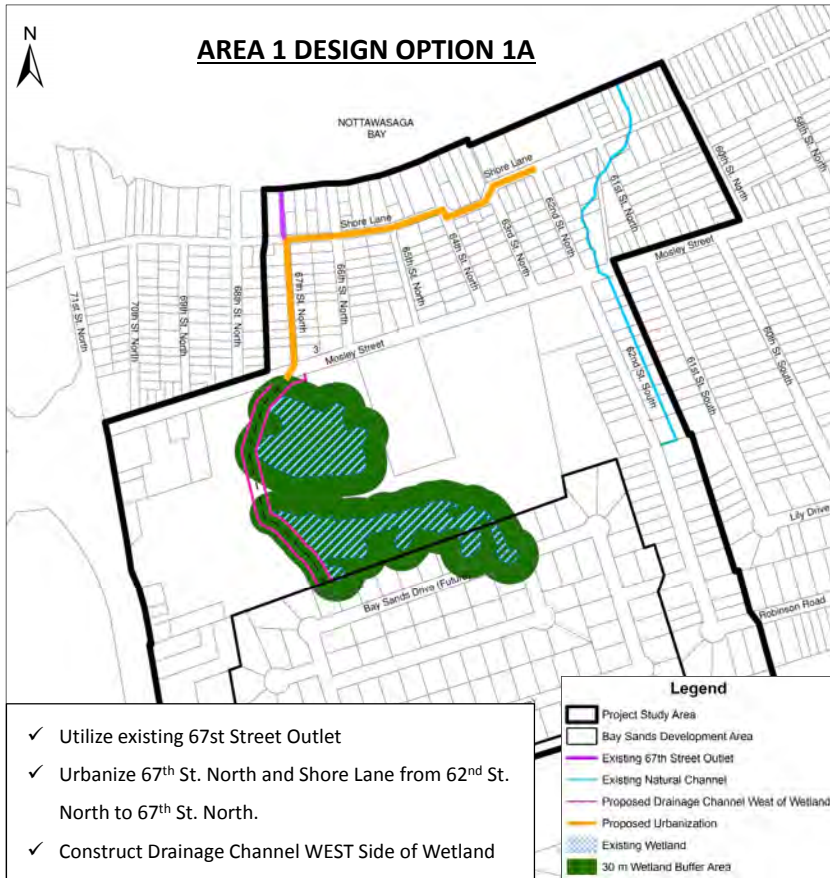
➤ AREA 1:

- The FINAL preferred design has been selected to address the deficiencies affecting Area 1 and is summarized in this presentation.

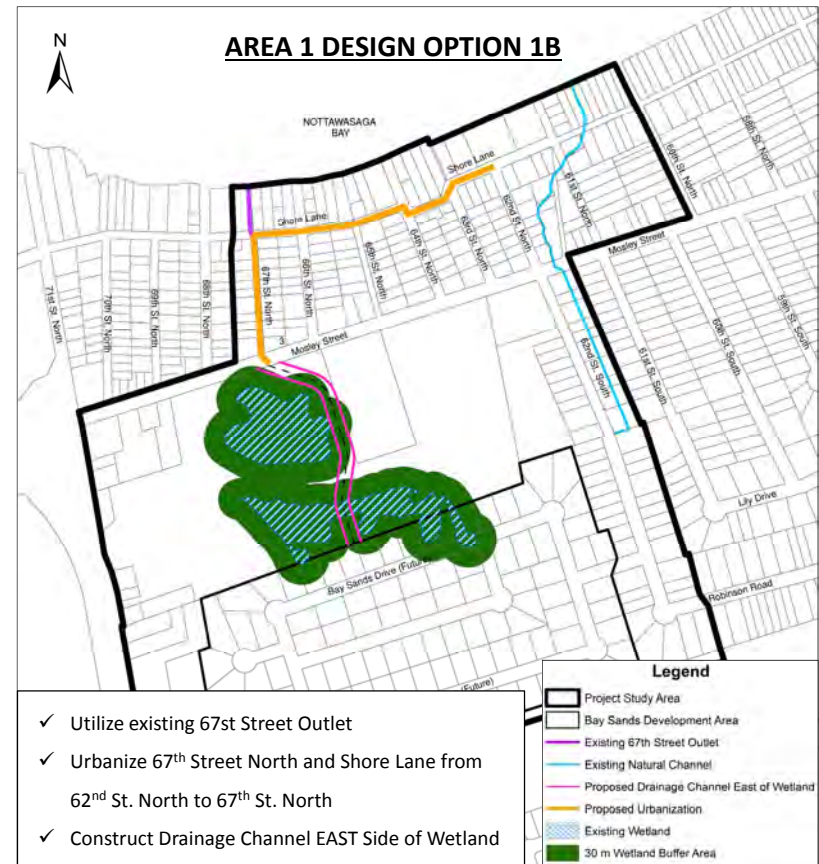
➤ AREA 2:

- Following PIC No. 2 a number of residents raised objections to the preliminary preferred design identified for Area 2.
- At PIC No. 1 an option identified as Alternative 2C (62nd Street Outlet) was included that proposed an outlet on the vacant property north of the intersection of 62nd Street / Shore Lane. The subject property is owned by Infrastructure Ontario (IO) and managed by Ontario Parks (division of MNRF). Earlier discussions with Ontario Parks (division of MNRF) determined that the province would not allow a new outlet at this location and this option was subsequently removed from further consideration. The channel improvement and 61st Street options were therefore carried forward and presented at PIC No. 2, with the 61st Street option identified as the preliminary preferred solution.
- Given the lack of public support for the 61st Street option following PIC No. 2, the municipality re-opened discussions with Ontario Parks emphasizing the urgent need for an outlet to address flooding issues in the affected area. Ontario Parks (division of MNRF) has since advised that while they are not in favour of any new outlets to Nottawasaga Bay they understand the challenges that the Town is facing with regards to drainage and flood control in the study area. Ontario Parks (MNRF) has since confirmed that they are willing to consider a 62nd Street outlet option and work with the Town towards this solution, if it is deemed to be the preferred location through an evaluation process.
- Further to the correspondence received following PIC No. 2 and subsequent discussions with Ontario Parks (i.e. Ministry of Natural Resources and Forestry), the Town is revisiting the potential to construct an outlet at 62nd Street (presented as Alternative 2C at PIC No. 1).
- This meeting will present the two alternatives originally presented at PIC No. 2 in addition to a third option involving construction of an outlet at 62nd Street (originally presented at PIC No. 1).

AREA 1 – FINAL PREFERRED DESIGN



- ✓ Utilize existing 67st Street Outlet
- ✓ Urbanize 67th St. North and Shore Lane from 62nd St. North to 67th St. North.
- ✓ Construct Drainage Channel WEST Side of Wetland

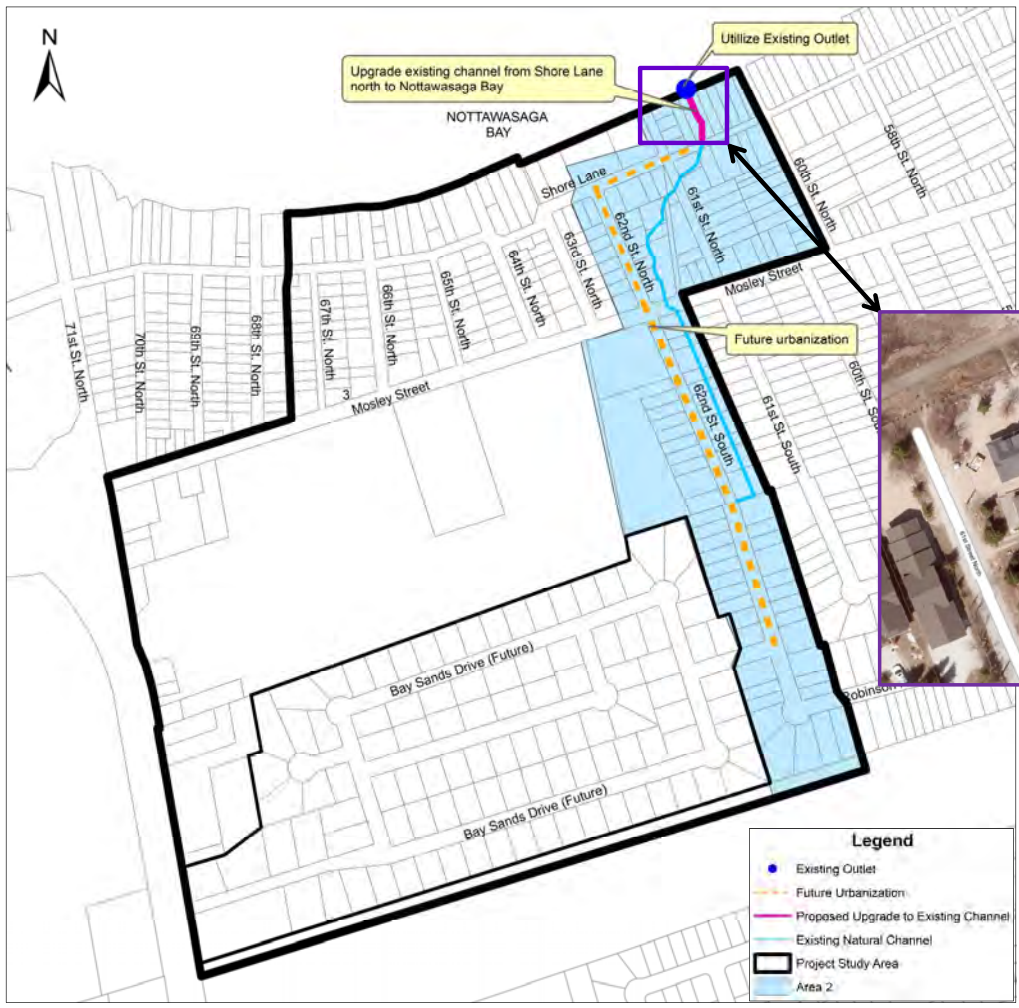


- ✓ Utilize existing 67st Street Outlet
- ✓ Urbanize 67th Street North and Shore Lane from 62nd St. North to 67th St. North
- ✓ Construct Drainage Channel EAST Side of Wetland

AREA 1 FINAL PREFERRED DESIGN:

EITHER OPTION IS VIABLE. THE EXACT LOCATION OF THE DRAINAGE CHANNEL WILL BE DETERMINED AT A FUTURE DATE THROUGH CONSULTATION WITH THE NVCA AND THE AFFECTED PROPERTY OWNER.

AREA 2 – DESIGN OPTION 2A (CHANNEL IMPROVEMENTS)



Design Option 2A for Area 2 Proposes the Following:

- Utilize the existing channel outlet to Nottawasaga Bay
- Upgrade the existing channel from Shore Lane north to the existing outlet.
- Future urbanization of 62nd Street South and North and Shore Lane from 61st Street North to 62nd Street North.



Channel Upgrades:

Upgrades to the existing channel will involve significant widening of the channel and will result in adverse impacts to property at 1760 Shore Lane.

Existing Channel
 The existing channel is 2.0 m wide at the bottom and 4.0 m at the top with 1:1 side slopes as illustrated below:

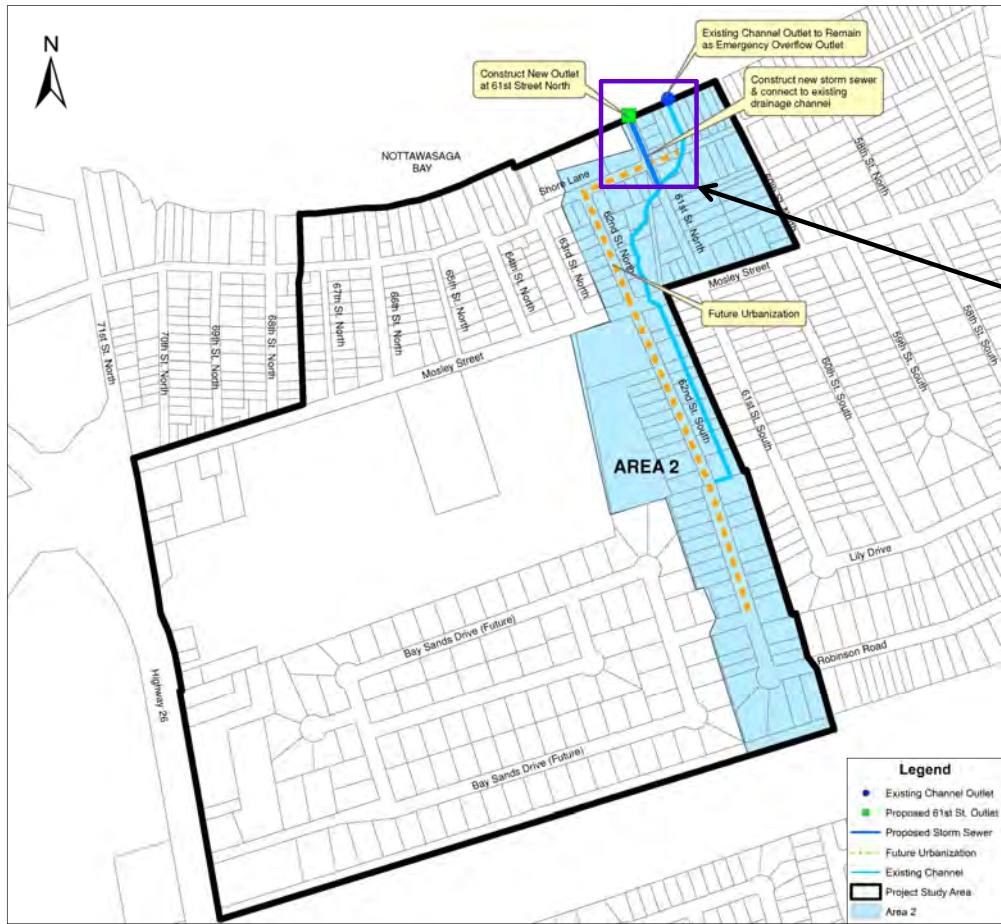
EXISTING CHANNEL SECTION "A"

↓

Proposed Channel
 The proposed channel will be 2.0 m wide at the bottom and 9.2 m wide at the top with 3:1 sides slopes.

PROPOSED CHANNEL SECTION "A"

AREA 2 – DESIGN OPTION 2B (61ST STREET OUTLET)

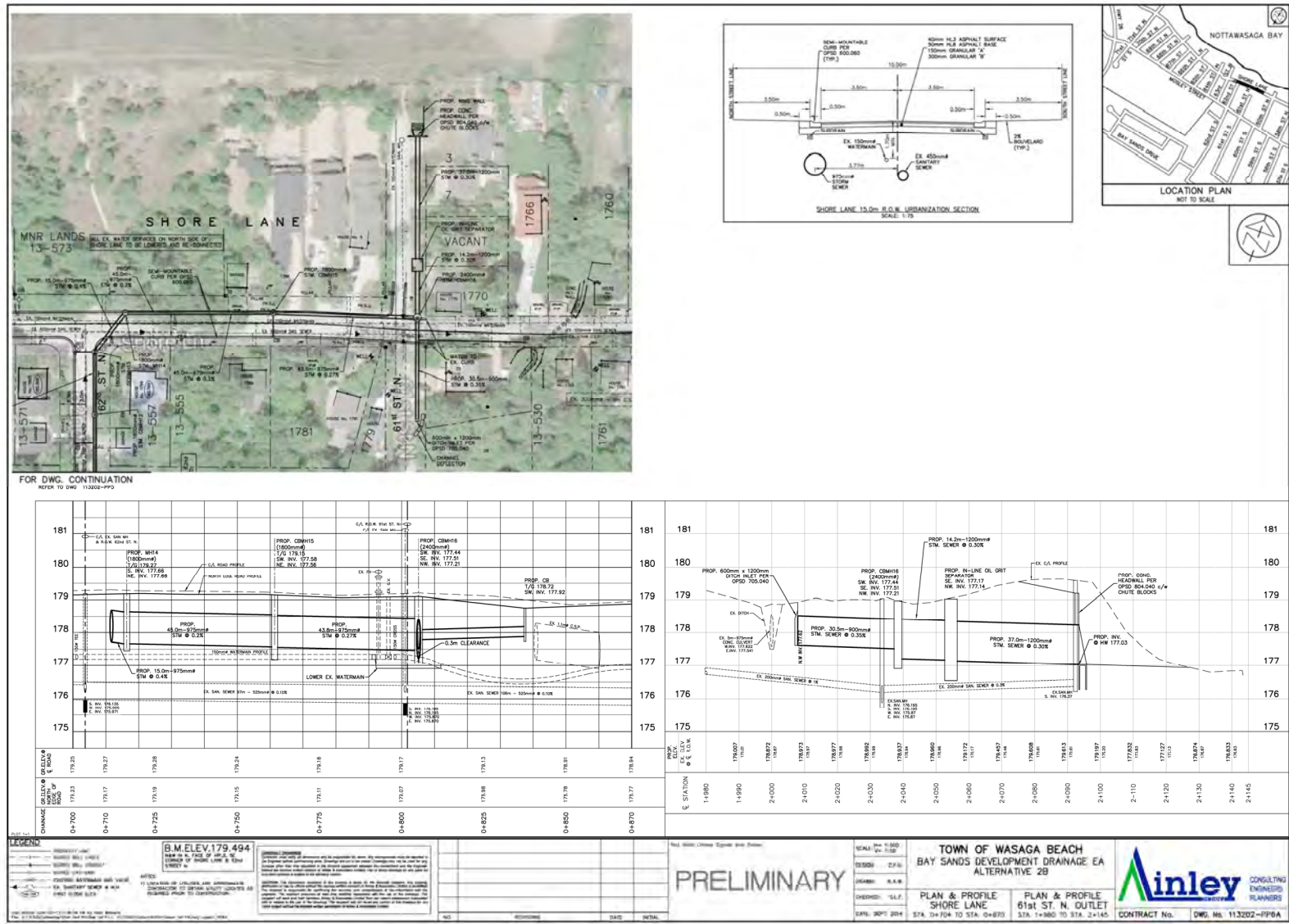


Design Option 2B for Area 2 Proposes the Following:

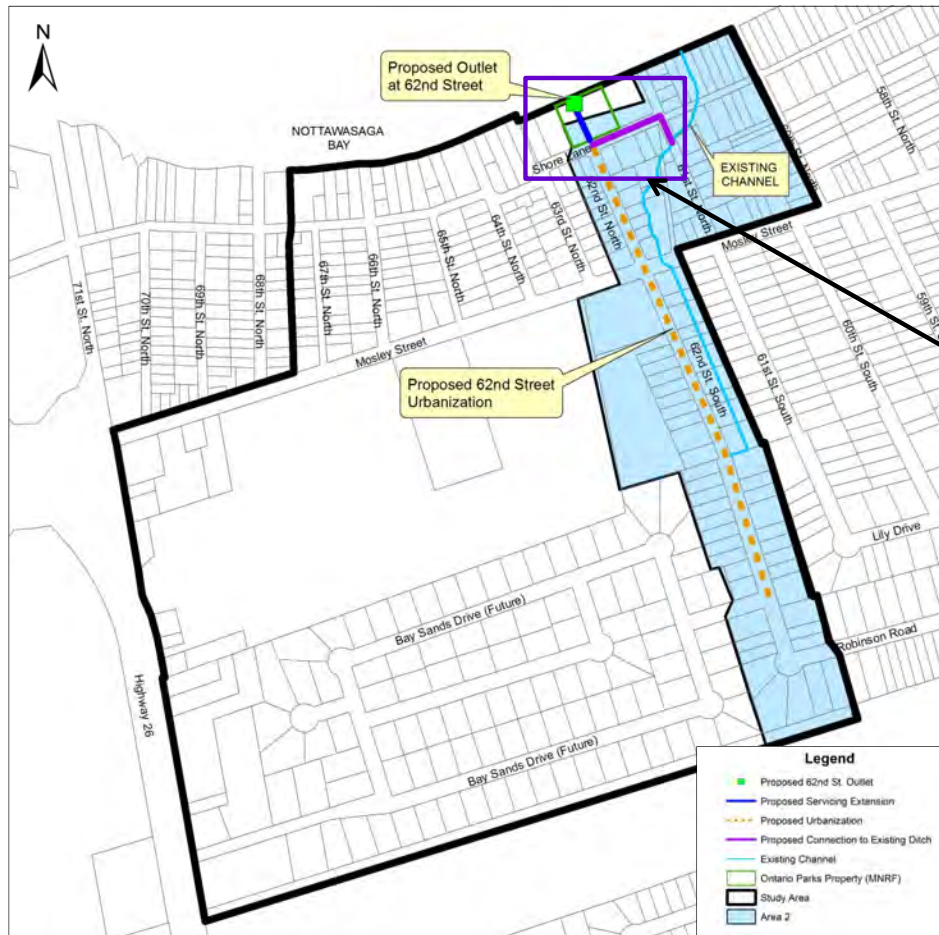
- Construct new outlet at 61st Street North right-of-way
- Retain existing channel outlet east of 61st Street as an emergency overflow outlet
- Construct new storm sewer in 61st Street right-of-way and connect to the existing channel south of Shore Lane
- - - Future urbanization of 62nd Street South and North and Shore Lane from 61st Street North to 62nd Street North.



AREA 2 - DESIGN OPTION 2B



AREA 2 – DESIGN OPTION 2C (62ND STREET OUTLET)



Design Option 2C for Area 2 Proposes the Following:

- Construct new outlet on Ontario Parks (i.e. Ministry of Natural Resources and Forestry) property north of Shore Lane opposite 62nd Street.
- Servicing infrastructure extension from 62nd Street to outlet on Ontario Parks (MNRF) property.
- - - Urbanize 62nd Street.
- Connect to existing drainage ditch on 61st Street.



ENVIRONMENTAL FEATURES

A number of studies have been completed to identify sensitive environmental features within the project study area and to determine the potential for impact from construction on these features. The accompanying map and information below summarize the potential environmental concerns and constraints for this project.

Environmental Features

Terrestrial Vegetation /Wildlife Including Species at Risk

- Potential habitat exists for several Species at Risk – (Milksnake, Red-headed Woodpecker & Eastern Wood-pewee – all Species of Special Concern) and (Hill’s Thistle & Chorus Frog - Threatened) within the project study area.
- One Butternut Tree (Endangered) was identified south of Mosley Street near the unevaluated wetland.
- Potential SAR Bat habitat may exist on Ontario Parks property opposite 62nd Street.

Aquatic Vegetation/Wildlife

- Drainage features within the study area consist of swales or ditches that are man-made, undefined or flow intermittently.
- Additional field work has determined that seasonal fish habitat is present within the channel in proximity to Shore Lane.
- Drainage features are poorly accessible from Nottawasaga Bay due to the elevation difference and the beach area.

Wetlands

- Unevaluated wetland areas were identified within the project study area.

Drainage/Surface Water

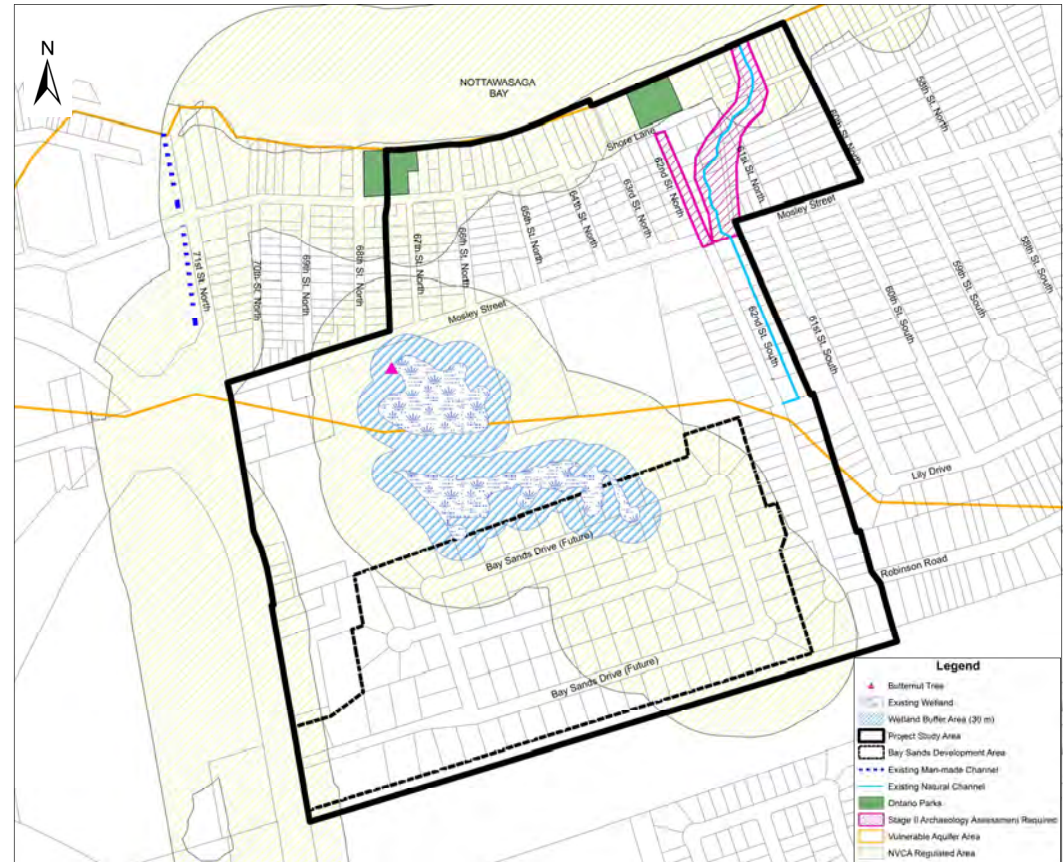
- Portion of study area is within the Nottawasaga Valley Conservation Area (NVCA) Regulated Area. A permit will be required from this agency to complete work proposed.

Groundwater

- The majority of adjacent properties are currently on municipal services and there is limited potential to impact local wells.
- Although the project is within a Vulnerable Aquifer Area as identified in the Town’s Official Plan, the work proposed is considered to be a low risk and is a significant distance from existing municipal wells .

Archaeological/Built Heritage Resources

- A Stage 1 archaeological assessment was completed during the Class EA process.
- A Stage 2 assessment will be required during the detailed design phase for the 62nd Street corridor and the drainage channel at 61st Street.



AREA 2 EVALUATION MATRIX



Each option was reviewed in relation to the same criteria to determine which option will address the key issues, but create the least amount of impact on the area environment (physical, natural, social, cultural & economic). The table below provides a simplified, visual comparison of the potential for impact. A large circle indicates that an alternative will have a reduced potential for impact on a specified criteria.

EVALUATION CRITERIA	OPT. 2A Existing Channel	OPT. 2B 61 st Street ROW	OPT. 2C 62 nd Street ROW	DESCRIPTION OF EFFECTS
PHYSICAL ENVIRONMENT				
Stormwater System Capacity Will the alternative address capacity requirements	○	○	●	Improvements associated with Option 2A will fully address capacity requirements. Option 2B does not have an overland flow route for 61 st Street, but 62 nd Street (Option 2C) can accommodate overland flow.
Outlet Requirements	●	○	○	Both Options 2B and 2C require a new outlet; however, Option 2B will have spatial challenges in comparison to Option 2C.
Approvals Impacts associated with agency approvals	○	○	○	Options 2A and 2C may require increased agency involvement, beyond the standard approvals necessary for the three options. Option 2A may require DFO involvement. Option 2C may require negotiation with Infrastructure Ontario and the completion of the Ontario Parks Class EA process. The additional approvals have the potential to be more extensive and delay construction start in comparison to Option 2B.
Impacts to Existing Utilities and Services Will construction impact utilities and existing municipal services	○	○	○	Option 2B requires repositioning of the existing sanitary sewer and water service connections to existing homes. Option 2A and 2C will require a certain amount of construction within the right-of-way, but Option 2C will have less of an impact in this regard since a portion of construction will be on vacant land with no utility impacts.
NATURAL ENVIRONMENT				
Terrestrial Vegetation/Wildlife/Species at Risk Potential to impact area vegetation, wildlife and SAR	○	○	○	Option 2C will have an increased potential for impact since construction is proposed through a vacant, wooded area. Option 2A involves construction on an existing residential lot and Option 2B requires work within an existing right-of-way. The potential to impact terrestrial vegetation and wildlife is expected to be low in either area.
Aquatic Vegetation & Wildlife Potential to impact fish habitat and aquatic features	○	○	○	Option 2A proposes improvements to the existing channel from Shore Lane to the beach and there is an increased potential to impact aquatic vegetation and wildlife in comparison to Options 2B and 2C. Options 2B & 2C require a connection to the existing watercourse south of Shore Lane within the existing 61 st Street right-of-way.
Surface Runoff Quality Potential to impact water quality	○	○	○	Options 2B and 2C each will be constructed with an oil and grit separator which will improve water quality. Option 2A proposes a reconstruction of the existing channel, but no improvements to water quality.
Surface Water Quantity/Flooding Potential to address area drainage and flooding concerns	○	○	○	All three options will equally address surface water quantity concerns and reduce flooding potential, but Option 2C provides better hydraulics.
SOCIAL ENVIRONMENT				
Land Use Planning Objectives Is alternative in accordance with planning objectives	○	○	○	All three options will address the drainage requirements along the 62 nd Street corridor which will assist in addressing the servicing needs for the area.
Adjacent Property Impacts Need for property acquisition/easement & other	○	○	○	Option 2A will require property acquisition and Option 2C will require an easement. Option 2B can be constructed within the existing municipal right-of-way and requires no property acquisition, but location will impact adjacent properties.
Residential Potential impacts to residential access	○	○	○	Option 2A will significantly impact one residential lot. Option 2B proposes construction within an existing right-of-way, but has the potential to impact access to several homes during construction. Of the three alternatives, Option 2C will have the least amount of impact to area residences.
Noise Will the alternative impact noise levels during construction and the long term	○	○	○	All three options will result in an increase in noise during construction; however, impacts are expected to be temporary and limited to the period of construction with no significant long term noise impacts. It is expected that there would be less of an impact with Option 2C since it crosses vacant lands and will have an increased separation distance to the nearest dwelling as compared to the other alternatives.
Traffic Impacts Potential to impact area traffic	○	○	○	All three options will require some construction within the existing right-of-way which has the potential to temporarily impact traffic during construction; however, for Option 2C the outlet structure and associated infrastructure will be constructed on vacant lands and will have a reduced potential for impact in this regard of the alternatives.
Aesthetics Potential to impact the area visually	○	○	○	Option 2A requires the reconstruction of the existing channel and demolition of the existing residence and vegetation on the affected property. Option 2C is expected to create the least amount of impact in this regard because the outlet will be situated within a vacant property with an increased separation distance from area residences.
CULTURAL ENVIRONMENT				
Archaeological Will the alternative impact area archaeological resources	○	○	○	During the detailed design process all three options will require additional study to confirm that the subject areas are free of archaeological potential.
Built Heritage Potential to impact area built heritage resources and Cultural Heritage Landscapes	○	○	○	There are no built heritage structures within the project study area and as such, there will be no impacts in this regard.
ECONOMIC ENVIRONMENT				
Property Acquisition Costs	○	○	○	Option 2A will be the most costly as it requires property acquisition. Option 2C will require an easement across Ontario Parks property. Of the three options Option 2B will be the least costly.
Construction Costs	○	○	○	No significant difference in cost for Options 2A and 2B, but Option 2C would require less pipe length and open area construction would be the least costly.
Operating/Maintenance Costs	○	○	○	With Option 2A the channel will be improved, but no municipal infrastructure will be constructed so this option will have less operating and maintenance costs of the three options. Option 2B has marginally increased operation and maintenance costs due to longer pipe length and manholes.

↑ Preferred Design: Of the three alternatives, Option 2C will address the deficiencies & create the least amount of negative impact on the area environment.

AREA 2 DESIGN OPTIONS

SUMMARY OF KEY ADVANTAGES AND DISADVANTAGES

DESIGN OPTION 2A CHANNEL IMPROVEMENTS EAST OF 61ST STREET

- Utilize the existing channel outlet to Nottawasaga Bay east of 61st Street North.
- Upgrade the existing channel from Shore Lane north to the existing outlet.
- Complete localized urbanization of 62nd Street South and North and Shore Lane from 61st Street North to 62nd Street North.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Design will address stormwater system capacity requirements. • Utilizes an existing outlet (i.e. channel). 	<ul style="list-style-type: none"> • Severe property impacts including loss of existing cottage. • Higher costs due to the need for property acquisition. • Increased potential to impact aquatic vegetation and wildlife associated with the existing channel.

DESIGN OPTION 2B NEW OUTLET AT 61ST STREET

- Construct new outlet at 61st Street
- Urbanize 62nd Street with a large diameter storm sewer.
- Complete localized urbanization of 62nd Street South and North and Shore Lane from 61st Street North to 62nd Street North.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Design will address stormwater system capacity requirements. • Outlet and associated infrastructure can be constructed within a municipal right-of-way. 	<ul style="list-style-type: none"> • Requires construction of new outlet at 61st Street North. • Outlet location has increased potential to impact adjacent residents. • Proposed structure has increased potential to impact area visually in comparison to Options 2A and 2C. • Requires additional repositioning of existing sanitary and water service connections to homes on 61st Street north of Shore Lane.

DESIGN OPTION 2C NEW OUTLET AT 62ND STREET

- Construct new outlet and associated infrastructure on Ontario Parks (MNR) property, at 62nd Street .
- Urbanize 62nd Street with twin large diameter storm sewer.
- Complete localized urbanization of 62nd Street South and North and Shore Lane from 61st Street North to 62nd Street North.

ADVANTAGES	DISADVANTAGES
<ul style="list-style-type: none"> • Design will address stormwater system capacity requirements. • Minimal impacts to adjacent properties since facility to be constructed on a vacant property. • Proposes construction on vacant property that will increase separation distance between existing dwellings and structure and will create less of a visual impact. 	<ul style="list-style-type: none"> • Requires construction of new outlet at 62nd Street North. • Requires an easement across Ontario Parks property. • Requires increased agency involvement and negotiations, beyond standard approvals necessary for the three options.

COMMON QUESTIONS / CONCERNS

Will Low Impact Development (LID) measures be implemented?

- This Class EA will recommend that detailed design give consideration to implementing these measures.

Will this project negatively impact Nottawasaga Bay water quality?

- Drainage design will be completed in accordance with water management policies, guidelines, and provincial water quality objectives of the Ministry of Environment and Climate Change and will comply with other applicable legislation that includes the Ontario Environmental Protection Act and the Ontario Water Resources Act.
- The proposed outlets to Nottawasaga Bay currently include an oil and grit separator to address quality control. A Stormwater Management Facility (i.e. pond) is also proposed to provide quality control prior to reaching the outlet.
- Low Impact Development (LID) measures will be utilized which will assist in improving water quality.

We do not want any more outlets to Nottawasaga Bay.

- The study area is subject to frequent flooding in localized areas.
- The existing channel north of Shore Lane has insufficient capacity for existing flows. In order to rectify this and other problems, an alternate outlet is required.
- The Town recognizes the concerns associated with the recreational use of the beach and water quality; however, the Town also has a responsibility to address the safety concerns of residents and to address an ongoing flooding problem.

Will there be increased flows to the beach?

- The proposed drainage improvements associated with Area 2 will not add drainage quantity to the beach area nor will it increase the area draining to the beach.
- It will simply convey that portion of the flow that cannot be accommodated through the existing channel east of 61st Street.
- This Class EA will also recommend that Low Impact Development (LID) measures be considered during the detailed design phase which will assist in reducing potential flows to both the 61st Street outlet and the 67th Street outlet.

THE NEXT STEP IN THE CLASS EA PROCESS....

- The project team will give consideration to all public and agency comments received and select a Preferred Design.
- The Class EA process completed for this project will be documented in an Environmental Study Report that will be made available for a 30 day public review period.
- A Notice of Completion will be issued to identify selection of the Preferred Design. The notice will also identify the public venues available to review the Environmental Study Report.
- Once the 30 day public review period ends and there are no further objections or requests for a Part II Order, the Class EA process is considered complete. The project can then move forward to Phase 5 involving the completion of detailed design and construction at a future date.

COMMENTS

- We invite you to provide any comments, in writing, on the Comment Sheet provided.
- As of **November 16, 2017** all PIC material, including the Comment Sheet, will be available for download on the Town's website www.wasagabeach.com

- All comments are to be submitted by **November 30, 2017** to either of the following members of the Project Team:

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Public Works Tel: (705) 429-2540 ext. 2308
Public Works Fax: (705) 429-8226
m.latimer@wasagabeach.com

Mr. Steve Fournier, P.Eng.
Project Manager
Ainley Group
550 Welham Road
Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371
Fax: (705) 726-4391
fournier@ainleygroup.com

Appendix I

Consultation: Notice of Completion



Town of Wasaga Beach Bay Sands Development Area Storm Drainage and Outlet Improvements Municipal Class Environmental Assessment Notice of Completion

BACKGROUND

The Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage deficiencies affecting the overall project study area. As illustrated in the accompanying map the project study area consists of two drainage areas identified as Area 1 and Area 2.

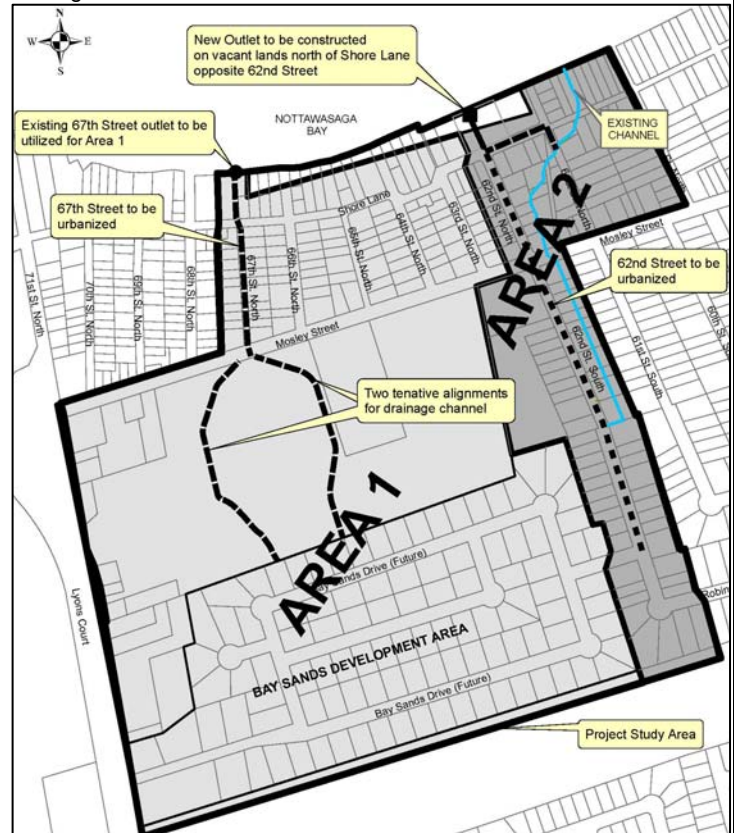
Following the completion of Public Information Centre No. 3 and the receipt of input from interested parties, the Town of Wasaga Beach has selected the Preferred Designs for Area 1 and 2 as summarized below:

Area 1 Preferred Design: The existing 67th Street Outlet will be utilized to convey flow for Area 1. A drainage channel will be constructed across lands to the north of the Bay Sands Development Area to convey flow to 67th Street north. 67th Street North will also be urbanized from Mosely Street to Shore Lane. Two tentative alignments for the drainage channel have been accepted as shown; however, the final alignment will be confirmed during detailed design.

Area 2 Preferred Design: A new outlet and associated servicing infrastructure will be constructed on the vacant lands situated north of Shore Lane at 62nd Street. 62nd Street will be urbanized and a connection will also be made to the existing drainage ditch that crosses the unopened road allowance of 61st Street, south of Shore Lane.

ENVIRONMENTAL STUDY REPORT

This project has followed the Schedule 'C' planning and design process in accordance with the *Municipal Class Environmental Assessment (Oct. 2000, as amended 2007, 2011 & 2015)*. An Environmental Study Report has been prepared to document the Class EA process and by this Notice is being placed in the public record for review and comment. A digital copy of the ESR is available on the Town of Wasaga Beach's website at www.wasagabeach.com. A hard copy of the document is also available for review during regular business hours at the following locations:



Town Hall
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON
Hours: Mon. to Fri. 8:30-4:30 pm

Wasaga Beach Public Library
120 Glenwood Drive
Wasaga Beach, ON
Hours: Tues. to Fri. 10:00 a.m. - 8:00 p.m. Sat. 10:00 a.m. - 4:00 p.m. and Sun. 12:00 p.m. - 4:00 p.m.

If concerns regarding this project cannot be resolved 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), which addresses individual environmental assessments. Requests for a Part II Order must be submitted in writing to the Minister of Environment at the address listed below by **July 9, 2018**. A duplicate copy of the request must also be forwarded to the Director of the Environmental Approvals Branch and Mr. Mike Latimer of the Town of Wasaga Beach at the addresses shown below:

The Honourable Chris Ballard
Minister of Environment
77 Wellesley Street West
11th Floor, Ferguson Block
Toronto, Ontario M7A 2T5

Director, Environmental Approvals Branch
Ministry of Environment and Climate Change
135 St. Clair Avenue West, 1st Floor
Toronto, Ontario M4V 1P5

Mr. Mike Latimer, C.E.T.
Project Coordinator
Town of Wasaga Beach
30 Lewis Street
Wasaga Beach, ON L9Z 1A1
Public Works Tel: (705) 429-2540
Public Works Fax: (705) 429-8226
m.latimer@wasagabeach.com

If no Part II Order requests are received by July 9, 2018, the Town of Wasaga Beach intends to proceed with detailed design and construction for Area 2. The Preferred Design for Area 1 will remain on hold until water and sanitary servicing requirements for the Bay Sands Development Area are addressed.

This notice issued **June 7, 2018**.

Please note that any input received during this process will be maintained on file for use during the project and may be included in project documentation. Information collected will be used in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

Agency and Indigenous Community Contact List and Letters

Wasaga Beach Bay Sands Area Storm Drainage Outlet Improvements Schedule 'C' Class EA

**Notice of Completion
AGENCY CONTACT LIST**

Title	First	Last	Title	Company	Address 1	Address 2	Town	PC	Telephone
Provincial & Federal Agencies									
Ms.	Ellen	Campbell	Project Manager, Ontario Region	Canadian Environmental Assessment Agency	55 St. Clair Avenue East	Suite 907	Toronto, ON	M4T 1M2	416-952-7006
Mr.	Rob	Dobos	Manager, Environmental Assessment Section	Environment Canada - Environmental Protection Operations Division - Ontario Region	867 Lakeshore Road	P.O. Box 5050	Burlington, ON	L7R 4A6	905-336-4953
Ms.	Chunmei	Liu	Environmental Resource Planner & EA Coordinator - Air, Pesticides and Environmental Planner	Central Region Ministry of Environment and Climate Change	5775 Yonge Street	8th Floor	North York, ON	M2M 4J1	416-326-5745
Ms.	Cindy	Hood	District Manager	Barrie District Office Ministry of Environment	54 Cedar Point Drive	Unit 1201	Barrie, ON	L4N 5R7	1-800-890-8511
Mr.	Rosi	Zirger	Heritage Planner	Ministry of Tourism, Culture & Sport	401 Bay Street	Suite 1700	Toronto, ON	M7A 0A7	416-314-7159
Ms.	Shawn	Carey	District Manager	Midhurst District Ministry of Natural Resources	2284 Nursery Road		Midhurst, ON	L0L 1X0	705-725-7561
Ms.	Carol	Neumann	Rural Planner	Ontario Ministry of Agriculture, Food and Rural Affairs	6484 Wellington Rd. 7	Unit 10	Elora, ON	N0B 1S0	519-846-0941
Mr.	Peter	Dorton	Senior Project Manager	Ministry of Transportation, Central Region Corridor Management Section	159 Sir William Hearst Ave.	7th Floor	Toronto, ON	M3M 0B7	416-235-4280
Mr.	Tim	Haldenby	Municipal Planning Advisor - Team Lead Central Ontario	Ministry of Municipal Affairs and Housing	777 Bay Street	13th Floor	Toronto, ON	M5G 2E5	416-585-6559
Ms.	Meghan	Pomeroy	Parks Planner	Ontario Parks, Southwest Zone Ministry of Natural Resources and Forestry	1350 High Falls Road		Bracebridge, ON	P1L 1W9	705-646-5520
Mr.	John	Fisher	Park Superintendent	Wasaga Beach Provincial Park	11-22nd Street North		Wasaga Beach, ON	L9Z 2W9	705-429-6629
Local Government & Other Agencies									
Mr.	Chris	Hibberd	Director, Watershed Management Services	Nottawasaga Valley Conservation Authority	John Hix Conservation Administration Centre	8195 8th Line	Utopia, ON	L0M 1T0	705-424-1479
Mr.	Christian	Meile	Director, Construction & Transportation Maintenance	County of Simcoe	1110 Highway 26 West		Midhurst, ON	L0L 1X0	705-726-9300
Mr.	Dave	Parks	Director, Planning, Development & Tourism	County of Simcoe	1110 Highway 26 West		Midhurst, ON	L0L 1X0	705-726-9300
Ms.	Kristin	Dibble-Pechkovsky	Planning Officer	Simcoe Muskoka Catholic District School Board	46 Alliance Blvd.		Barrie, ON	L4M 5K3	705-722-3559 ext. 250
Ms.	Holly	Spacek	Planning Officer	Simcoe County District School Board	1170 Highway 26		Midhurst, ON	L0L 1X0	705-728-7570 ext. 11311
Ms.	Bonnie	Branch	Transportation Coordinator	Simcoe County Student Transportation Consortium	64 Cedar Pointe Drive	Unit 1403	Barrie, ON	L4N 5R7	705-733-8965, ext. 107
Mr.	JC	Gilbert	Deputy Chief Operations	County of Simcoe Paramedic Services	1110 Highway 26		Midhurst, ON	L0L 1X0	705-726-9300
Inspector	Kevin	Hunter	Inspector	Huronian West Ontario Provincial Police	1000 River Road West	P.O. Box 140	Wasaga Beach, ON	L9Z 1A2	705-429-3575
Ms.	Ardis	Harris	Corresponding Secretary	Simcoe County Historical Association		P.O. Box 144	Barrie, ON	L4M 4S9	705-796-7649
Ms.	Marsha	Ramage		Wasaga West Beach Association	1710 Shore Lane		Wasaga Beach, ON	L9Z 1V6	705-429-7137
Att: Chairperson				Wasaga Beach Historical Advisory Committee	30 Lewis Street		Wasaga Beach, ON	L9Z 1A1	705-429-3844 ext. 2223

Wasaga Beach Bay Sands Area Storm Drainage Outlet Improvements Schedule 'C' Class EA

**Notice of Completion
AGENCY CONTACT LIST**

Title	First	Last	Title	Company	Address 1	Address 2	Town	PC	Telephone
Aboriginal Consultation									
Att: Consultation Unit				Ministry of Indigenous Relations & Reconciliation (MIRR)	160 Bloor St. East	9th Floor	Toronto, ON	M7A 2E6	416-326-4757
(INAC (formerly AANDC) <u>not</u> contacted for this project as project is not on Aboriginal lands)				Indigenous & Northern Affairs Canada- Consultation Unit (formerly Aboriginal Affairs & Northern Development Canada)	25 St. Clair Avenue East	8th Floor	Toronto, ON	M4T 1M2	1-800-567-9604
Mr.	Brian	Tucker	Manager of Way of Life Framework	The Metis Nation of Ontario	500 Old St. Patrick St.	Unit 3	Ottawa, ON	K1N 9G4	807-274-1386 (direct) 613-798-1488 (Secretary)
Ms.	Lynette	Davis	Director of Operations	Metis National Council	4-340 MacLaren Street		Ottawa, ON	K2P 0M6	613-232-3216
Mr.	Michael	Duquette	President	Georgian Bay Metis Council	355 Cranston Crescent	P.O. Box 4	Midland, ON	L4R 4K6	705-526-7537
First Nation Communities (as per ATRIS Search May 13, 2014)									
Chief	Joanne	Rogers		Aamjiwnaang First Nation	978 Tashmoo Avenue		Sarnia, ON	N7T 7H5	519-336-8410
Chief	James Robert	Marsden		Alderville First Nation	P.O. Box 46		Roseneath, ON	K0K 2X0	905-352-2011
Mr.	Dave	Simpson	Lands & Resources Communications Officer LETTER TO BE ADDRESSED TO DAVE SIMPSON WITH COPY TO MARSDEN ABOVE.	Alderville First Nation	11696 Second Line	P.O. Box 46	Roseneath, ON	K0K 2X0	
Chief	Patsy	Corbiere		Aundeck-Omni-Kaning First Nation	R.R. #1, COMP 21		Little Current, ON	P0P 1K0	705-368-2228
Chief	Mary	McQue-King		Beausoleil First Nation	General Delivery		Cedar Point, ON	L0K 1C0	705-247-2051
Chief	Donna	Big Canoe		Chippewas of Georgina Island First Nation	R.R. #2	P.O. Box 13	Sutton West, ON	L0E 1R0	705-437-1337
Chief	Thomas	Bressette		Chippewas of Kettle and Stony Point First Nation	6247 Indian Lane		Kettle & Stony Point First Nation, ON	N0N 1J1	519-786-2125
Chief	Greg	Nadjiwon		Chippewas of Nawash First Nation	R.R. #5		Warton, ON	N0H 2T0	519-534-1689
Chief	Rodney	Noganosh	Direct Letters to Karry Sandy-McKenzie with copy to Rodney Noganosh	Chippewas of Rama First Nation	200-5884-Rama Road		Rama, ON	L3V 6H6	705-325-3611
Ms.	Karry	Sandy-McKenzie		Barrister & Solicitor	8 Creswick Court		Barrie, ON	L4M 2J7	
Chief	Phyllis	Williams	Direct letters to Phyllis Williams with a copy to Karry Sandy-McKenzie	Curve Lake First Nation	General Delivery		Curve Lake, ON	K0L 1R0	705-657-8045
Chief	Lori	Carr		Hiawatha First Nation	R.R.#2		Keene, ON	K0L 2G0	705-295-4421
Chief	Linda	Debassige		M'Chigeeng First Nation	P.O. Box 333	53 Hwy 551	M'Chigeeng, ON	P0P 1G0	705-377-5362
Chief	Kelly	Larocca		Mississauga's of Scugog Island First Nation	22521 Island Road		Port Perry, ON	L9L 1B6	905-985-3337
Mr.	Danny	Stock		Mississauga's of the Credit	P.O. Box 260		Bala, ON	P0C 1A0	705-762-2354
Chief	Stacey	LaForme		Mississaugas of the Credit	2789 Mississauga Road	R.R.#6	Hagersville, ON	N0A 1H0	905-768-1133
Chief	Abram	Benedict		Mohawks of Akwesasne First Nation	P.O. Box 579		Cornwall, ON	K6H 5T3	613-575-2250
Chief	Donald	Maracle		Mohawks of the Bay of Quinte First Nation	R.R. #1		Deseronto, ON	K0K 1X0	613-396-3424
Chief	Barron	King		Moose Deer Point First Nation	P.O. Box 119		MacTier, ON	P0C 1H0	705-375-5209
Chief	Lester	Anoquot		Saugeen First Nation	R.R.#1		Southampton, ON	N0H 2L0	519-797-2781
Chief	Andrew	Aguonie		Sheguiandah First Nation	P.O. Box 101		Sheguiandah, ON	P0P 1W0	705-368-2781
Chief	Gail Ava	Hill		Six Nations of the Grand River First Nation	P.O. Box 5000		Ohswegen, ON	N0A 1M0	519-445-2201
Chief	Phillip Angus	Franks		Wahta Mohawk First Nation	P.O. Box 260		Bala, ON	P0C 1A0	705-762-2354
Chief	Daniel	Miskokomon		Walpole Island First Nation	R.R.#3		Wallaceburg, ON	N8A 4K9	519-627-1481
Chief	Irene	Kells		Zhiibaahaasing First Nation	36 Sagon		Zhiibaahaasing, ON	P0P 1X0	705-283-3963
Utilities									
Mr.	Tony	Dominguez	System Planner	Rogers Communications Inc.	1 Sperling Drive		Barrie, ON	L4M 6B8	705-737-4660 ext. 6907
Mr.	Todd	Bowman	Supervisor of Capital	Powerstream Inc.	161 Cityview Blvd.		Vaughan, ON	L4H 0A9	905-417-6900 ext.31317
Mr.	Michael	Swift	Planner	Powerstream Inc.	161 Cityview Blvd.		Vaughan, ON	L4H 0A9	905-417-6900 ext.24010
Mr.	Paul	Trace	Operations Manager	Wasaga Distribution Inc.	950 River Road West		Wasaga Beach, ON	L9Z 1A2	705-429-2517
Ms.	Wendy	Lefebvre	Manager Access Network	Bell Canada	136 Bayfield Street	2nd Floor	Barrie, ON	L4M 3B1	705-722-2467
Ms.	Joanna	MacDarmid	Planning Department	Hydro One	40 Olympic Drive		Dundas, ON	L9H 7P5	905-627-6058

Wasaga Beach Bay Sands Area Storm Drainage Outlet Improvements Schedule 'C' Class EA

Notice of Completion
AGENCY CONTACT LIST

Title	First	Last	Title	Company	Address 1	Address 2	Town	PC	Telephone
Ms.	Jennifer	Cooper	Field Rep., Customer Connections	Enbridge Gas	municipalnotices@enbridge.com				
Mr.	James	Duarte	Planning & Design Analyst	Enbridge Gas	498 Markland Street Unit 1		Markham, ON	L6C 1Z6	
Ms.	Shelley	Van Sickle	Manager of Planning, Special Projects	Enbridge Gas	500 Consumers Rd.		North York, ON	M2J 1P8	
Other									
Ms.	Kris	Menzies	Partner	MHBC Planning, Urban Design	113 Collier Street		Barrie, ON	L4M 1H2	



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

SAMPLE AGENCY LETTER

June 4, 2018.

File #113202

Canadian Environmental Assessment Agency
55 St. Clair Avenue East
Suite 907
Toronto, ON M4T 1M2

Attn: Ms. Ellen Campbell
Project Manager

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Ms. Campbell,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

Should you have any further questions or concerns, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Ministry of Indigenous Relations & Reconciliation
160 Bloor St. East
9th Floor
Toronto, ON M7A 2E6

Attn: Consultation Unit

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

Should you have any further questions or concerns, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

A handwritten signature in black ink, appearing to read 'S. Fournier', written in a cursive style.

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

The Metis Nation of Ontario
500 Old St. Patrick St.
Unit 3
Ottawa, ON K1N 9G4

Attn: Mr. Brian Tucker
Manager of Way of Life Framework

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Mr. Tucker,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

Should you have any further questions or concerns, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Metis National Council
4-340 MacLaren Street
Ottawa, ON K2P 0M6

Attn: Ms. Lynette Davis
Director of Operations

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Ms. Davis,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

Should you have any further questions or concerns, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

A handwritten signature in black ink, appearing to read 'S. Fournier', written in a cursive style.

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Georgian Bay Metis Council
355 Cranston Crescent
P.O. Box 4
Midland, ON L4R 4K6

Attn: Mr. Michael Duquette
President

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Mr. Duquette,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

Should you have any further questions or concerns, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

A handwritten signature in black ink that reads 'S. Fournier'.

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Aamjiwnaang First Nation
978 Tashmoo Avenue
Sarnia, ON N7T 7H5

Attn: Chief Joanne Rogers

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Chief Rogers,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

Should you have any further questions or concerns, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

A handwritten signature in black ink, appearing to read 'S. Fournier', written in a cursive style.

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Alderville First Nation
P.O. Box 46
Roseneath, ON K0K 2X0

Attn: Chief James Robert Marsden

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Chief Marsden,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

Should you have any further questions or concerns, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

A handwritten signature in black ink, appearing to read 'S. Fournier', written in a cursive style.

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
A. Potter	Ainley Group, Environmental Planner
D. Simpson	Alderville First Nation, Lands & Resources Communications Officer

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Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Alderville First Nation
11696 Second Line
P.O. Box 46
Roseneath, ON K0K 2X0

Attn: Mr. Dave Simpson
Lands & Resources Communications Officer

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Mr. Simpson,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

Should you have any further questions or concerns, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

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Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner
J. Marsden Alderville First Nation, Chief

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E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Aundeck-Omni-Kaning First Nation
R.R. #1, COMP 21
Little Current, ON P0P 1K0

Attn: Chief Patsy Corbiere

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Chief Corbiere,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

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Yours truly,

AINLEY & ASSOCIATES LIMITED

A handwritten signature in black ink that reads 'S. Fournier'.

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Beausoleil First Nation
General Delivery
Cedar Point, ON L0K 1C0

Attn: Chief Mary McQue-King

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Chief McQue-King,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Chippewas of Georgina Island First Nation
R.R. #2
P.O. Box 13
Sutton West, ON L0E 1R0

Attn: Chief Donna Big Canoe

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Chief Big Canoe,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Chippewas of Kettle and Stony Point First Nation
6247 Indian Lane
Kettle & Stony Point First Nation, ON N0N 1J1

Attn: Chief Thomas Bressette

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Chief Bressette,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
A. Potter	Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Chippewas of Nawash First Nation
R.R. #5
Warton, ON N0H 2T0

Attn: Chief Greg Nadjiwon

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Chief Nadjiwon,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

Should you have any further questions or concerns, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

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Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Chippewas of Rama First Nation
200-5884-Rama Road
Rama, ON L3V 6H6

Attn: Chief Rodney Noganosh

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Chief Noganosh,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

Should you have any further questions or concerns, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
A. Potter	Ainley Group, Environmental Planner
K. Sandy-McKenzie	Barrister & Solicitor

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550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Barrister & Solicitor
8 Creswick Court
Barrie, ON L4M 2J7

Attn: Ms. Karry Sandy-McKenzie

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Ms. Sandy-McKenzie,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

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Yours truly,

AINLEY & ASSOCIATES LIMITED

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Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
A. Potter	Ainley Group, Environmental Planner
R. Noganosh	Chippewas of Rama First Nation, Chief
P. Williams	Curve Lake First Nation, Chief

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Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Curve Lake First Nation
General Delivery
Curve Lake, ON K0L 1R0

Attn: Chief Phyllis Williams

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Chief Williams,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

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Yours truly,

AINLEY & ASSOCIATES LIMITED

A handwritten signature in black ink that reads 'S. Fournier'.

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero	Town of Wasaga Beach, Manager of Engineering Services
M. Latimer	Town of Wasaga Beach, Project Coordinator
A. Potter	Ainley Group, Environmental Planner
K. Sandy-McKenzie	Barrister & Solicitor

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E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Hiawatha First Nation
R.R.#2
Keene, ON K0L 2G0

Attn: Chief Lori Carr

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Chief Carr,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

Should you have any further questions or concerns, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

M'Chigeeng First Nation
P.O. Box 333
53 Hwy 551
M'Chigeeng, ON P0P 1G0

Attn: Chief Linda Debassige

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Chief Debassige,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Mississauga's of Scugog Island First Nation
22521 Island Road
Port Perry, ON L9L 1B6

Attn: Chief Kelly Larocca

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Chief Larocca,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

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Yours truly,

AINLEY & ASSOCIATES LIMITED

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Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Mississauga's of the Credit
P.O. Box 260
Bala, ON P0C 1A0

Attn: Mr. Danny Stock

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Mr. Stock,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

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Yours truly,

AINLEY & ASSOCIATES LIMITED

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Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Mississaugas of the Credit
2789 Mississauga Road
R.R.#6
Hagersville, ON N0A 1H0

Attn: Chief Stacey LaForme

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Chief LaForme,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

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Yours truly,

AINLEY & ASSOCIATES LIMITED

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Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Mohawks of Akwesasne First Nation
P.O. Box 579
Cornwall, ON K6H 5T3

Attn: Chief Abram Benedict

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Chief Benedict,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Mohawks of the Bay of Quinte First Nation
R.R. #1
Deseronto, ON K0K 1X0

Attn: Chief Donald Maracle

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Chief Maracle,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Moose Deer Point First Nation
P.O. Box 119
MacTier, ON P0C 1H0

Attn: Chief Barron King

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Chief King,

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Yours truly,

AINLEY & ASSOCIATES LIMITED

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Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Saugeen First Nation
R.R.#1
Southampton, ON N0H 2L0

Attn: Chief Lester Anoquot

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Chief Anoquot,

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Yours truly,

AINLEY & ASSOCIATES LIMITED

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Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

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550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Sheguiandah First Nation
P.O. Box 101
Sheguiandah, ON P0P 1W0

Attn: Chief Andrew Aguonie

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Chief Aguonie,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

Should you have any further questions or concerns, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

S:\113202\Class EA\06-Consultation\06-Notice of Completion\113202 Bay Sands Notice of Completion Agency Letter June 2018 FINAL.doc



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Six Nations of the Grand River First Nation
P.O. Box 5000
Ohsweken, ON N0A 1M0

Attn: Chief Gail Ava Hill

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Chief Hill,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

Should you have any further questions or concerns, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

A handwritten signature in black ink, appearing to read 'S. Fournier'.

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

S:\113202\Class EA\06-Consultation\06-Notice of Completion\113202 Bay Sands Notice of Completion Agency Letter June 2018 FINAL.doc



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Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Wahta Mohawk First Nation
P.O. Box 260
Bala, ON P0C 1A0

Attn: Chief Phillip Angus Franks

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Chief Franks,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

Should you have any further questions or concerns, please contact the undersigned or Mr. Mike Latimer, C.E.T., Project Coordinator, Town of Wasaga Beach at 705-429-2540 or via email at m.latimer@wasagabeach.com.

Yours truly,

AINLEY & ASSOCIATES LIMITED

A handwritten signature in black ink, appearing to read 'S. Fournier', written in a cursive style.

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

S:\113202\Class EA\06-Consultation\06-Notice of Completion\113202 Bay Sands Notice of Completion Agency Letter June 2018 FINAL.doc



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Walpole Island First Nation
R.R.#3
Wallaceburg, ON N8A 4K9

Attn: Chief Daniel Miskokomon

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Chief Miskokomon,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

S:\113202\Class EA\06-Consultation\06-Notice of Completion\113202 Bay Sands Notice of Completion Agency Letter June 2018 FINAL.doc



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Zhiibaahaasing First Nation
36 Sagon
Zhiibaahaasing, ON P0P 1X0

Attn: Chief Irene Kells

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Dear Chief Kells,

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

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Yours truly,

AINLEY & ASSOCIATES LIMITED

A handwritten signature in black ink, appearing to read 'S. Fournier'.

Steve Fournier, P. Eng.
Project Manager

pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

S:\113202\Class EA\06-Consultation\06-Notice of Completion\113202 Bay Sands Notice of Completion Agency Letter June 2018 FINAL.doc

Resident Letter



Ainley & Associates Limited
550 Welham Road, Barrie, Ontario, L4N 8Z7
Tel: (705) 726-3371 ▪ Fax: (705) 726-4391
E-mail barrie@ainleygroup.com

June 5, 2018.

File #113202

Dear Resident / Property Owner / Tenant

**Re: Town of Wasaga Beach
Bay Sands Development Area Storm Drainage & Outlet Improvements
Schedule 'C' Municipal Class Environmental Assessment
Notice of Completion**

Please be advised that the Town of Wasaga Beach has completed a Schedule 'C' Municipal Class Environmental Assessment (Class EA) to address the stormwater management needs for the Bay Sands Development Area and to address drainage issues affecting the overall study area. Please refer to the attached *Notice of Completion* for additional details.

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Yours truly,

AINLEY & ASSOCIATES LIMITED

Steve Fournier, P. Eng.
Project Manager

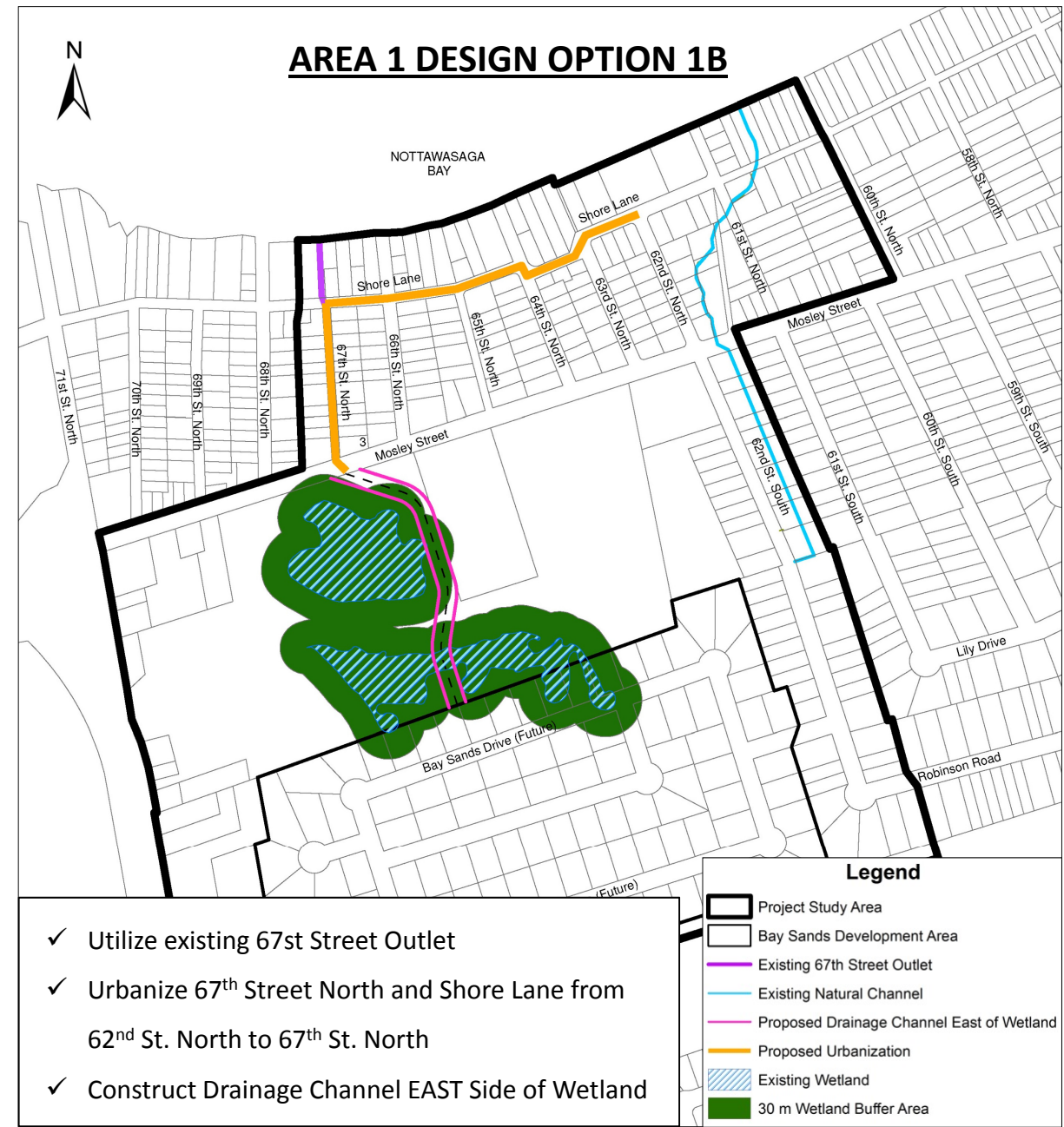
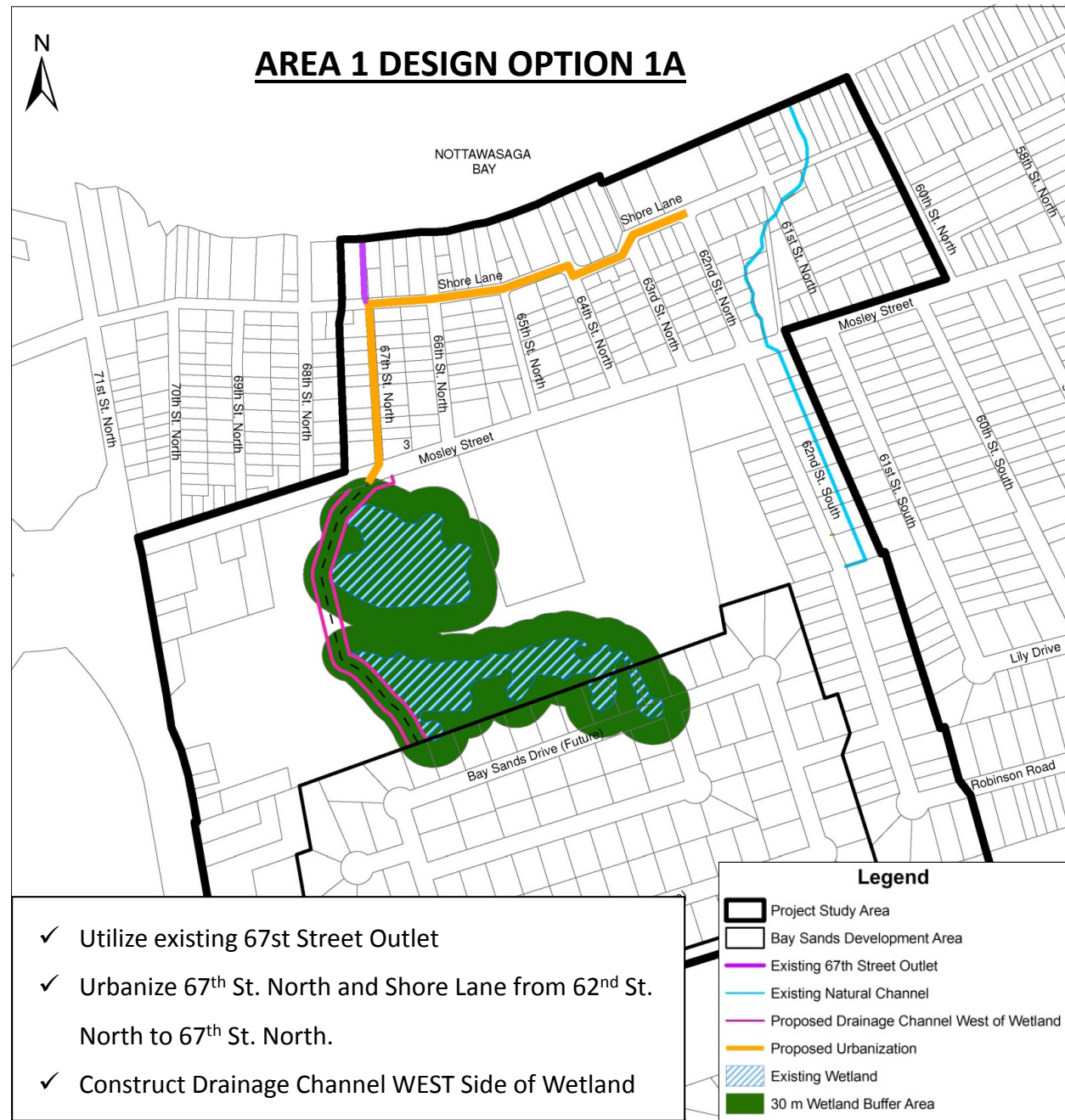
pc: M. Pincivero Town of Wasaga Beach, Manager of Engineering Services
M. Latimer Town of Wasaga Beach, Project Coordinator
A. Potter Ainley Group, Environmental Planner

S:\113202\Class EA\06-Consultation\06-Notice of Completion\113202 Bay Sands Notice of Completion Prop Owner Letter June 2018 FINAL.doc

Appendix J

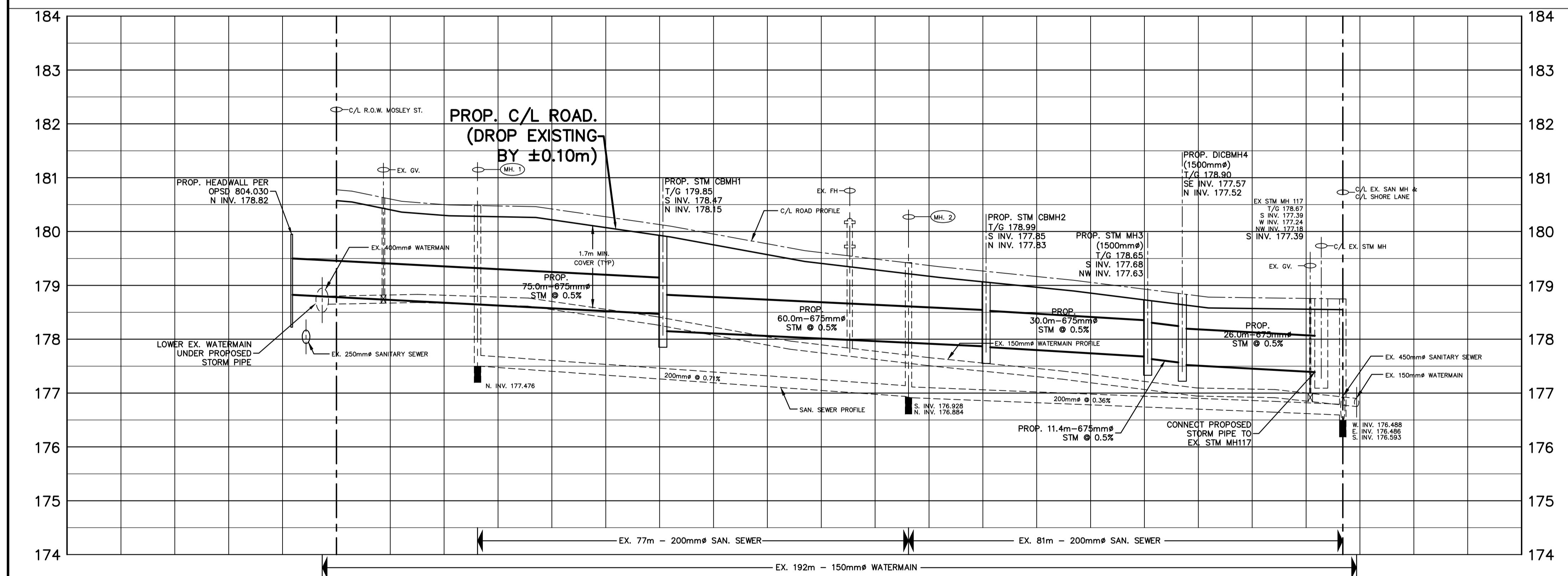
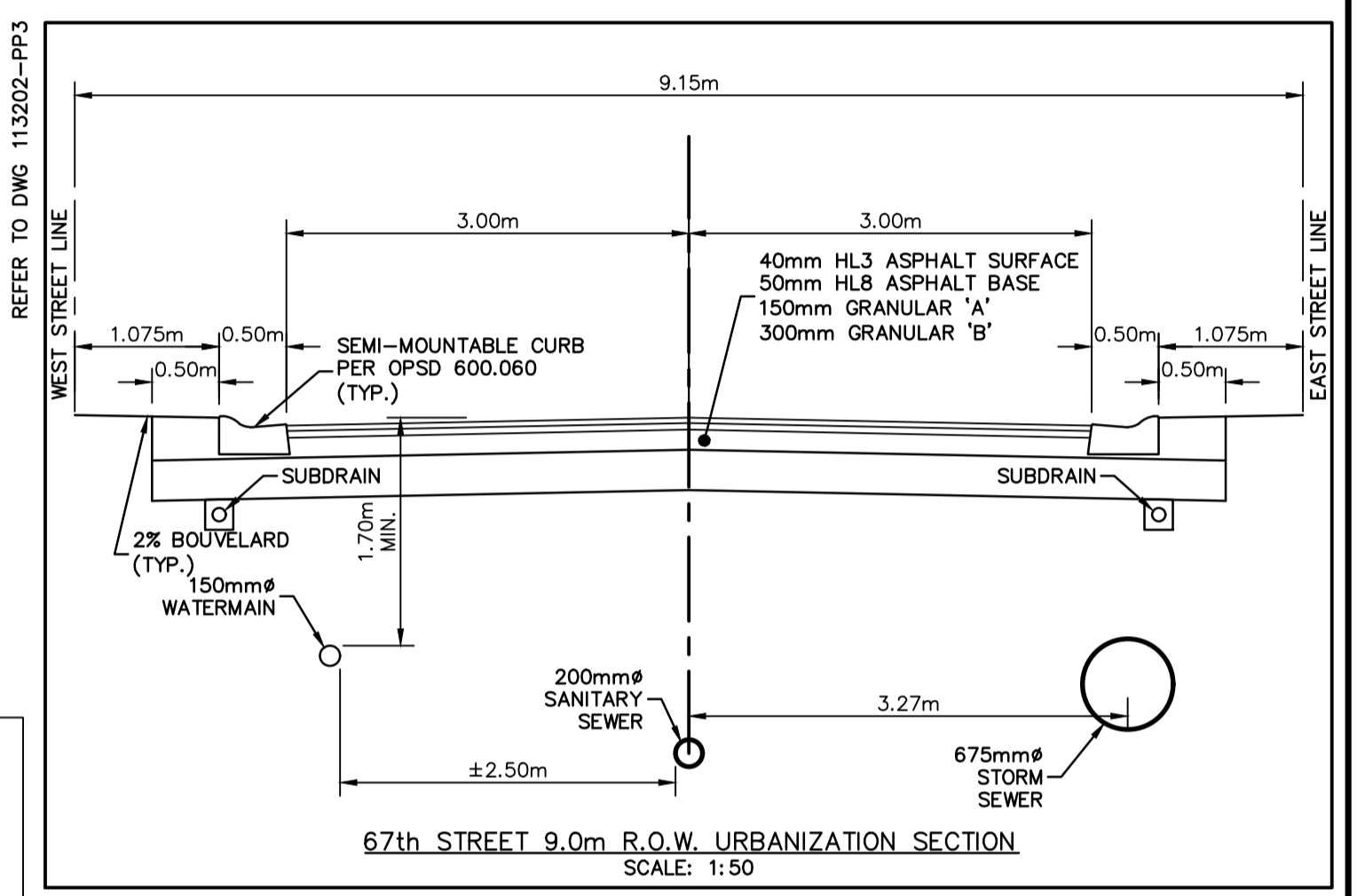
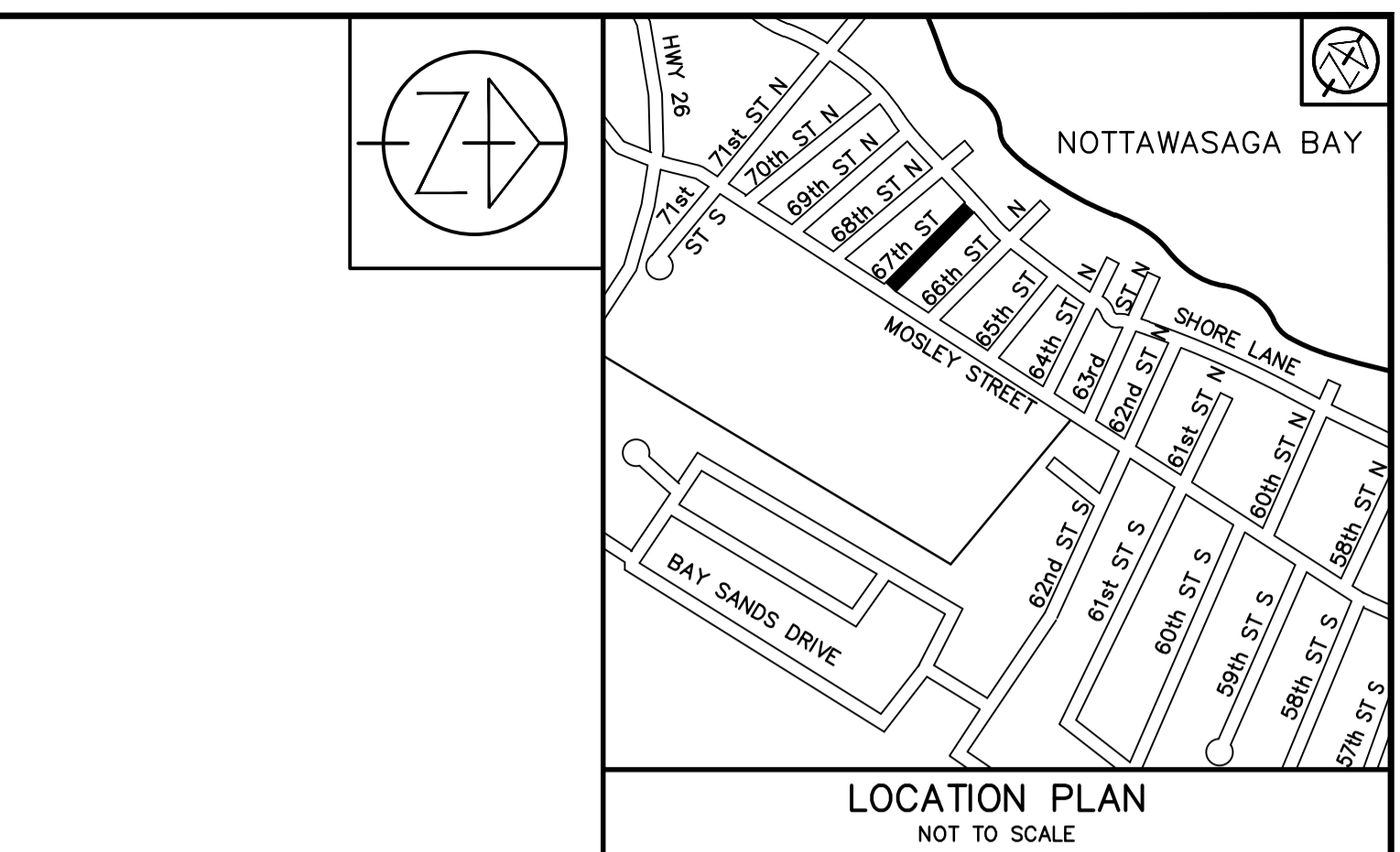
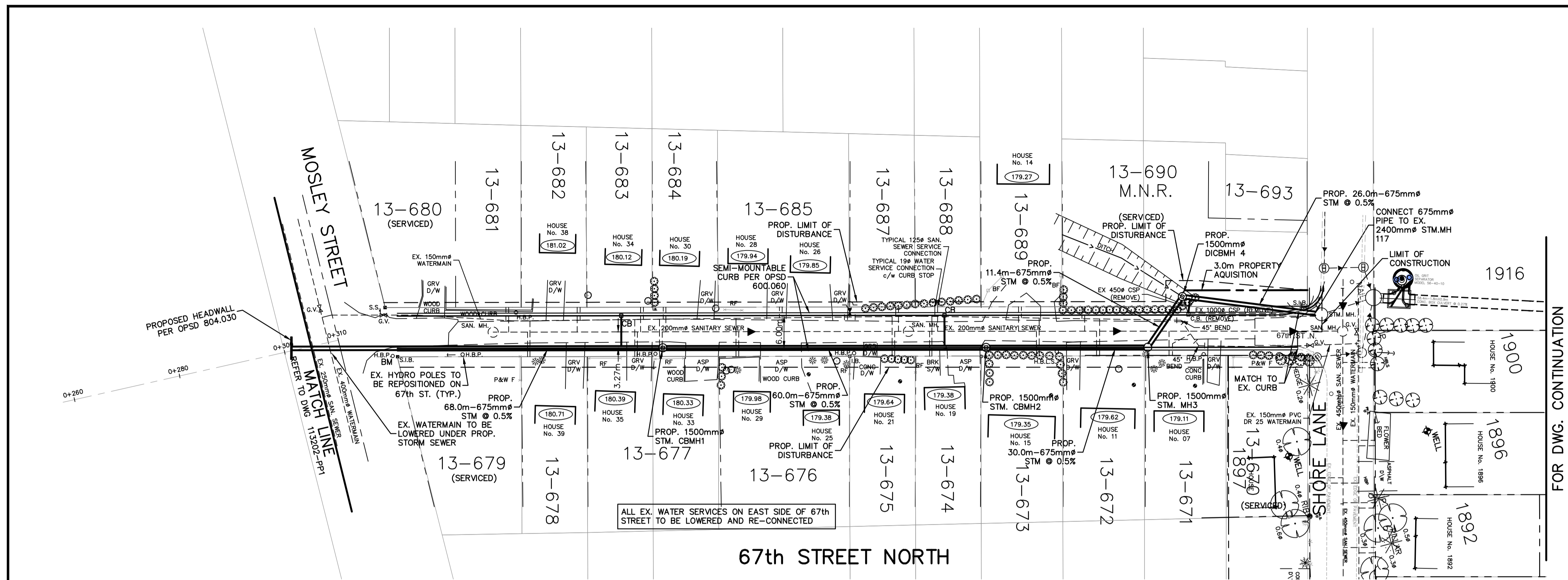
Recommended Plan for Area 1

AREA 1 – FINAL PREFERRED DESIGN



AREA 1 FINAL PREFERRED DESIGN:

EITHER OPTION IS VIABLE. THE EXACT LOCATION OF THE DRAINAGE CHANNEL WILL BE DETERMINED AT A FUTURE DATE THROUGH CONSULTATION WITH THE NVCA AND THE AFFECTED PROPERTY OWNER.



CHAINAGE	0+000	0+025	0+050	0+075	0+100	0+125	0+150	0+175	0+187
CGS ELEV. @ ROAD	180.775	180.485	180.332	179.831	179.466	179.234	178.947	178.684	178.75

LEGEND

- PROPERTY LINE
- BURIED BELL CABLE
- BURIED BELL CONDUIT
- BURIED GAS MAIN
- EXISTING WATERMAIN AND VALVE
- EX. SANITARY SEWER & M.H.
- FIRST FLOOR ELEV.

B.M. ELEV. 180.681
N & W IN SOUTH FACE H.B.L. NE CORNER OF 67th & MOSLEY ST., 24cm ABOVE GROUND LEVEL.

NOTES:
1) LOCATION OF UTILITIES ARE APPROXIMATE. CONTRACTOR TO OBTAIN UTILITY LOCATES AS REQUIRED PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE	INITIAL

Not Valid Unless Signed And Dated

PRELIMINARY

SCALE: H= 1:500
V= 1:50

DESIGN: C.F.H.

DRAWN: R.A.W.

CHECKED: S.L.F.

DATE: MAY 2018

TOWN OF WASAGA BEACH
BAY SANDS DEVELOPMENT DRAINAGE EA
ALTERNATIVE 3

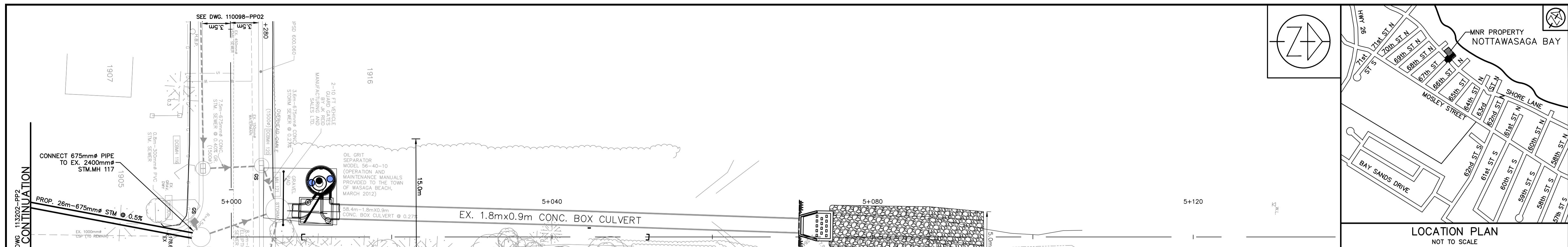
PLAN & PROFILE
67th STREET NORTH
STA. 0+000 TO STA. 0+187

CONTRACT DRAWINGS
Contractor must verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before commencing work. Drawings are not to be scaled. Drawings may not be used for any purpose other than that stipulated in the contract agreement between the owner/contractor and the Engineer without the express written consent of Anley & Associates Limited. Use of these drawings by any party for any other purpose is subject to the following caution.

CAUTION: The information contained in this drawing is solely for the intended recipient. Any copying, distribution or use by others without the express written consent of Anley & Associates Limited is prohibited. The recipient is responsible for confirming the accuracy and completeness of the information with the originator. The recipient assumes all risks and liabilities associated with the use of the drawings. The recipient will save and hold harmless Anley & Associates Limited from any claims whatsoever associated with or related to the use of the drawings. The recipient will not reuse any portion of the drawings for any future project without the express written permission of Anley & Associates Limited.

Anley GROUP CONSULTING ENGINEERS PLANNERS

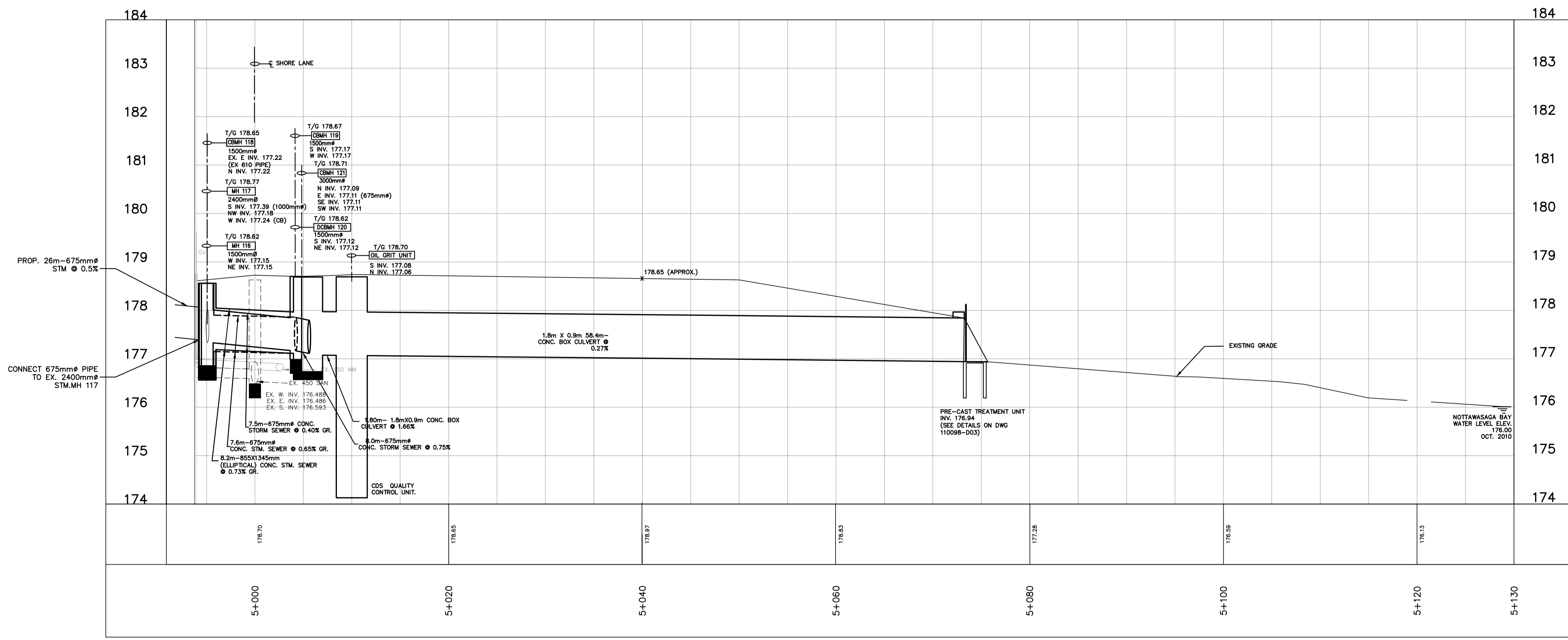
CONTRACT No. DWG. No. 113202-PP2



NOTTAWASAGA BAY

CONTRACT DRAWINGS
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LEGEND

- PROPERTY LINE
- BURIED BELL CABLE
- BURIED BELL CONDUIT
- BURIED GAS MAIN
- EXISTING WATERMAIN AND VALVE
- EX. SANITARY SEWER & M.H. FIRST FLOOR ELEV.

NOTES:

- LOCATION OF UTILITIES ARE APPROXIMATE. CONTRACTOR TO OBTAIN UTILITY LOCATES AS REQUIRED PRIOR TO CONSTRUCTION.

B.M. ELEV. 180.681
 N & W IN SOUTH FACE H.B.L.S. NE CORNER OF 67th & MOSLEY ST., 24cm ABOVE GROUND LEVEL.

Not Valid Unless Signed And Dated

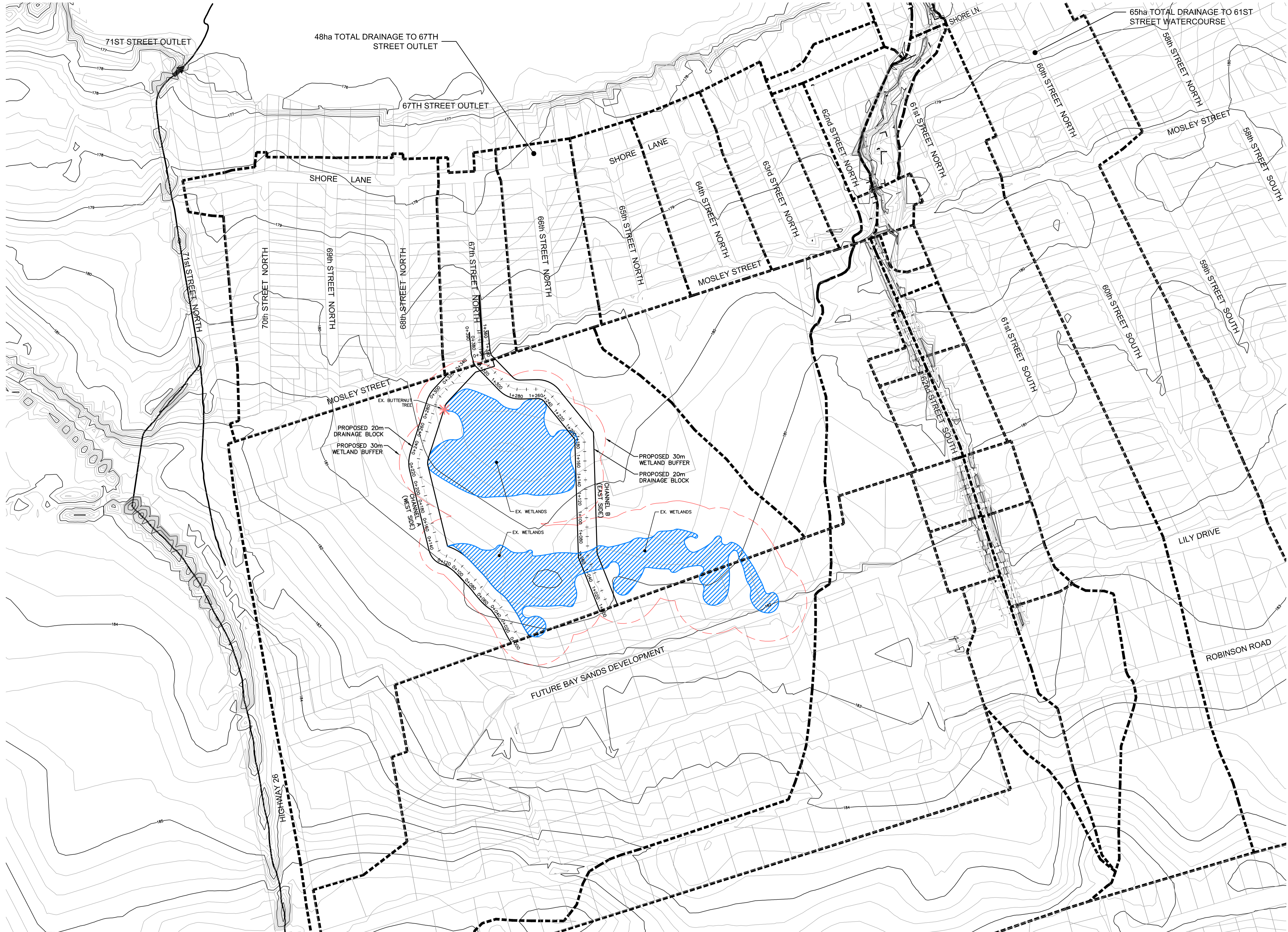
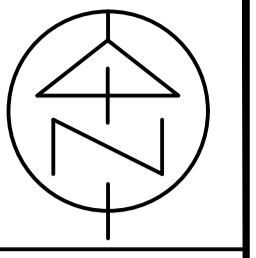
PRELIMINARY

NO.	REVISIONS	DATE	INITIAL

SCALE: H= 1:250 V= 1:50	TOWN OF WASAGA BEACH BAY SANDS DEVELOPMENT DRAINAGE EA ALTERNATIVE 3
DESIGN: M.A.P.	
DRAWN: M.A.P./S.S.	
CHECKED: M.N.	
DATE: MAY 2018	PLAN & PROFILE 67th STREET NORTH EXISTING OUTLET STA. 5+000 TO STA. 5+130

DESIGN EXISTING	CONTRACT No.
ELEVATION	
CHANGING	DWG. No. 113202-PP3

Ainley CONSULTING ENGINEERS PLANNERS



PLOT 1=1

NOTES

CONTRACT DRAWINGS:
 Contractor must verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before commencing work. Drawings are not to be scaled. Ashley & Associates Limited claims copyright to this drawing and it may not be used for any purpose other than that stipulated in the contract between the owner/client and the Engineer without the express written consent of Ashley & Associates Limited.

NO.	REVISIONS	DATE	INITIAL
1.	AS PER AZIMUTH COMMENTS	MAR/17	S.L.F.

Not Valid Unless Signed And Dated

SCALE: $H_v = 1:2000$
 DESIGN: S.L.F.
 DRAWN: R.A.W.
 CHECKED: R.D.S.
 DATE: MAY 2018

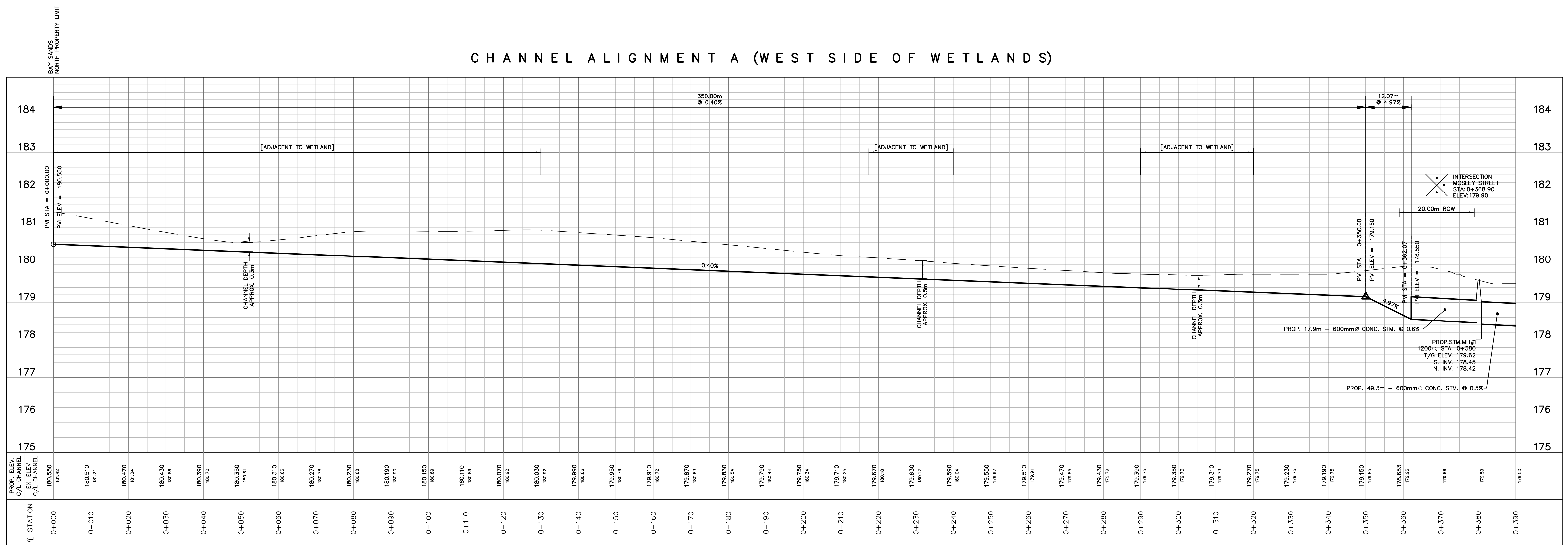
TOWN OF WASAGA BEACH
BAY SANDS DEVELOPMENT AREA
STORMWATER DRAINAGE
 WASAGA BEACH, ONTARIO

PROPOSED CHANNEL ARRANGEMENTS
BAY SANDS CHANNEL
THROUGH McDERMID LANDS

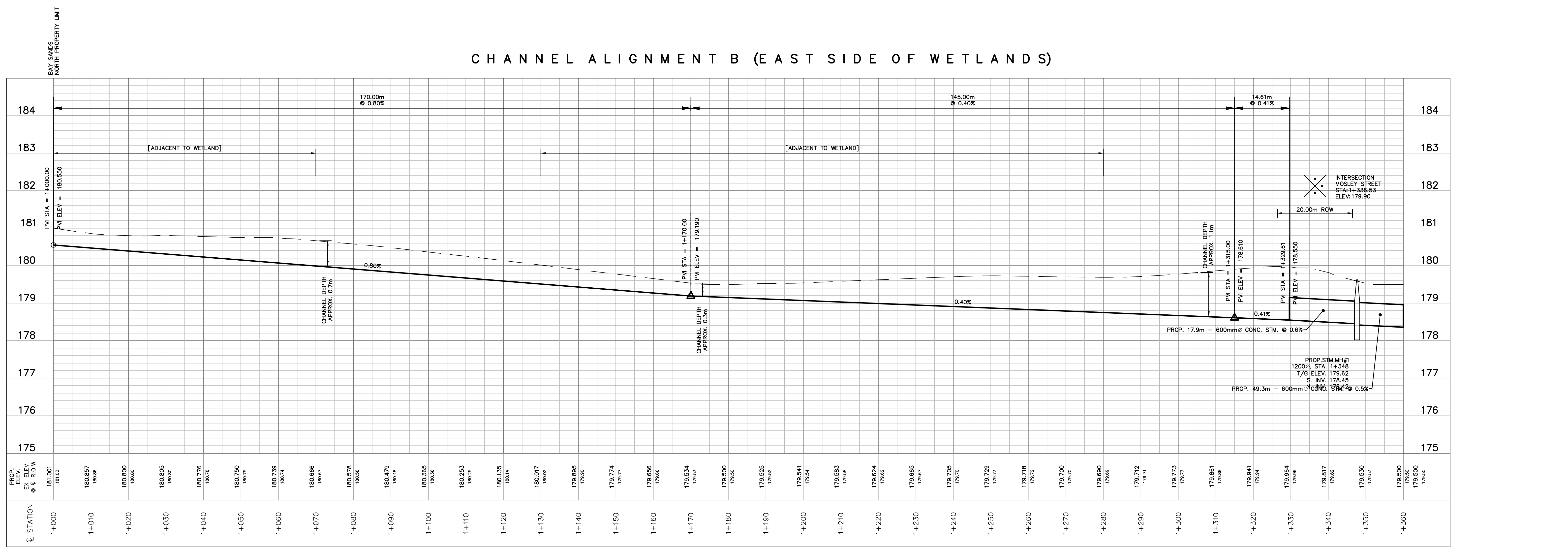


CONTRACT No. DWG. No. 113202-CH1

CHANNEL ALIGNMENT A (WEST SIDE OF WETLANDS)



CHANNEL ALIGNMENT B (EAST SIDE OF WETLANDS)



NOTES

Printed by: RWECKE on June 5, 2018 at 2:32pm
 File: V:\13202\Drawings\REFERENCED SOLUTIONS ESR MAY 2018\CAD\113202-NO-5M-Prod-PC.dwg Layout: PR1

CONTRACT DRAWINGS
 Contractor shall verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before commencing work. Changes are not to be made. Drawings may not be used for any purpose other than that stipulated in the contract agreement between the owner and the Engineer without the express written consent of Anley & Associates Limited. Use of these drawings for any other purpose is prohibited and the user assumes all liability.
CAUTION: The information contained in this drawing is solely for the intended recipient. Any copying, distribution or use by others without the express written consent of Anley & Associates Limited is prohibited. The recipient assumes all risks and liabilities associated with the use of the drawings. The recipient will have and hold Anley & Associates Limited free from any claims, damages, losses or expenses (including reasonable legal costs) in respect of the use of the drawings. The recipient will have the sole responsibility for any future project without the express written permission of Anley & Associates Limited.

NO.	REVISIONS	DATE	INITIAL

Not Valid Unless Signed And Dated
PRELIMINARY

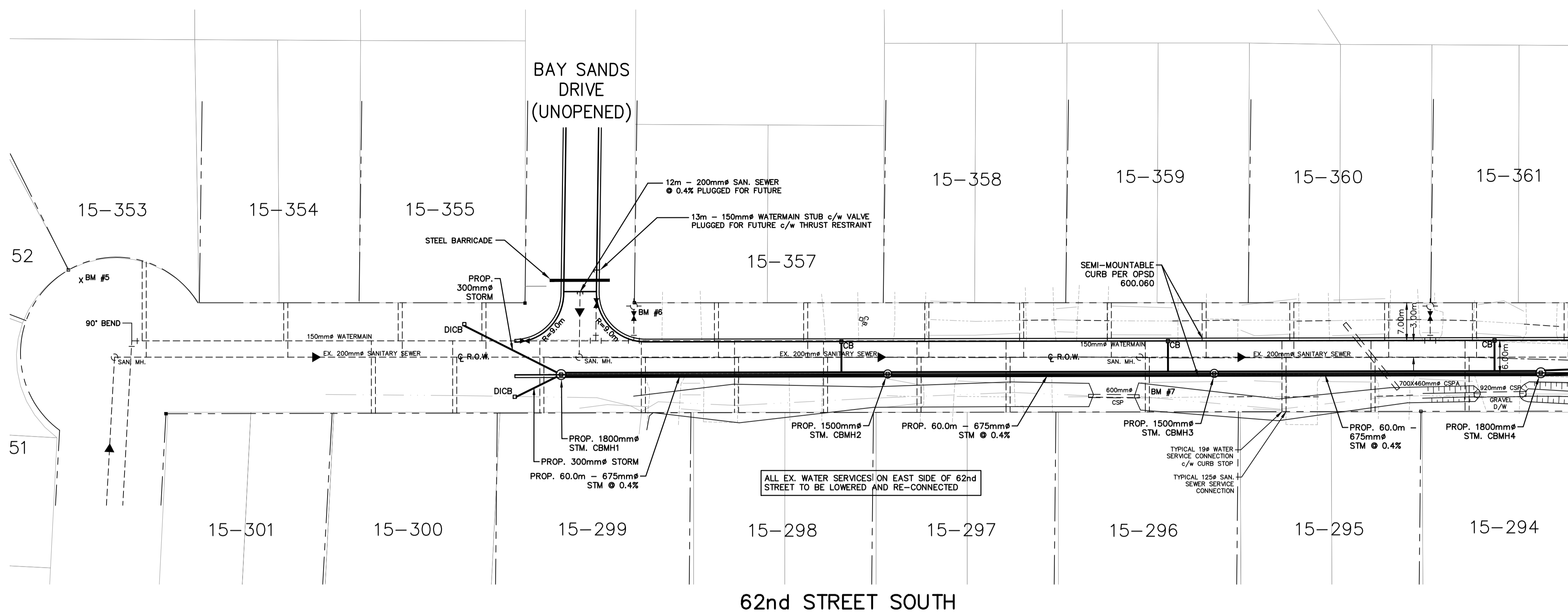
SCALE: H= 1:500 V= 1:500
DESIGN: S.L.F.
DRAWN: R.A.W.
CHECKED: T.M.K.
DATE: MAY 2018

TOWN OF WASAGA BEACH
 BAYSANDS DEVELOPMENT AREA
 STORMWATER DRAINAGE
 WASAGA BEACH, ONTARIO
PROPOSED CHANNEL PROFILES
 BAY SANDS CHANNEL
 THROUGH McDERMID LANDS

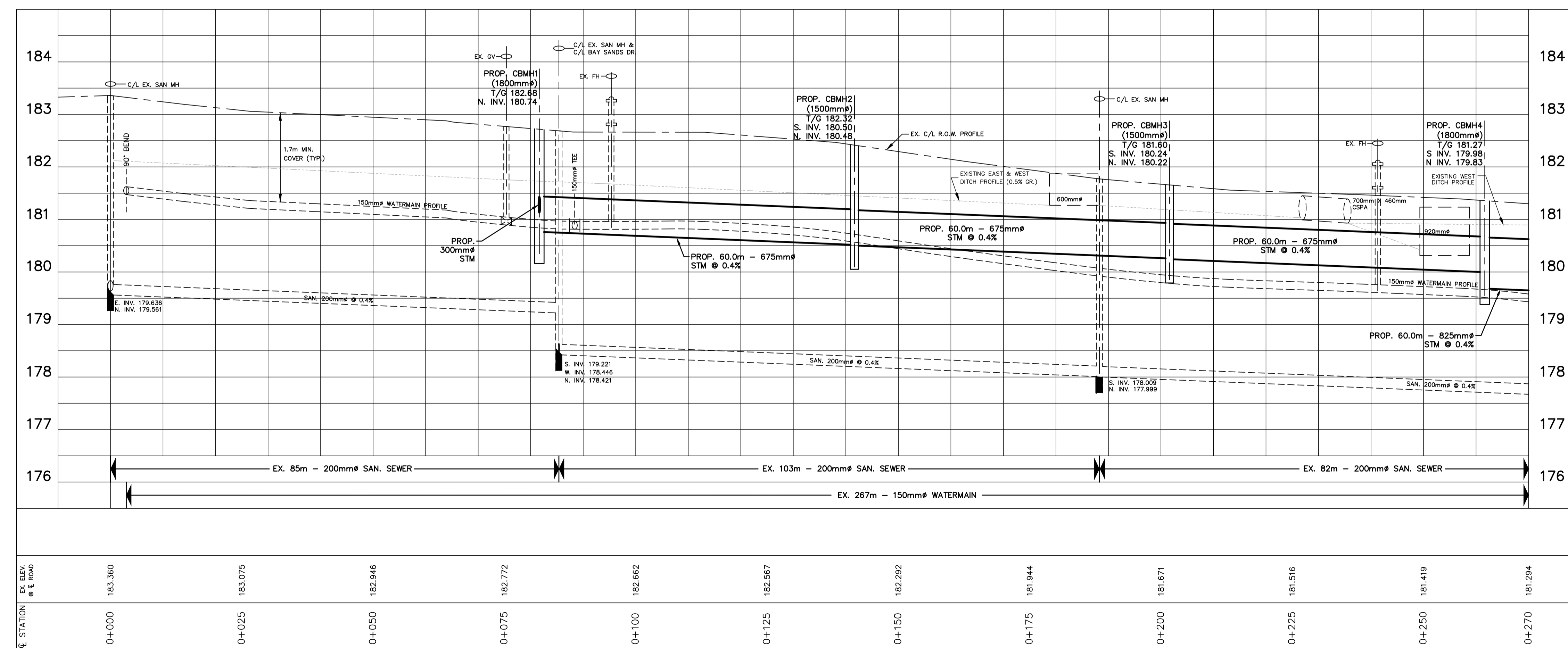
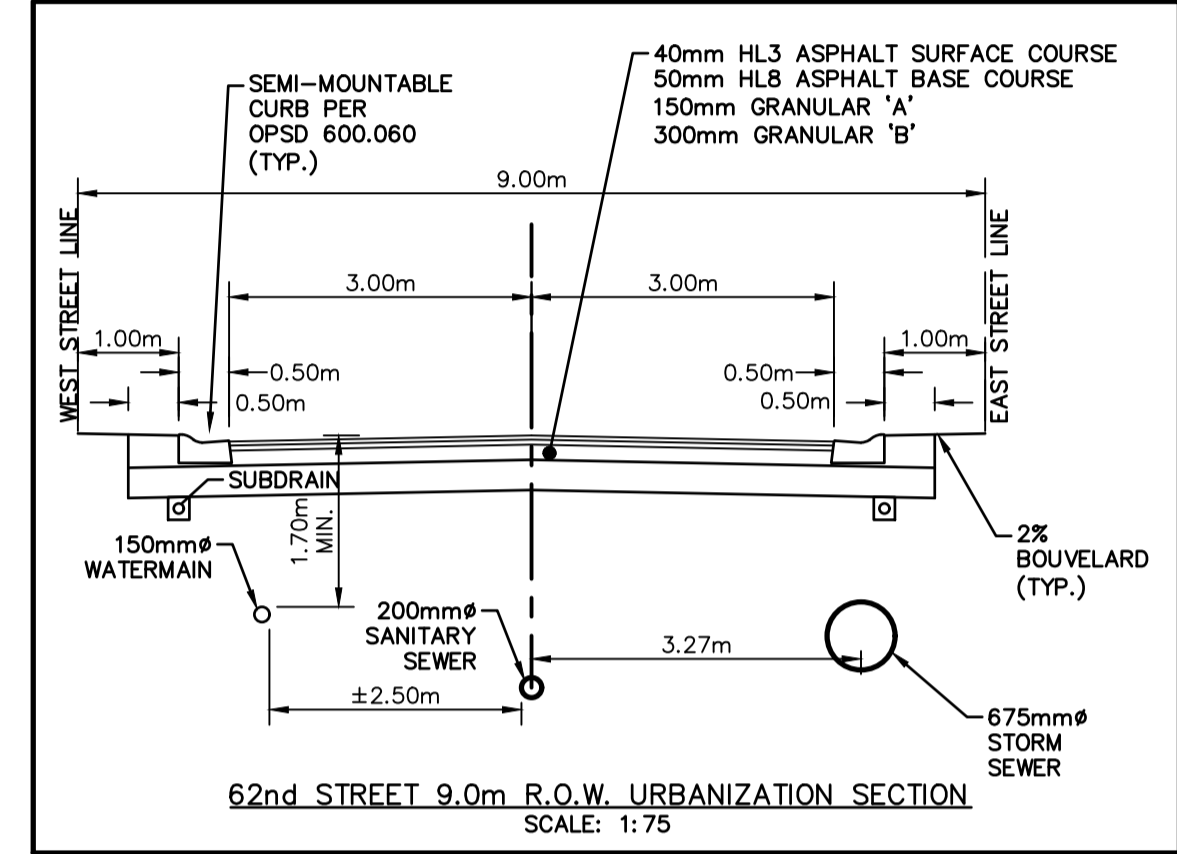
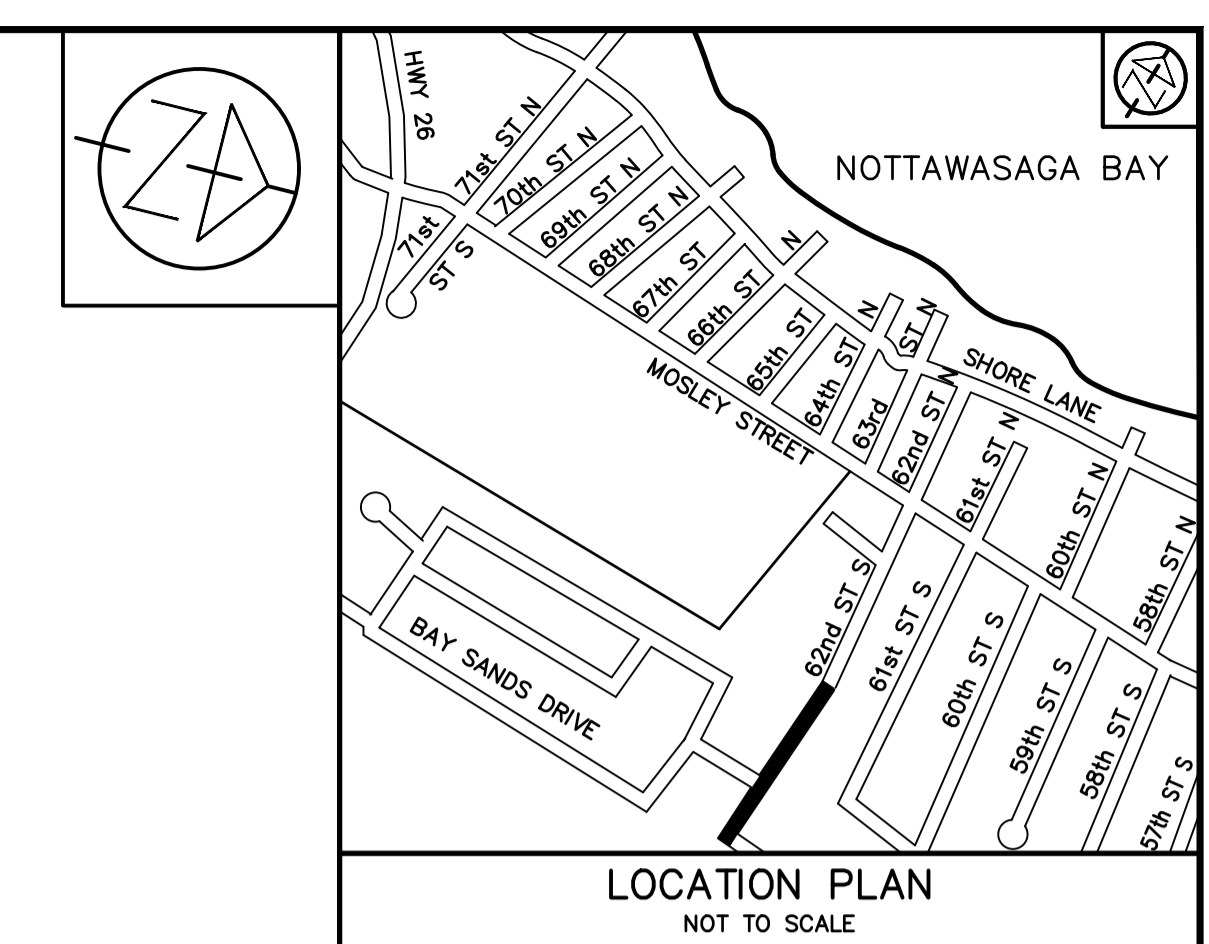
Anley CONSULTING ENGINEERS PLANNERS
 CONTRACT No. DWG. No. 113202-PR1

Appendix K

Recommended Plan for Area 2



MATCH LINE STA. 0+270
REFER TO DWG 113202-PP4



CONTRACT DRAWINGS
Contractor must verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before commencing work. Drawings are not to be scaled. Drawings may not be used for any purpose other than that stipulated in the contract agreement between the owner/client and the Engineer without the express written consent of Anley & Associates Limited. Use of these drawings by any party for any other purpose is subject to the following caution.
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LEGEND

- PROPERTY LINE
- BURIED BELL CABLE
- BURIED BELL CONDUIT
- BURIED GAS MAIN
- EXISTING WATERMAIN AND VALVE
- EX. SANITARY SEWER & M.H.
- FIRST FLOOR ELEV.

B.M. ELEV. 180.060
N & W IN N. FACE H/L S. SE
CORNER 62nd ST. & MOSLEY ST.
60cm ABOVE GRADE.

NOTES:
1) LOCATION OF UTILITIES ARE APPROXIMATE.
CONTRACTOR TO OBTAIN UTILITY LOCATES AS
REQUIRED PRIOR TO CONSTRUCTION.

Not Valid Unless Signed And Dated
PRELIMINARY

SCALE: H= 1:500 V= 1:50
DESIGN: S.L.F.
DRAWN: R.A.W.
CHECKED: S.L.F.
DATE: MAY 2018

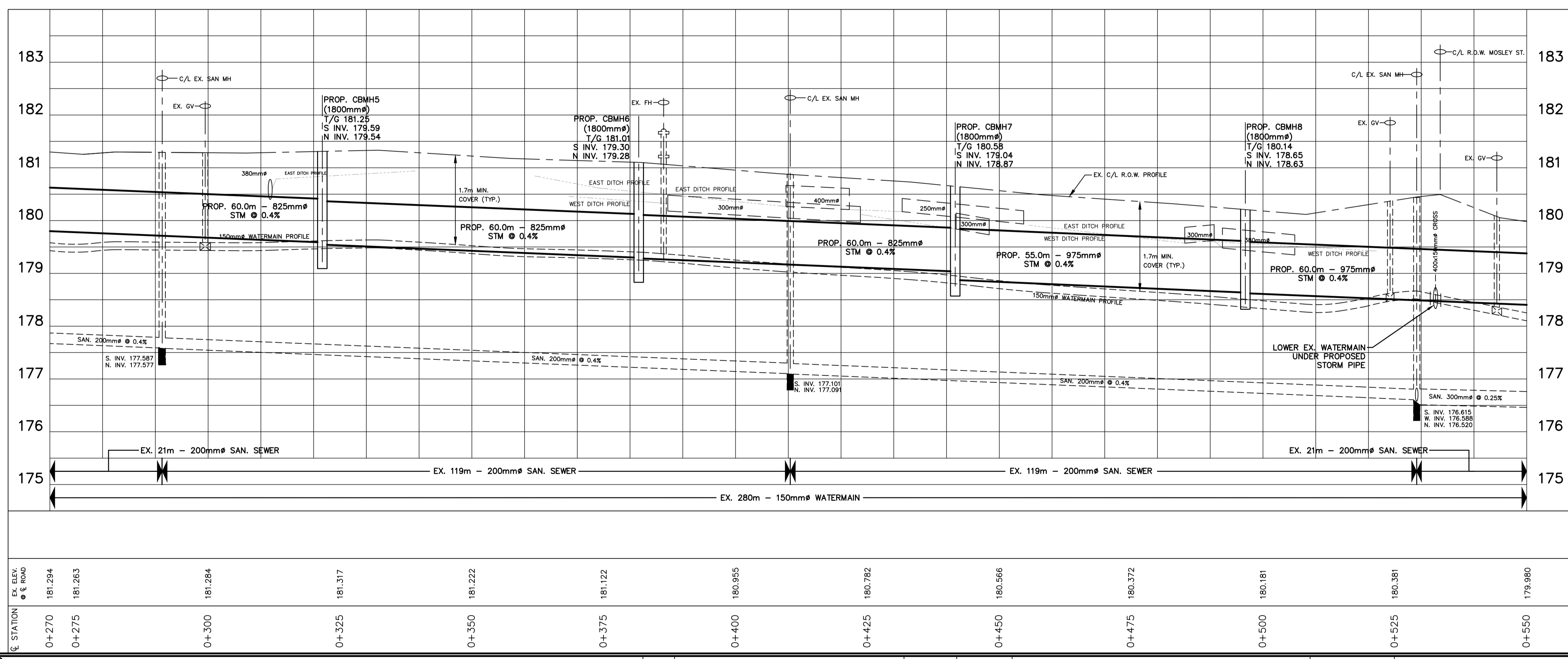
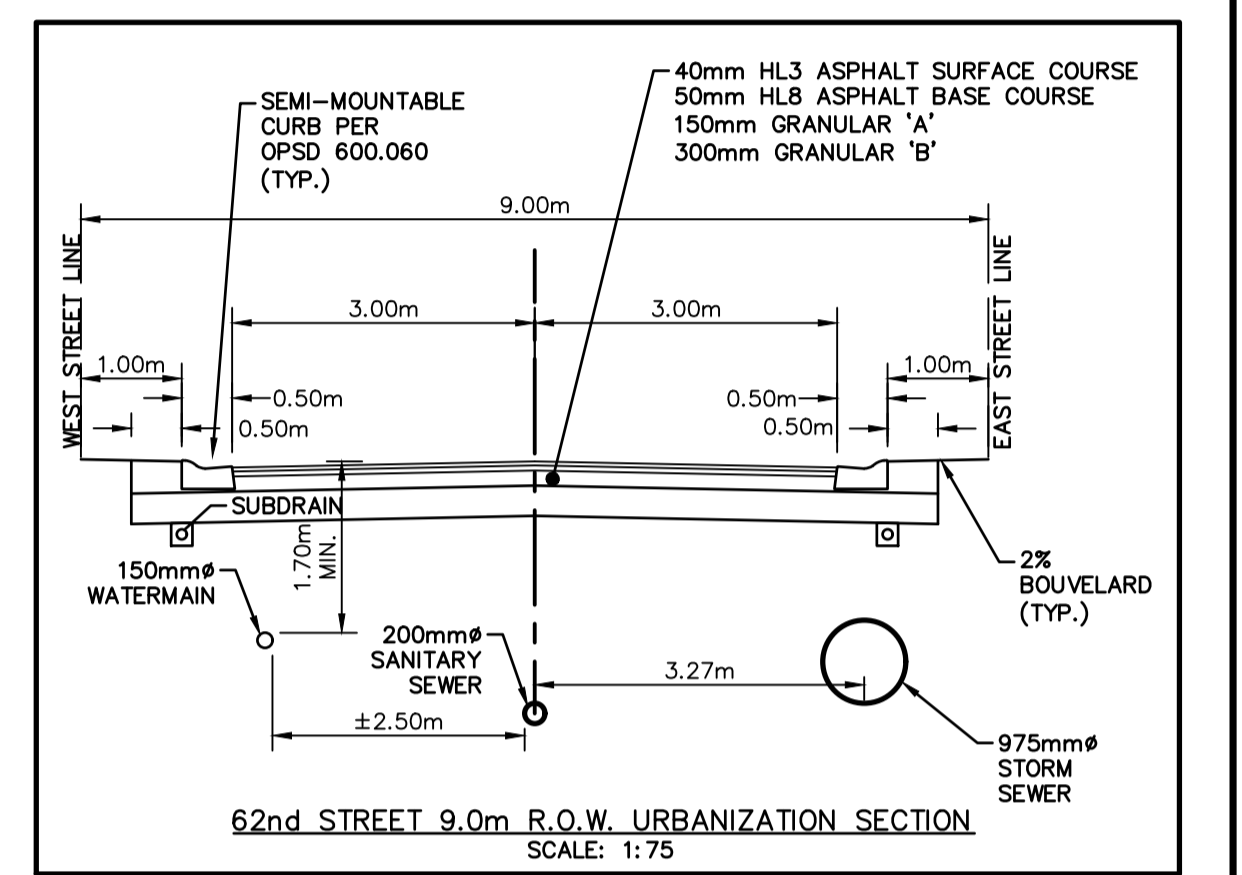
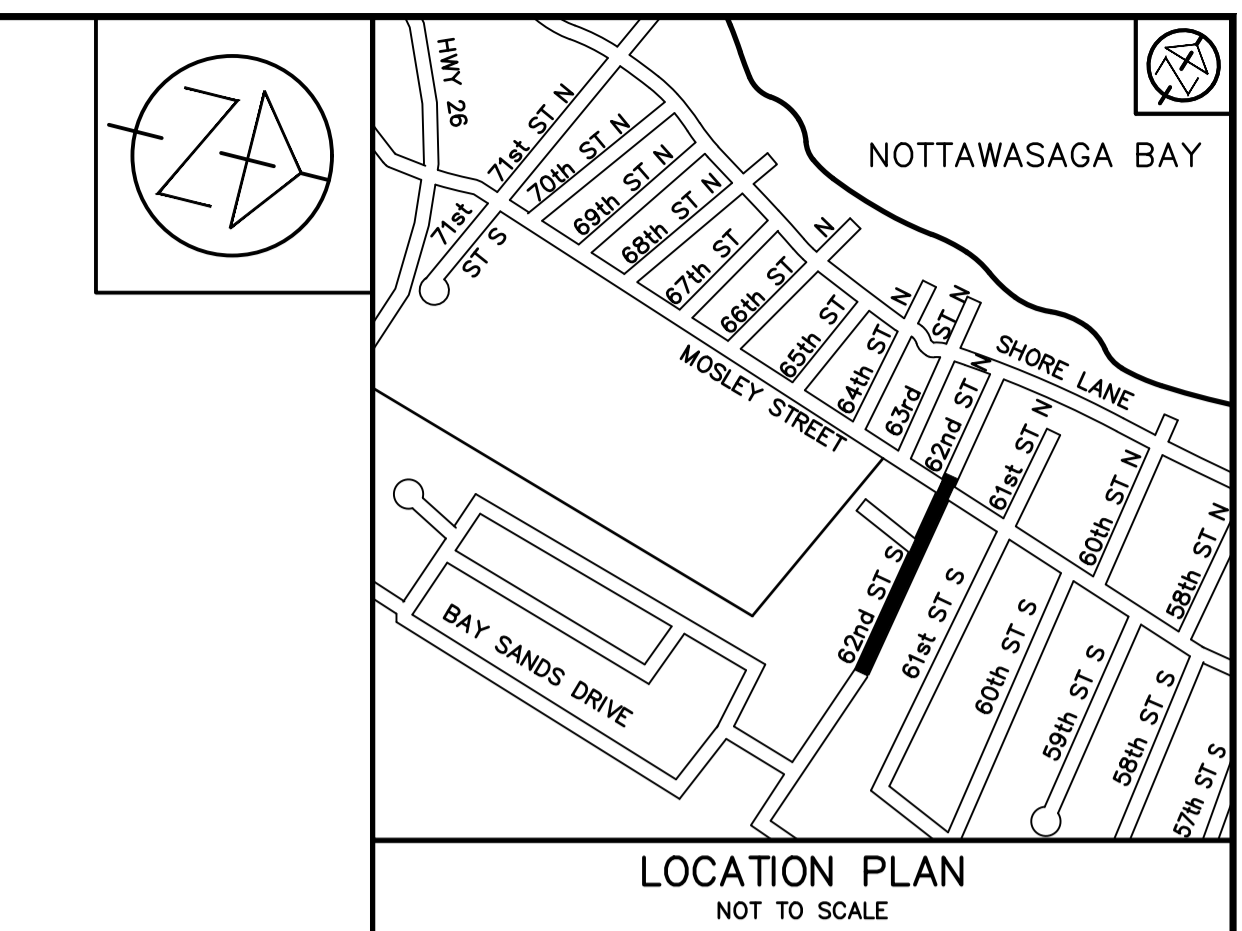
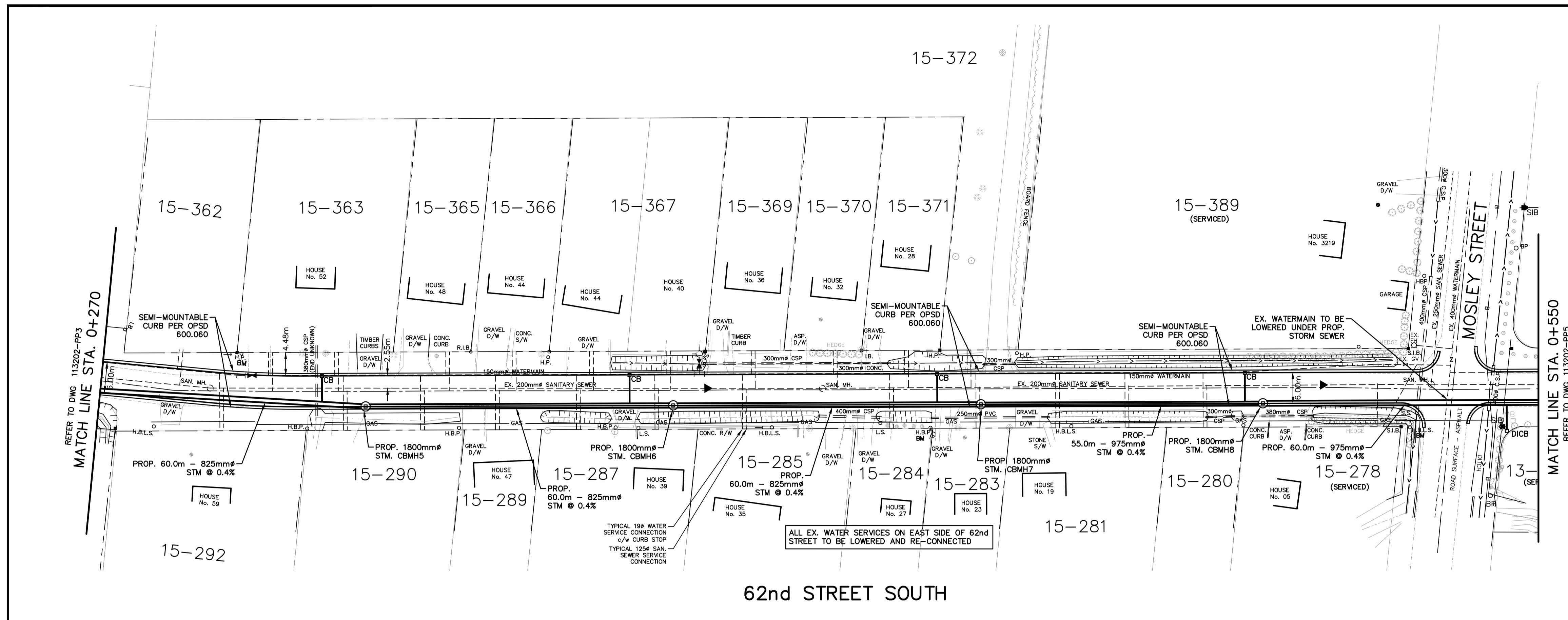
TOWN OF WASAGA BEACH
BAY SANDS DEVELOPMENT DRAINAGE EA
ALTERNATIVE 2D

PLAN & PROFILE
62nd STREET SOUTH
STA. 0+000 TO STA. 0+270



CONTRACT No. DWG. No. 113202-PP3

NO.	REVISIONS	DATE	INITIAL



LEGEND

- PROPERTY LINE
- BURIED BELL CABLE
- BURIED BELL CONDUIT
- BURIED GAS MAIN
- EXISTING WATERMAIN AND VALVE
- EX. SANITARY SEWER & M.H.
- FIRST FLOOR ELEV.

B.M. ELEV. 180.060
N & W IN N. FACE H.B.L.S. SE
CORNER 62nd ST. & MOSLEY ST.
60cm ABOVE GRADE.

NOTES:
1) LOCATION OF UTILITIES ARE APPROXIMATE.
CONTRACTOR TO OBTAIN UTILITY LOCATES AS
REQUIRED PRIOR TO CONSTRUCTION.

Not Valid Unless Signed And Dated

PRELIMINARY

NO.	REVISIONS	DATE	INITIAL

SCALE: H= 1:500 V= 1:50	TOWN OF WASAGA BEACH BAY SANDS DEVELOPMENT DRAINAGE EA ALTERNATIVE 2D
DESIGN: S.L.F.	
DRAWN: R.A.W.	
CHECKED: S.L.F.	
DATE: MAY 2018	PLAN & PROFILE 62nd STREET SOUTH STA. 0+270 TO STA. 0+550

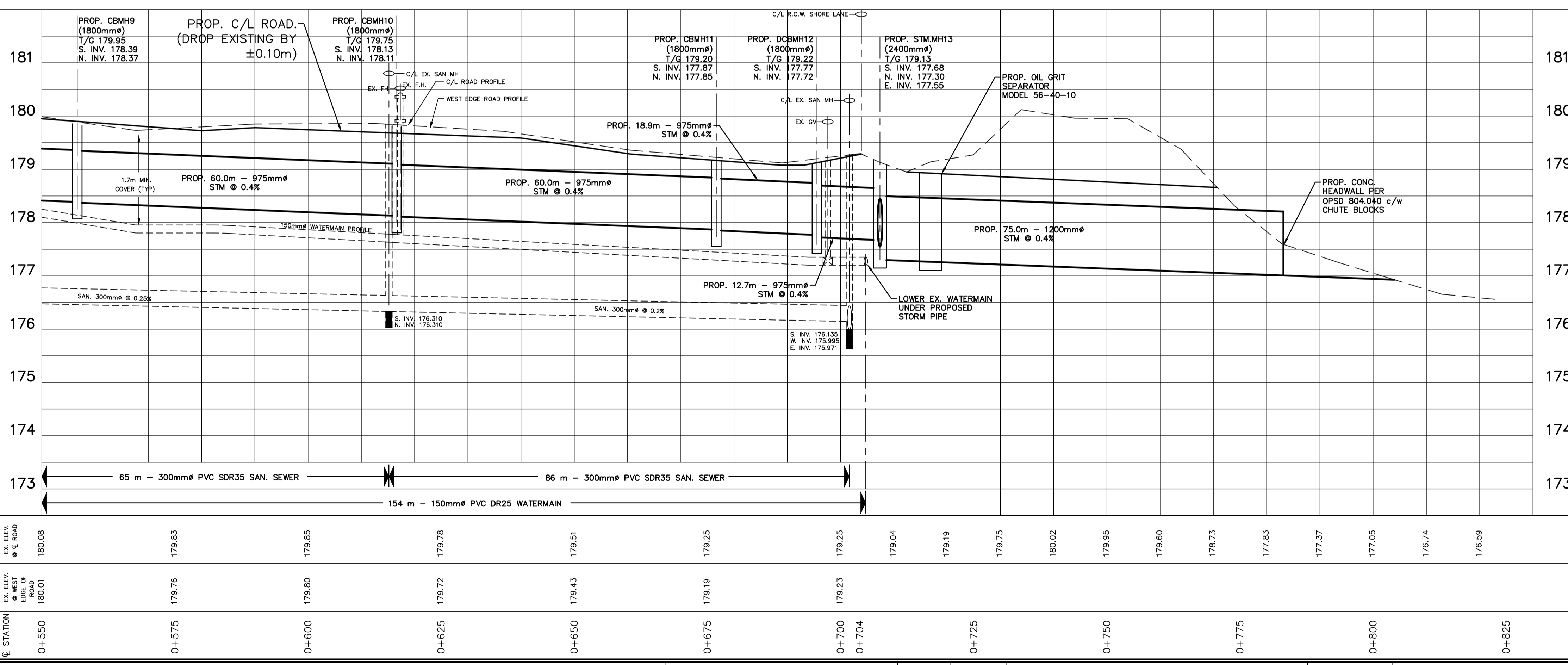
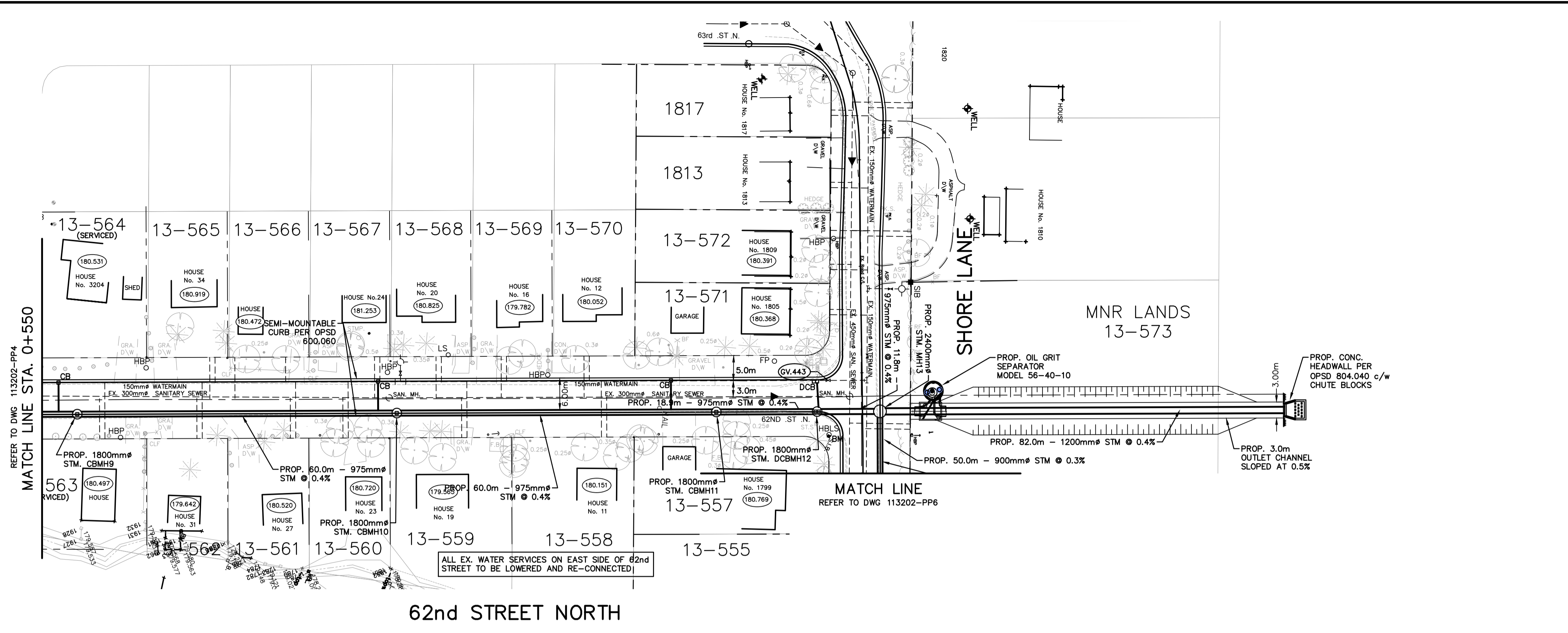
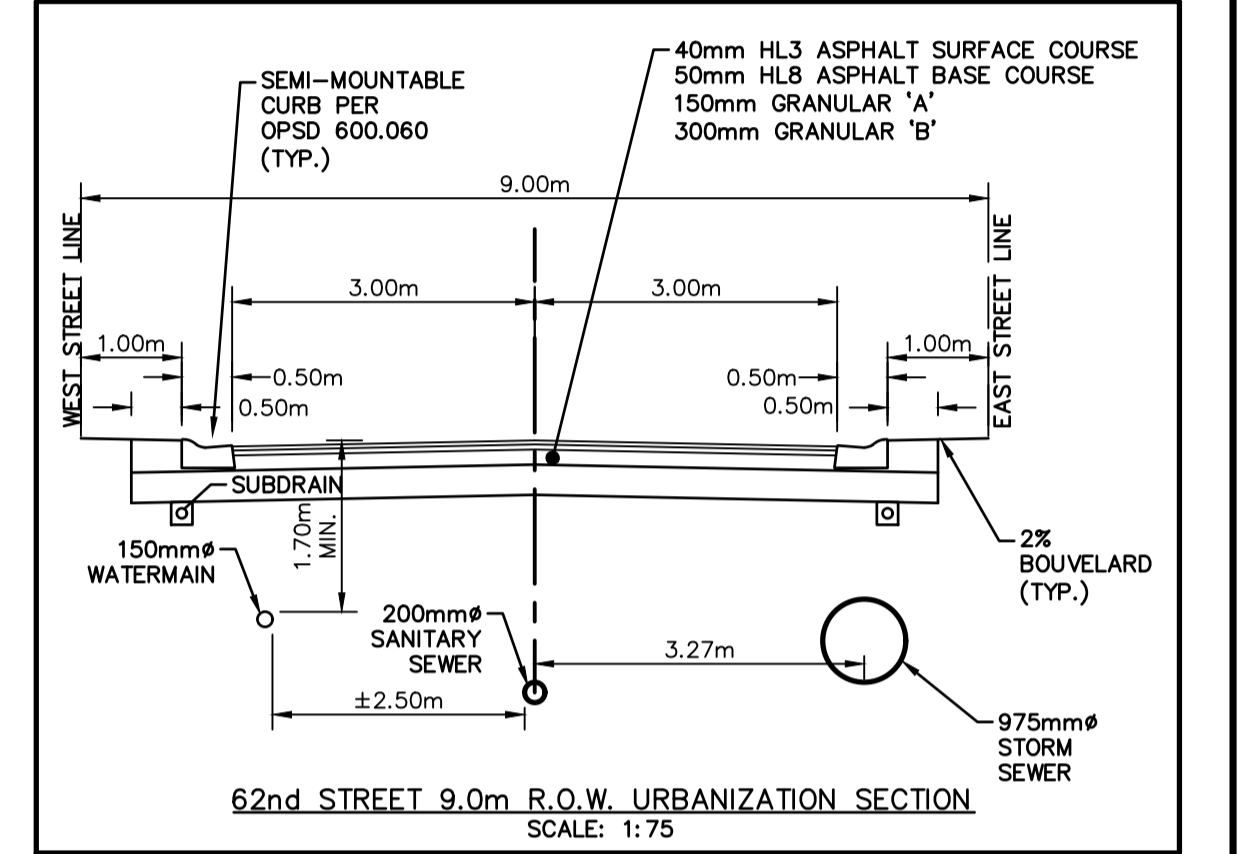
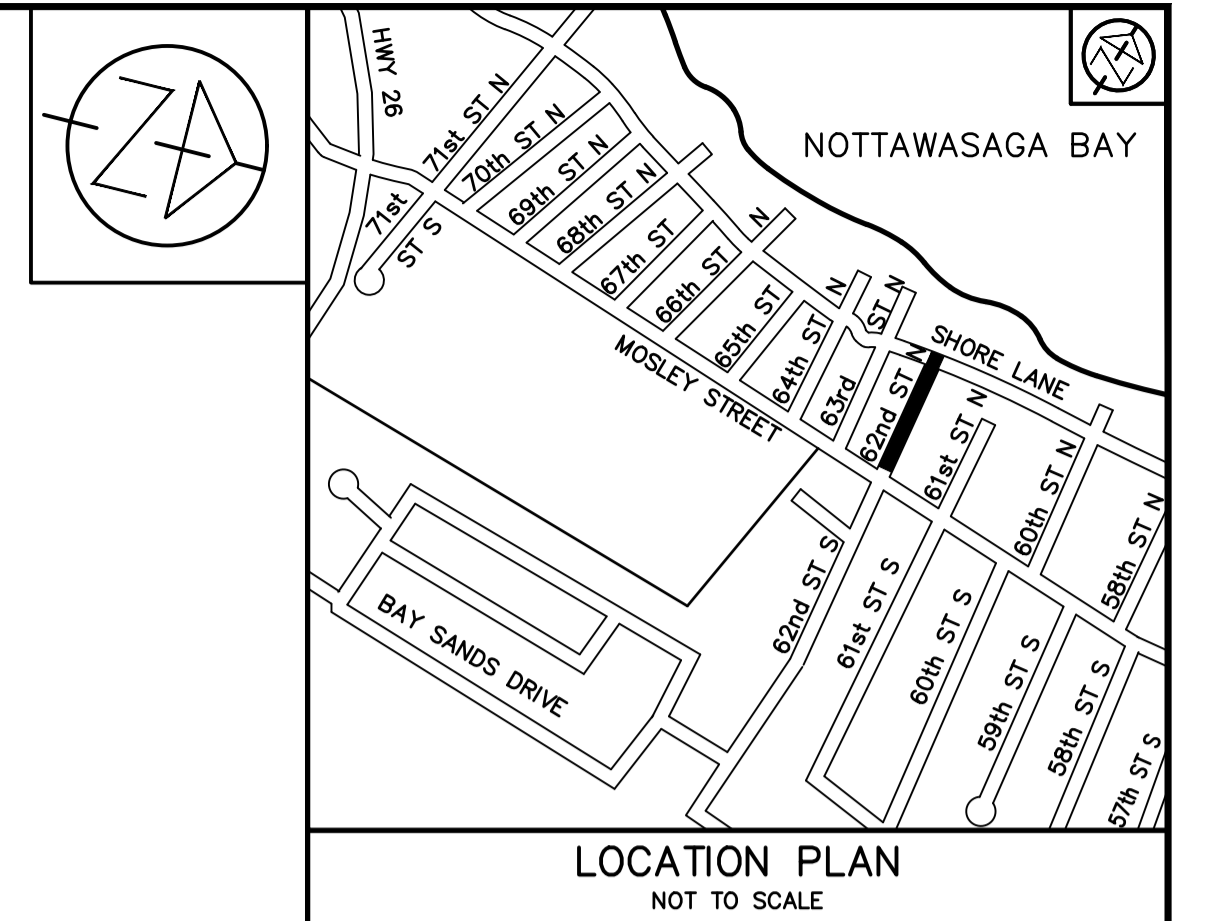
CONTRACT DRAWINGS
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Anley CONSULTING ENGINEERS PLANNERS

CONTRACT No. DWG. No. 113202-PP4

Last plotted Thursday, May 31, 2018 12:19:56 PM by Rudy Weckerle
File: V:\113202\Drawings\REFERRER SOLUTIONS ESR MAY 2018\113202-0plan-ESR Preferred Solution 62nd Street.dwg Layout: PP4



CONTRACT DRAWINGS
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LEGEND

- PROPERTY LINE
- BURIED BELL CABLE
- BURIED BELL CONDUIT
- BURIED GAS MAIN
- EXISTING WATERMAIN AND VALVE
- EX. SANITARY SEWER & M.H.
- FIRST FLOOR ELEV.

B.M. ELEV. 180.060
 N & W IN N. FACE H.B.L. SE CORNER 62nd ST. & MOSLEY ST. 60cm ABOVE GRADE.

NOTES:
 1) LOCATION OF UTILITIES ARE APPROXIMATE. CONTRACTOR TO OBTAIN UTILITY LOCATES AS REQUIRED PRIOR TO CONSTRUCTION.

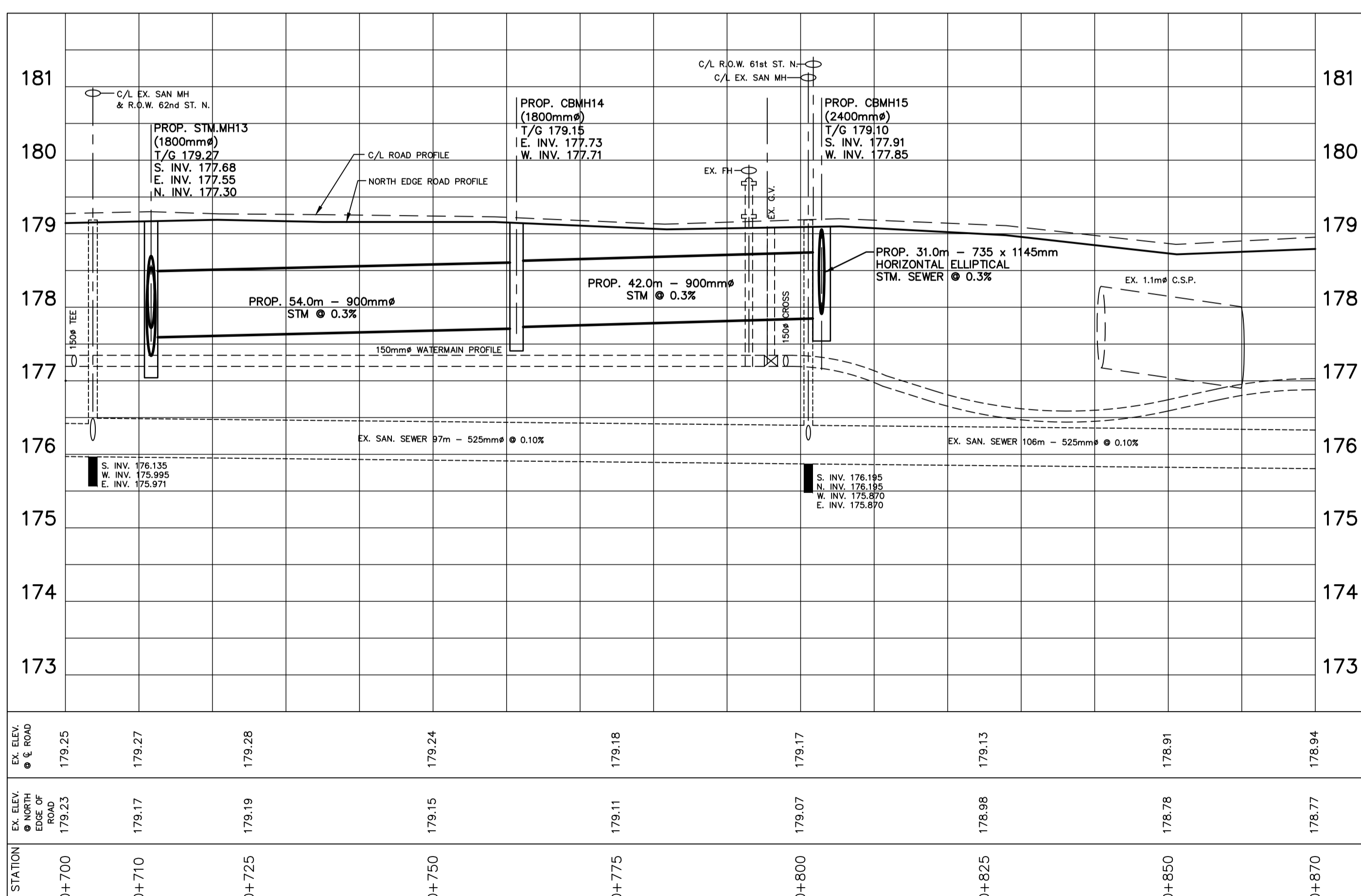
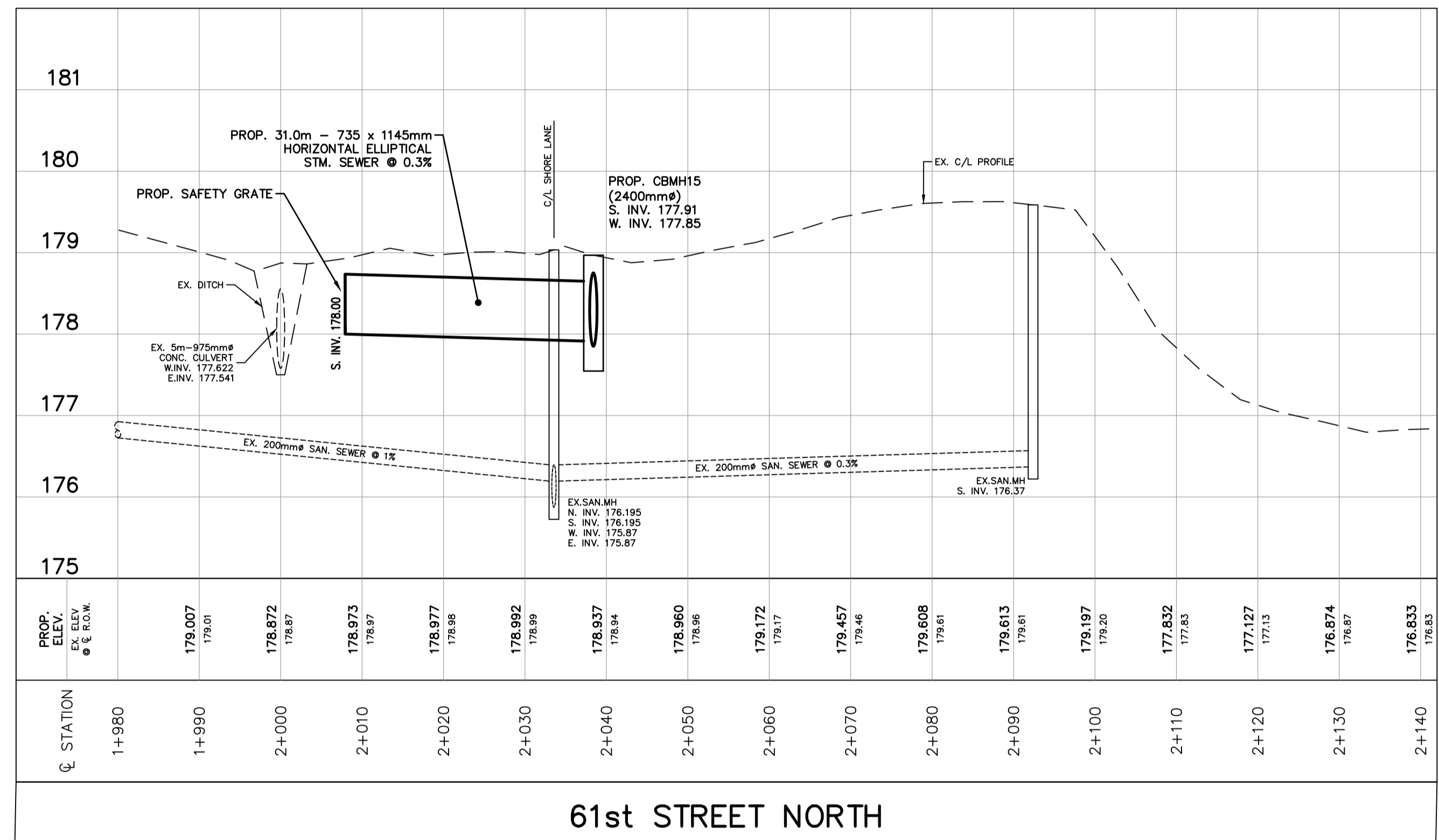
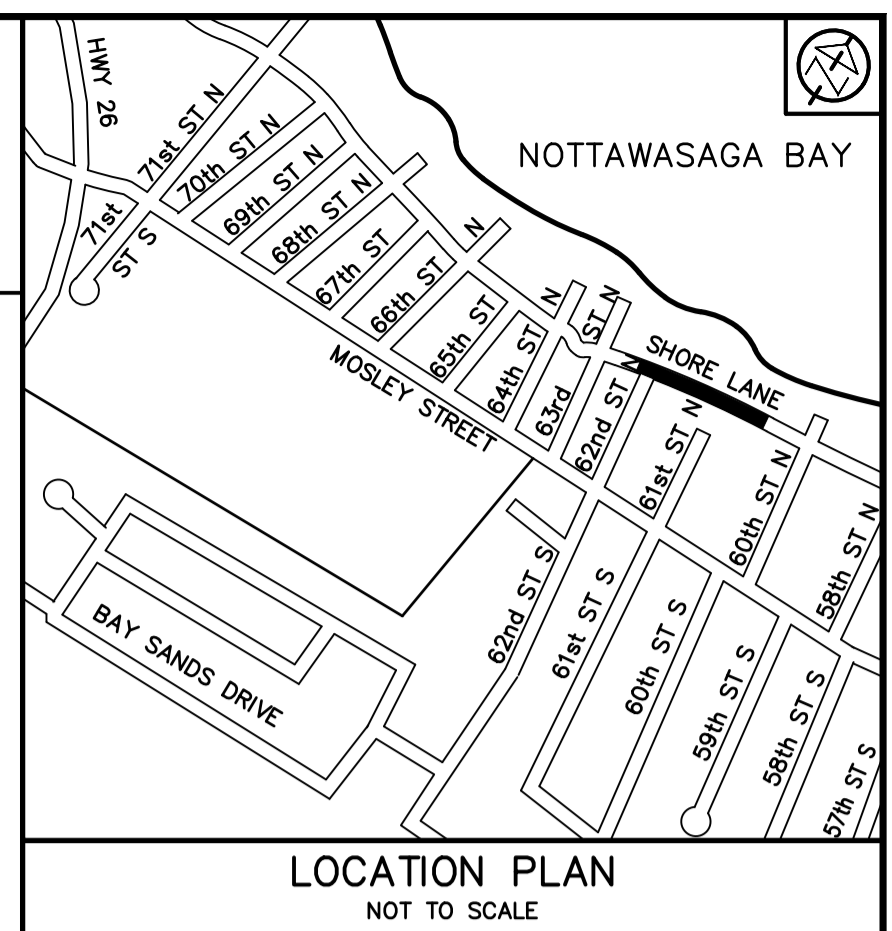
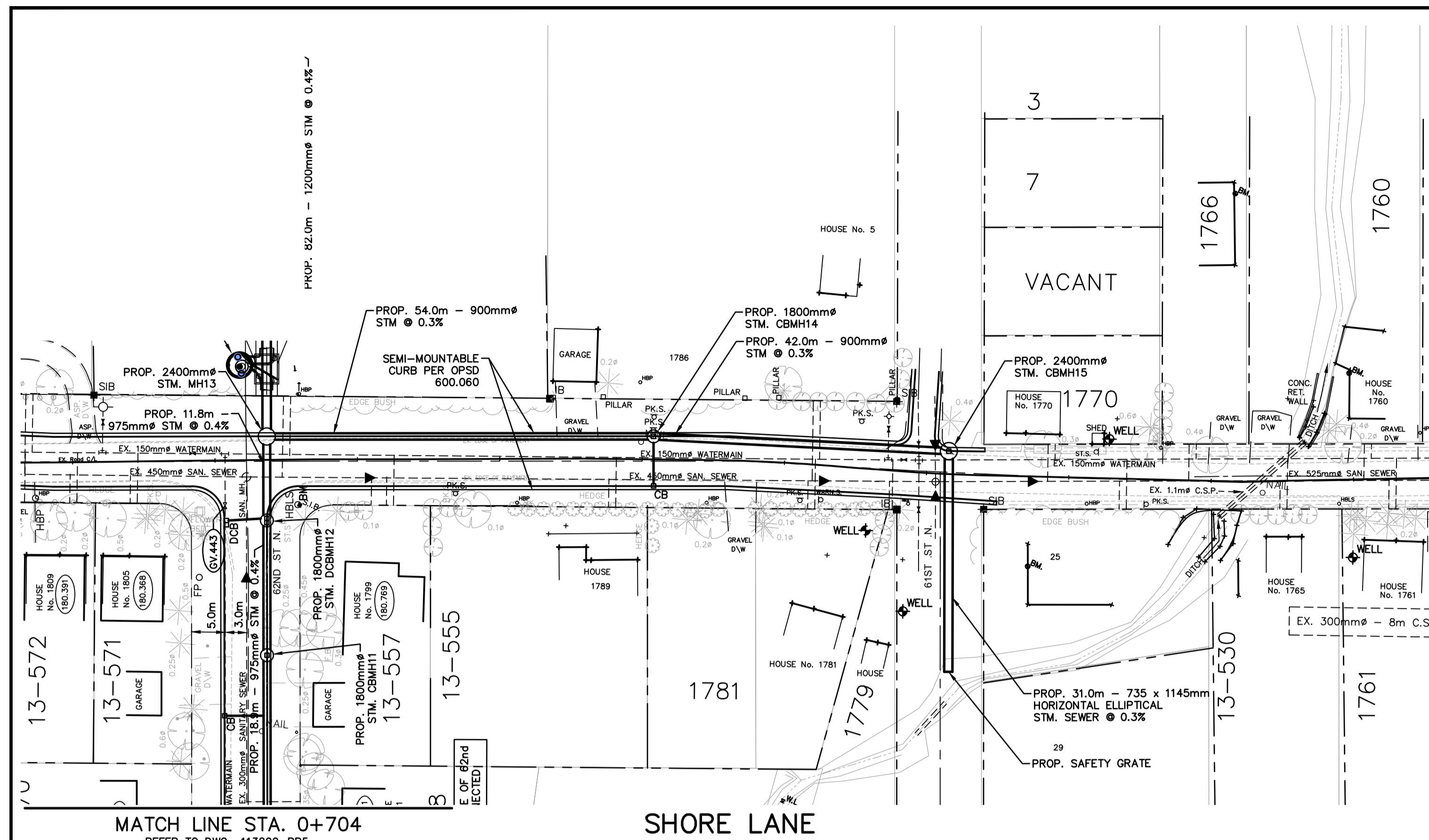
NO.	REVISIONS	DATE	INITIAL

Not Valid Unless Signed And Dated

PRELIMINARY

SCALE: H= 1:500 V= 1:50	DESIGN: S.L.F.	TOWN OF WASAGA BEACH BAY SANDS DEVELOPMENT DRAINAGE EA ALTERNATIVE 2D
DRAWN: R.A.W.	CHECKED: S.L.F.	
DATE: MAY 2018		PLAN & PROFILE 62nd STREET NORTH STA. 0+550 TO STA. 0+704

CONTRACT No. DWG. No. 113202-PP5



LEGEND

- PROPERTY LINE
- BURIED BELL CABLE
- BURIED BELL CONDUIT
- BURIED GAS MAIN
- EXISTING WATERMAIN AND VALVE
- EX. SANITARY SEWER & M.H.
- FIRST FLOOR ELEV.

B.M. ELEV. 179.494
N & W IN N. FACE OF H.P.L.S. ST
CORNER OF SHORE LANE & 62nd
STREET N.

NOTES:
1) LOCATION OF UTILITIES ARE APPROXIMATE.
CONTRACTOR TO OBTAIN UTILITY LOCATES AS
REQUIRED PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE	INITIAL

Not Valid Unless Signed And Dated

PRELIMINARY

SCALE: H= 1:500
V= 1:50

DESIGN: S.L.F.

DRAWN: R.A.W.

CHECKED: S.L.F.

DATE: MAY 2018

TOWN OF WASAGA BEACH
BAY SANDS DEVELOPMENT DRAINAGE EA
ALTERNATIVE 2A

PLAN & PROFILE
SHORE LANE
STA. 0+704 TO STA. 0+870

CONTRACT DRAWINGS
Contractor must verify all dimensions and be responsible for same. Any discrepancies must be reported to the Engineer before commencing work. Drawings are not to be scaled. Drawings may not be used for any purpose other than that stipulated in the contract agreement between the owner/client and the Engineer without the express written consent of Ainley & Associates Limited. Use of these drawings by any party for any other purpose is subject to the following caution.

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Ainley CONSULTING ENGINEERS PLANNERS

CONTRACT No. DWG. No. 113202-PP6