

May 15, 2017

County of Simcoe Administration Centre
John Daly, County Clerk
1110 Highway 26
Midhurst, ON L9N 1X6

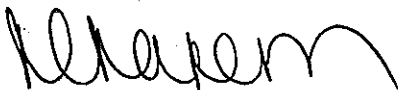
Via email to: john.daly@simcoe.ca

**Re: Written Submission concerning SC-OPA-1602 – Environmental Resource
Recovery Centre (ERRC)**

Mr. Daly,

Please see the attached correspondence dated March 2, 2016 from the Township of Springwater regarding the above noted file.

Regards,



Renée Chaperon
Clerk

March 2, 2016

Our File: C03 2016 03 02

Via email: brenda.clark@simcoe.ca

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

Attention: County Council

Subject: County of Simcoe Site Selection – OPF / MMF

At its meeting on March 2, 2016, Council of the Township of Springwater considered the County of Simcoe OPF and MMF site selection and adopted the following resolution:

Simcoe County Organics Processing Facility (OPF) and Materials Management Facility (MMF)

Whereas the Township of Springwater is fully supportive of sustainable waste reduction and diversion initiatives to reduce the use and need of landfill sites, and

Whereas the County of Simcoe's direct curbside diversion rate has remained relatively stagnant since 2012 at 52%, and

Whereas the 2015 Simcoe single family curbside audit revealed that the overall average waste generation of 574 kilograms per household remains similar to 2012 levels and is 8.5% ahead of 2010 levels, and

Whereas nearly 50% of the material in a typical household garbage bag could be diverted through curbside blue box recycling and green bin programs, and

Whereas the capture rate of curbside organics (green bin) continued to decline by 6% between the 2012 and 2015 audits (2010 47%; 2012 44%; 2015 38%), and

Whereas increasing the capture rate of curbside organics remains the single greatest opportunity to decrease the amount of waste destined for disposal sites, and

Whereas Simcoe County staff anticipates that it will take a number of years for the organics diversion program to become engrained, and

Whereas the greatest opportunity for diversion improvement remains the green bin program, with 40% of the average residential garbage bag being made up of food waste and other divertible green bin materials such as tissues, paper towels, and paper cups and plates,

Therefore be it resolved that before continuing further with the Simcoe County procurement or development of an Organics Processing Facility (OPF) and/or a Materials Management Facility (MMF), that the County of Simcoe be requested to conduct a comprehensive Business Case and presented to County Council and to Springwater Council and to the public;

That a Business Case include, but not be limited to, a risk analysis, market sounding process, a preliminary value for money assessment, including capital and operating cost projections, incorporating all costs related to the MMF and OPF development and cost projections for building and running an MMF and OPF under various growth and technology assumptions as well as recommended procurement and financing options;

That the Business Case include an analysis of the alternative options of entering into a contract or contracts with the best choice of service provider(s) to fulfill the County's anticipated needs in waste management recycling, under appropriate assumptions, for a 7 to 10 year period post 2018;

That a financial impact study be conducted as it include an assessment of the costs estimated to be incurred by Springwater with respect to the OPF and MMF, an assessment of the net effect on jobs and benefits to farmers;

And it be further resolved, that until such undertakings have been completed, the Township of Springwater does not support the establishment of an OPF or a MMF within its jurisdiction, and

That a copy of this resolution be forwarded to all members of the Council of the County of Simcoe, MPP's and the Minister of the Ministry of Environment and Climate Change.

I ask that this letter be forwarded to all members of County Council for consideration and any action deemed appropriate.

Bill French
Mayor



C: See Distribution List

Distribution List

Jim Wilson, MPP
Queen's Park
Room 434, Legislative Building
Toronto, ON M7A 1A8

Hon. Ted McMeekin, Minister of Municipal Affairs and Housing
17th Floor, 777 Bay Street
Toronto, Ontario M5G 2E5

Ministry of the Environment and Climate Change
Public Information Centre
2nd Floor, Macdonald Block
M2-22 – 900 Bay Street
Toronto ON M7A 1N3

February 23, 2017

RMS: D23 (SC-OPA-1602)

Mr. David Parks, MCIP, RPP
Director, Planning, Development and Tourism
County of Simcoe, Planning Department
1110 Highway 26
Midhurst, Ontario, L9N 1N6

Dear Mr. Parks:

**Re: County of Simcoe Official Plan Amendment - Environmental Resource
Recovery Centre (File No.: SC-OPA-1602)**

On February 22, 2017, Township of Oro-Medonte Council adopted the following motion:

1. That Report No. DS2017-015 be received and adopted; and
2. That a response to the County of Simcoe be submitted under the Mayor's signature, including a copy of Report DS2017-015, being the Township's formal response to County of Simcoe Official Plan Amendment (File No. SC-OPA-1602).

A copy of Report DS2017-015 is attached. In summary, the Township of Oro-Medonte offers the following comments regarding County of Simcoe Official Plan Amendment (File No. SC-OPA-1602):

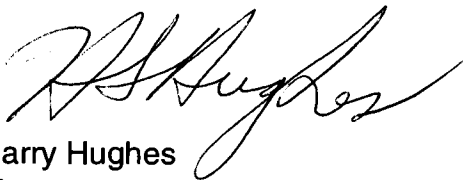
1. **The proposed text amendment to the County of Simcoe Official Plan should specifically identify a maximum permitted area (in hectares) for the Environmental Resource Recovery Centre.** While the background information states that the proposed facility would have an approximate footprint of 4.5 hectares (11.12 acres), there is no such limitation in the wording of the amendment that would prevent a future expansion of the facility. The purpose of limiting the area of the facility would be to provide greater certainty over the long-term with respect to the size of the facility and its potential impacts on the community, including the Township of Oro-Medonte.
2. **That a business plan be submitted with the application identifying, among other things, any potential for expansion and/or for receiving source materials**

from outside of the County of Simcoe. As with Comment No. 1 above, this comment pertains to achieving a level of certainty regarding the scale and intensity of the operation and its resulting impacts.

3. **That a traffic management and enforcement plan be prepared and submitted with the application.** A traffic impact study has been prepared in support of the application and concludes that the proposed facility will have negligible impacts on the surrounding road system. Township Operations Staff have advised Planning Staff that no direct impacts on the Township's road network are anticipated as a result of the proposed Environmental Resource Recovery Centre. However, Planning Staff notes that no information has been provided with the application that would address and identify specific haul routes for materials being delivered to and from this proposed County-wide facility. There has also been no information provided with respect to a strategy for the enforcement of the haul routes, speeding and load weight limits. This type of traffic management and enforcement information is commonly required in association with other proposed land uses, such as pits and quarries, which generate traffic in the form of large trucks. Such information would provide the Township with a better understanding of potential truck traffic impacts in Oro-Medonte.

4. **That more information be provided regarding the composting technology options being considered, their associated risks in terms of odour impacts and the mitigation methods proposed.** The history of organics composting in Ontario has demonstrated that such facilities have the potential to emit odours resulting from failures in the composting process. Such failures are commonly referred to in the composting industry as "going anaerobic", when low oxygen conditions inadvertently occur in the compost mix, resulting in a strong ammonia-like odour that can be detected over many kilometres. Source materials such as grass clippings have been demonstrated to be particularly challenging from an odour management standpoint. Considering that the proposed Environmental Resource Recovery Centre site is located approximately 2.5 kilometres from the Township's boundary and approximately 3.5 kilometres away from the Craighurst Settlement Area, an odour related failure would likely impact residents of the Township.

Yours sincerely,



Harry Hughes
Mayor

Encl.

c.c.: Renee Chaperon, Clerk, Township of Springwater, 2231 Nursery Road
Minesing, ON L9X 1A8

Report

Report No. DS2017-015	To: Council	Prepared By: Derek Witlib, Manager, Planning Services
Meeting Date: February 22, 2017	Subject: County of Simcoe Official Plan Amendment - Environmental Resource Recovery Centre (File No.: SC-OPA-1602)	Motion # _____
Roll #: N/A		R.M.S. File #: D23

Recommendation(s):	Requires Action <input checked="" type="checkbox"/>	For Information Only <input type="checkbox"/>
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It is recommended:

1. That Report No. DS2017-015 be received and adopted; and
2. That a response to the County of Simcoe be submitted under the Mayor's signature, including a copy of Report DS2017-015, being the Township's formal response to County of Simcoe Official Plan Amendment (File No. SC-OPA-1602).

Background:

In 2014 the County of Simcoe initiated a siting process to identify a site for the development of an Organics Processing Facility (OPF) for the long-term processing of source-separated organics (SSO). The siting process was subsequently expanded to also identify a site for the development of a Materials Management Facility (MMF) for the transfer of garbage, recyclables, and SSO. Collectively, these facilities are referred to as the Environmental Resource Recovery Centre (ERRC) and form part of the County's Solid Waste Management Strategy that was released on 2010.

Following a site evaluation process, which considered 502 candidate sites, County Council selected a property located at 2976 Horseshoe Valley Road in the Township of Springwater as the preferred site. A location map is included as Schedule 1 to this report. The subject lands are approximately 84 hectares (207.6 acres) in size and the approximate footprint of the ERRC is estimated at 4.5 hectares (11.12 acres). A conceptual site plan is included as Schedule 2.

The County is proposing to amend its Official Plan to facilitate the development of the ERRC. Other related planning applications (Official Plan Amendment & Zoning Bylaw Amendment) have also been submitted to the Township of Springwater and are currently subject to the Township's planning review process.

A copy of the draft County Official Plan Amendment is included as Schedule 3. The amendment to the County of Simcoe Official Plan proposes to amend the County Official Plan to permit an Environmental Resource Recovery Centre on a portion of a County-owned property (County Forest) in the Greenlands designation by:

Renaming Schedule 5.6.1 from “County Waste Disposal Sites” to “County Waste Management System”;

Adding “Environmental Resource Recovery Centre” to the legend;

Adding a symbol for an Environmental Resource Recovery Centre to the map.

Adding the following section and text to the County Official Plan:

“Section 4.9.18

Environmental Resource Recovery Centre

Part of Lot 2 Concession 1, Springwater (2976 Horseshoe Valley Road)

Permitted uses on a portion of Part of Lot 2, Concession 1, Springwater Township (2976 Horseshoe Valley Road) as identified on Schedule 5.6.1, as Environmental Resource Recovery Centre shall include facilities for the purpose of the consolidation and transfer of various waste streams such as organics, recyclable materials and non-hazardous household garbage, processing of organic green bin materials under controlled conditions for conversion into other materials. Other ancillary uses would include a public education area, truck maintenance and servicing area and facility administration. The temporary storage of waste is permitted on the lands but no permanent disposal of waste materials or landfilling of any kind is permitted within the lands subject to Section 4.9.18.”

The following plans, reports and studies have been commissioned by the County and submitted in support of the application:

- Locational Plan prepared by GHD Limited dated November 17, 2016;
- Conceptual Site Plan Figure 3.1 prepared by GHD Limited dated November 15, 2016;
- Planning Justification Report prepared by GHD Limited dated November 17, 2016;
- Scoped Environmental Impact Study prepared by GHD Limited dated November 17, 2016 (includes Hazard Lands Assessment);
- Agricultural Impact Assessment Report for the Proposed Environmental Resource Recovery Centre (ERRC) prepared by AgPlan Limited dated November 16, 2016;
- Facility Characteristics Report prepared by GHD Limited dated November 17, 2016 (includes Stormwater Management, Noise & Odour, Functional Servicing components);
- Cultural Heritage Resource Assessment: Built Heritage Resources and Cultural Heritage Landscapes, Existing Conditions – Impact Assessment prepared by ASI Archaeological & Cultural Heritage Services dated August 2016 (Revised November 2016);
- Stage 1 & 2 Archaeological Assessment Simcoe Environmental Resource Recovery Centre prepared by ASI Archaeological & Cultural Heritage Services dated November 16, 2016;

- Stage 3 Site Specific Assessment Simcoe Environmental Resource Recovery Centre Gribbin Site (BdGw-49) prepared by ASI Archaeological & Cultural Heritage Services dated November 11, 2016;
- Stage 3 Site Specific Assessment Simcoe Environmental Resource Recovery Centre Gribbin Site (BdGw-49) prepared by ASI Archaeological & Cultural Heritage Services dated November 11, 2016;
- Traffic Impact Study prepared by MMM Group dated November 2016;
- Hydrogeological Assessment Environmental Resource Recovery Centre (ERRC) prepared by GHD Limited dated November 15, 2016;
- Summary of Consultation and Notification (to December 2016);
- Project Summary and O. reg. 543/06 Summary prepared by GHD Limited. December 21, 2016; and
- Buffer Distances (100m intervals) Map.

This report had been prepared for Council's consideration for the purposes of providing the Township's formal comments to the County of Simcoe in response to the County's circulation of the proposed amendment to the County Official Plan.

Analysis:

Planning Staff have reviewed the proposed County Official Plan Amendment and the supporting documents in context to the proposed development's potential impacts on the Corporation of the Township of Oro-Medonte and its residents. Planning Staff's comments are provided below:

1. **The proposed text amendment to the County of Simcoe Official Plan should specifically identify a maximum permitted area (in hectares) for the Environmental Resource Recovery Centre.** While the background information states that the proposed facility would have an approximate footprint of 4.5 hectares (11.12 acres), there is no such limitation in the wording of the amendment that would prevent a future expansion of the facility. The purpose of limiting the area of the facility would be to provide greater certainty over the long-term with respect to the size of the facility and its potential impacts on the community, including the Township of Oro-Medonte.
2. **That a business plan be submitted with the application identifying, among other things, any potential for expansion and/or for receiving source materials from outside of the County of Simcoe.** As with Comment No. 1 above, this comment pertains to achieving a level of certainty regarding the scale and intensity of the operation and its resulting impacts.
3. **That a traffic management and enforcement plan be prepared and submitted with the application.** A traffic impact study has been prepared in support of the application and concludes that the proposed facility will have negligible impacts on the surrounding road system. Township Operations Staff have advised Planning Staff that no direct impacts on the Township's road network are anticipated as a result of the proposed Environmental Resource Recovery Centre. However,

Planning Staff notes that no information has been provided with the application that would address and identify specific haul routes for materials being delivered to and from this proposed County-wide facility. There has also been no information provided with respect to a strategy for the enforcement of the haul routes, speeding and load weight limits. This type of traffic management and enforcement information is commonly required in association with other proposed land uses, such as pits and quarries, which generate traffic in the form of large trucks. Such information would provide the Township with a better understanding of potential truck traffic impacts in Oro-Medonte.

4. **That more information be provided regarding the composting technology options being considered, their associated risks in terms of odour impacts and the mitigation methods proposed.** The history of organics composting in Ontario has demonstrated that such facilities have the potential to emit odours resulting from failures in the composting process. Such failures are commonly referred to in the composting industry as “going anaerobic”, when low oxygen conditions inadvertently occur in the compost mix, resulting in a strong ammonia-like odour that can be detected over many kilometres. Source materials such as grass clippings have been demonstrated to be particularly challenging from an odour management standpoint. Considering that the proposed Environmental Resource Recovery Centre site is located approximately 2.5 kilometres from the Township’s boundary and approximately 3.5 kilometres away from the Craighurst Settlement Area, an odour related failure would likely impact residents of the Township.

Financial / Legal Implications / Risk Management:

There are no potential financial and legal implications associated with the recommendations of this report.

Policies/Legislation:

- Planning Act, R.S.O. 1990, c. P.13
- Provincial Policy Statement, 2014
- Growth Plan for the Greater Golden Horseshoe, 2006
- County of Simcoe Official Plan
- Township of Springwater Official Plan
- Township of Springwater Zoning By-law No. 5000

Corporate Strategic Goals:

The following strategic goals of the Township are relevant in context to the proposed County Official Plan Amendment to permit an Environmental Resource Recovery Centre:

- Continuous Improvement & Fiscal Responsibility
- Balanced Growth
- Inclusive, Healthy Community

The proposed amendment, if approved, and the resulting development are not anticipated to conflict with the Strategic Plan.

Consultations:

- Manager, Operations

Attachments:

Schedule 1: Location Map

Schedule 2: Conceptual Site Plan

Schedule 3: Draft Amendment to the County of Simcoe Official Plan

Conclusion:

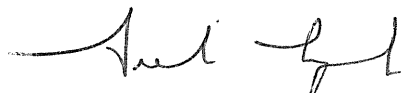
Planning Staff recommends that the comments contained in this report be forwarded, under the Mayor's signature, to the County of Simcoe in response to the County's circulation of the proposed amendment to the County Official Plan.

Respectfully submitted:



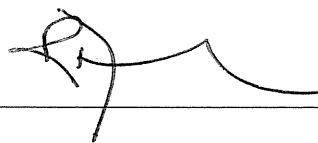
Derek Witlib, MCIP, RPP
Manager, Planning Services

Reviewed by:



Andria Leigh, MCIP, RPP
Director, Development Services

SMT Approval / Comments:

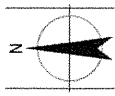




Schedule 1 – Location Map

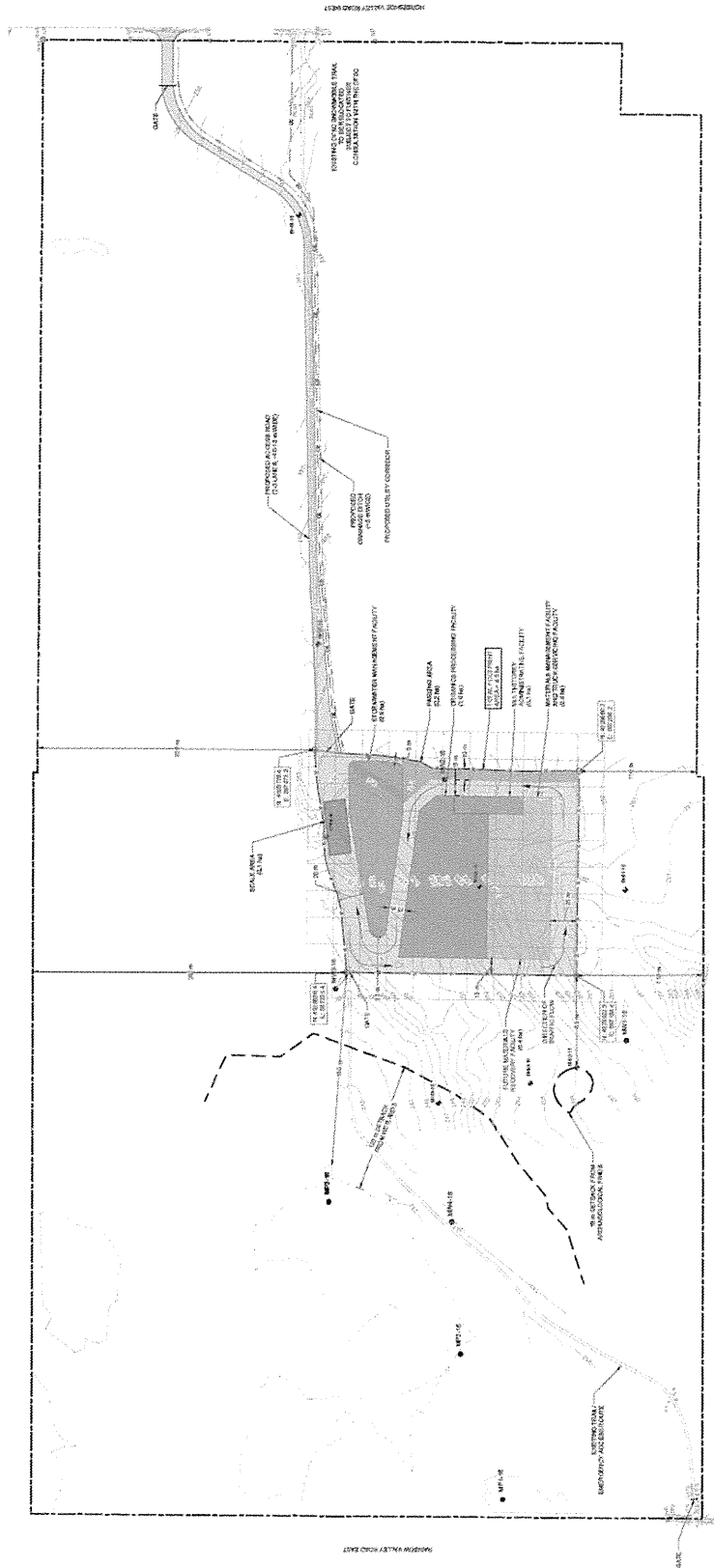


Job Number | PROMO
 Revision | A
 Date | NOV 2016
Figure 01
 Township of Springwater
 Environmental Resource Recovery Centre
 2976 Horseshoe Valley Road
LOCATION PLAN
 65 Suncy Street, Whistler, Ontario L1N 0Y0 T 1 905 666 5422 F 1 905 532 7877 E info@ghdcanada.com W www.ghd.com




 Site
 Facility

Schedule 2 – Conceptual Site Plan



Schedule 3 – Draft Amendment to the County of Simcoe Official Plan

Draft Amendment to the County of Simcoe Official Plan

INTRODUCTION

This document has two components; the Preamble (Part I), and the Official Plan Amendment (Part II).

a) Part I: The Preamble establishes the general context within which the Amendment has been prepared and does not constitute part of the Amendment.

b) Part II: The Official Plan Amendment amends the relevant sections of the Official Plan for the County of Simcoe in order to allow the development and use of an Environmental Resource Recovery Centre and associated uses.

PART I - THE PREAMBLE

Purpose

This Amendment proposes to rename Schedule 5.6.2 from “County Waste Disposal Sites” to “County Waste Management System” to recognize new and expanded types of operations in waste management facilities. The amendment would also add Environmental Resource Recovery Centre to the legend of Schedule 5.6.2 to introduce the specific use. The amendment also adds a symbol for Environmental Resource Recovery Centre to the Schedule within Part of Lot 2 Concession 1 Springwater Township, the site of the proposed Environmental Resource Recovery Centre.

The amendment further amends Section 4.9 of the Official Plan by providing a site specific land use exception 4.9.18 specific to the Environmental Resource Recovery Centre. The exception describes the permitted uses which can be undertaken at the Environmental Resource Recovery Centre. It also clearly states that the temporary storage of waste is permitted on the lands and that no permanent disposal of waste materials or landfilling of any kind is permitted within the lands subject to the exception.

Location

The lands subject of Official Plan Amendment NO. X encompasses a portion of the site owned by the County of Simcoe and situated at 2976 Horseshoe Valley Road, Lot 2 Concession 1 in the Township of Springwater.

The lands subject of Official Plan Amendment No. 7 encompass approximately 4.5 hectares (11.12 acres) within the total site of 84 hectares (207.56 acres). The total site has 614 metres of frontage on Horseshoe Valley Road on the south side and 623

Schedule 3 continued...

metres of frontage on Rainbow Valley Road on the north. The proposed facility would be located internal to the site and accessed by a driveway of approximately 700 metres length connecting the facility site to Horseshoe Valley Road.

Basis

The need for this Amendment arises from the conclusion of the County of Simcoe's siting process for a proposed Organics Processing Facility and Materials Management Facility, which was completed between December 2014 and early 2016. The subject lands were identified as the preferred site for these facilities among a list of 502 candidate sites reviewed. This Amendment will enable a portion of the subject lands to be used for, the aforementioned facilities and associated ancillary uses, subject to the appropriate zoning of these lands.

The amendment also adds a specific exception to Section 4.0 of the Official Plan. This exception provides a more precise description of the types of activities which may occur at the Environmental Resource Recovery Centre. The exception also clearly indicates that the temporary storage of waste is permitted at the site while the permanent disposal or landfilling of waste is not permitted.

The proposed site was assessed in terms of governing planning policy as provided by the Provincial Policy Statement 2014, Places to Grow – Growth Plan for the Greater Golden Horseshoe, The County of Simcoe Official Plan and the Township of Springwater Official Plan. The proposed facility conforms with and implements the planning guidance provided by these policy documents.

Certain conditions must be placed on the construction and operation of the facility to ensure that there are no impacts on the natural environment and nearby sensitive uses. In addition a number of specific studies addressing archaeology, noise, transportation and environment were prepared in support of the proposed Official Plan amendment. Development of the facility must follow the policy guidance and findings of the supporting studies in order to ensure no adverse impacts. These requirements will be included as appropriate in the Ministry of Environment and Climate Change Environmental Compliance Approval, development agreements between the County and Township and the site plan.

PART II - THE OFFICIAL PLAN AMENDMENT

1.0 Introduction

All of this part of the document entitled "Part II - The Amendment", which consists of the following text and attached schedules, constitutes Amendment No. X to the Official Plan for the County of Simcoe.

Schedule 3 continued...

2.0 Details of the Amendment

County of Simcoe OPA #X

The Official Plan for the County of Simcoe Section 4.9 is hereby amended by:

- a) Modifying Schedule 5.6.1 as illustrated on Schedule "A", by a) renaming Schedule 5.6.1 "County Waste Disposal Sites" to Schedule 5.6.1 "County Waste Management System", b) adding Environmental Resource Recovery Centre to the legend, and c) adding a symbol for Environmental Resource Recover Centre to the Schedule within Part of Lot 2 Concession 1 Springwater Township.

And

- b) the addition of the following Section and Text after Section 4.9.17;

"Section 4.9.18, Environmental Resource Recovery Centre

Part of Lot 2, Concession 1, Springwater (2976 Horseshoe Valley Road)

Permitted uses on a portion of Part of Lot 2, Concession 1, Springwater Township (2976 Horseshoe Valley Road) as identified on Schedule 5.6.1 as Environmental Resource Recovery Centre shall include facilities for the purpose of the consolidation and transfer of various waste streams such as organics, recyclable materials and non-hazardous household garbage, processing of organic green bin materials under controlled conditions for conversion into other materials. Other ancillary uses would include a public education area, truck maintenance and servicing area and facility administration area. The temporary storage of waste is permitted on the lands but no permanent disposal of waste materials or landfilling of any kind is permitted within the lands subject to Section 4.9.18.

3.0 Implementation

The provisions of the Official Plan regarding the implementation of that Plan shall also apply to this amendment.

4.0 Interpretation

The provisions of the Official Plan for the Corporation of the County of Simcoe, as amended from time to time, shall apply to this Amendment.

Schedule 'B' to Proposed Official Plan Amendment _____ to the Simcoe County Official Plan
 Part of Lot 2 Concession 1, Township of Springwater



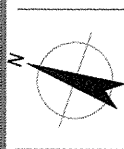
SCHEDULE 5.6.1
 To the County of Simcoe Official Plan
County Waste Management System

- Closed Facilities**
- Closed Landfill Site
 - Closed Stamp Dump
- Open Facilities**
- Open Landfill Site
 - Open Stamp Dump
 - Under Development Landfill Site
 - Lands not subject to this plan
 - Environmental Resource Recovery Centre
 - Environmental Resource Recovery Centre

This schedule must be referred to in conjunction with the text of the County of Simcoe Official Plan - November 25, 2008

Approved by the OMB on July 10th, 2015

Revised: 2015/07/03



Township of Springwater
 Environmental Resource Recovery Centre
 2876 Horseshoe Valley Road
 OPA SCHEDULES
 COUNTY OF SIMCOE

Job Number | PROMO
 Revision | A
 Date | NOV 2016
 Schedule 'A'

65 Sunny Street, Wexby, Ontario L1N 8Y3 T 1 905 639 6402 F 1 905 432 7077 E info@ghdcanada.com W www.ghd.com



Simcoe County District School Board

1170 Highway 26 West
Midhurst, Ontario
L0L 1X0

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

January 9, 2017

Mr. David Parks, Director
Planning, Development & Tourism
County of Simcoe
1110 Highway 26
Midhurst, ON
L0L 1X0

SC-OPA-1602

Dear Mr. Parks:

COUNTY INITIATED OFFICIAL
PLAN AMENDMENT
ENVIRONMENTAL RESOURCE RECOVERY CENTRE
2976 HORSESHOE VALLEY ROAD WEST
TOWNSHIP OF SPRINGWATER

Thank you for circulating Request for Comment for the above-noted County Initiated Official Plan Amendment to this office. The purpose of the Official Plan Amendment is to 1. Modify Schedule 5.6.1 to the County's Official Plan by a) renaming Schedule 5.6.1 "County Waste Disposal Sites" to Schedule 5.6.1 "County Waste Management System", b) adding Environmental Resource Recovery Centre to the legend, and c) adding a symbol for Environmental Resource Recovery Centre to the Schedule within Part of Lot 2, Concession 1, Township of Springwater; and 2. Adding the following section and text after Section 4.9.17, Section 4.9.18, Environmental Resource Recovery Centre Part of Lot 2, Concession 1, Springwater (2976 Horseshoe Valley Road West) Permitted uses on a portion of Part of Lot 2, Concession 1, Springwater (2976 Horseshoe Valley Road West) as identified on Schedule 5.6.1 as Environmental Resource Recovery Centre shall include facilities for the purpose of the consolidation and transfer of various waste streams such as organics, recyclable materials and non-hazardous household garbage, processing of organic green bin materials under controlled conditions for conversion into other materials. Other ancillary uses would include a public education area, truck maintenance and servicing area and facility administration area. The temporary storage of waste is permitted on the lands but no permanent disposal of waste materials or landfilling of any kind is permitted with the lands subject to Section 4.9.18.

To facilitate the development of the ERRC, amendments are required to both the County of Simcoe and the Township of Springwater Official Plans as well as the Township of Springwater Comprehensive Zoning By-law.

These applications have been submitted to the Township of Springwater and are currently subject to the planning review process.

Planning staff have no objections to this County Initiated Amendment.

Should you require additional information, please do not hesitate to contact this office.

Yours truly,

A handwritten signature in black ink that reads "Holly Spacek". The signature is written in a cursive style with a large initial "H".

Holly Spacek, MCIP, RPP
Senior Planner



2 March 2017

Mr. David Parks MCIP, RPP
Director, Planning, Development and Tourism Department
County of Simcoe
1110 Highway 26
Midhurst, ON L9X 1N6

Mr. Brent Spagnol, MCIP, RPP
Director of Planning Services & By-law Enforcement
Township of Springwater
2231 Nursery Road
Minesing, ON L9X 1A8

Dear Mr. Parks and Mr. Spagnol,

Re: Environmental Resource Recovery Centre
County File: SC-OPA-1602; Township OP-2016-005, ZB-2016-021
2976 Horseshoe Valley Road West
Township of Springwater
NVCA ID # 30106

The Nottawasaga Valley Conservation Authority (NVCA) is in receipt of a formal circulation of an amendment to the County of Simcoe Official Plan (OPA) and an amendment to the Township of Springwater Official Plan and Zoning By-law. In response we offer the following comments pursuant to our mandate as described in Section 20 of the *Conservation Authorities Act* and service agreement with the County of Simcoe.

GENERAL COMMENTS

NVCA staff understand that the proposal is to facilitate the development of an Environmental Resource Recovery Centre (ERRC). The proposed ERRC is an amalgamation of a number of waste management facilities including a Materials Management Facility, Organics Processing Facility, Truck Servicing Facility, Administrative Facility, Materials Recovery Facility and supporting infrastructure including a stormwater management facility and internal roads.

The subject property is located at 2976 Horseshoe Valley Road West, approximately 3 kilometres west of Provincial Highway 400. The existing site is owned by the County of Simcoe (County) and is open to the public for seasonal recreational activities including hiking, cycling, and cross country skiing. A portion of the site has been reforested with a plantation of pine and spruce species. An existing trail bisects the property and will be used for access to the proposed ERRC facility. The proposed 4.5 hectare (ha) development envelope for the ERRC is located centrally within the 84 ha property. The subject property

is partially regulated pursuant to Ontario Regulation 172/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Permits are required from NVCA prior to construction or grading in regulated portions of this property.

The comments provided by NVCA staff on the circulated applications are in the context of the relevant Provincial Plans, County Official Plan, NVCA Policies and Guidelines and the Township's policies and land use designations of approved Official Plans and other guiding municipal documents within the Conservation Authority's "Area of Interest". Our area of interest includes, but is not limited to, the following:

- a. NVCA regulated areas including watercourses, river and stream valleys, natural hazards, wetlands and associated allowances;
- b. Natural heritage features and areas including woodlands, wetlands, surface and groundwater features and fisheries habitats; and
- c. Consideration of stormwater management.

Generally, NVCA staff has no objection to the proposed applications, subject to the submission of additional materials that satisfactorily address the specific comments outlined below. These additional materials should be provided prior to any decision(s) being made on the above noted applications, unless otherwise noted.

REVIEW COMMENTS

NVCA staff have reviewed the following documents provided in support of the applications:

- Conceptual Site Plan Figure 3.1 prepared by GHD Limited dated November 15, 2016
- Planning Justification Report prepared by GHD Limited dated November 17, 2016
- Scoped Environmental Impact Study prepared by GHD Limited dated November 17, 2016 (includes Hazard Lands Assessment)
- Facility Characteristics Report prepared by GHD Limited dated November 17, 2016 (includes Stormwater Management, Noise & Odour, Functional Servicing components)
- Hydrogeological Assessment Environmental Resource Recovery Centre (ERRC) prepared by GHD Limited dated November 15, 2016
- Summary of Consultation and Notification (to December 2016)
- Project Summary and O.Reg 543/06 Summary prepared by GHD Limited dated December 21, 2016

Natural Hazards and Stormwater Management

We note that the information provided is sufficient to address all hazard and stormwater concerns at the OPA and ZBA stage of the planning process. At the site plan stage we will further review the stormwater management details.

Through review of the Scoped Environmental Impact Study, specifically Appendix D "Hazard Land Assessment of 2976 Horseshoe Valley Road West" and the "Facility Characteristics Report" we offer the following specific comments:

1. The submission has successfully demonstrated that the proposed development is outside any area of natural hazards (flooding and erosion) and there are no hazardous soils that would impact the development.

2. The stormwater management proposal is to use a treatment train approach to provide water quality and water quantity control for all stormwater prior to discharging onto Horseshoe Valley Road. This approach is reasonable for this site.

Natural Heritage

Through review of the Scoped Environmental Impact Study (EIS) report we offer the following comments:

3. Section 2.2.3 - SWMM2-1 also supports thicket swamp inclusions. Ground cover notes should include sensitive fern, marsh fern, dwarf raspberry, wetland sedges. Ground cover indicated in report is more typical of ground cover in adjacent (non-wetland) fresh-moist white pine hardwood mixed forest (FOMM9-2). Please add this information to the report.
4. NVCA staff concurs with Section 2.2.4 and 2.2.5 of the EIS. Wetlands mapping undertaken by GHD is accurate and the unevaluated MNRF wetland just west of the property is not wetland but in fact a dry-fresh sugar maple forest. It is also agreed that the previously mapped drainage feature is not present in the field as noted in the EIS (Section 4.3).
5. Section 2.2.6.1 of the EIS notes timing of Amphibian breeding surveys, however further details on species activity (including call code as per Marsh Monitoring Protocol) by station and by survey date should be provided.
6. Section 2.2.6.2 of the EIS regarding breeding bird surveys should include further details on species activity by station.
7. Section 2.2.6.3 of the EIS should include observance of spotted salamander egg masses in the SWCM2-1 vernal pools on May 31, 2016. Large numbers of dead/dying tadpoles (species unknown) observed in the MASM1-2/SWCM2-1 wetland in the northeast corner of the property on July 4, 2016. Additionally, please note the drought conditions in spring/summer 2016.
8. Vegetation community inventory is incomplete and additional sedges and other wetland flora identified during site visits should be included.
9. Potential habitat for Hine's Emerald Dragon Fly has been appropriately shown to not be present on the property. Confirmation of Ministry of Natural Resource and Forestry (MNRF) review of bat survey protocols and proposed mitigation should be provided for bat Species at Risk considerations.
10. Vegetation species of interest also identified ox eye sunflower and running strawberry bush noted as being regionally rare in the area. Mitigation should be considered for these two species should they be potentially impacted by proposed site development. Mapping showing the location(s) of these two species should be provided.
11. Section 4.1 of the EIS should include a note that the forests (and contiguous areas) on the property meet the size criterion for "woodlots" as outlined under Section 16.2.1.4.2 in the Township of Springwater Official Plan. In addition, identified wetlands are considered Category 1 Lands as per Section 16.2.1.4.1 of the Springwater Official Plan and should be noted as such within the EIS report.

12. Section 4.5 of the EIS regarding significant wildlife habitat should include an assessment of potential Amphibian Breeding Habitat (Woodland) as per MNRF Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E. As per comments on Section 2.2.6.1, insufficient documentation is provided in the report to determine either the presence or absence of this significant wildlife habitat component on the property.
13. Additional justification is required for statement in the EIS that much of the property should not be considered as area-sensitive breeding bird habitat on the basis that it is not comprised of "large, natural blocks of mature woodland". While the property is a managed plantation, natural regeneration has occurred in many of the stands (through management) as indicated by non-plantation Ecological Land Classification (ELC) coding. Based on NVCA staff observations, a number of area-sensitive bird species are present in the forest which attests to the presence of forest interior conditions conducive to a significant wildlife habitat function. This potential function should be re-evaluated based on the appropriate ELC communities present on the property.
14. Rationale should be provided in the EIS in support of the proposed facility footprint, clarifying why it is proposed for the current location instead of in a potentially less sensitive natural heritage areas (i.e. forest edge/near road).
15. The existing Ontario Federation of Snowmobile Clubs (OFSC) Trail is proposed to be relocated. Identification of new trail locations should be proposed and consideration given to avoiding any impacts to the natural features identified in the EIS.
16. NVCA staff agrees with the report's findings outlined in Section 5.2 that the proposed facility/primary access route is sufficiently removed from the wetlands to protect their functions (including upland dispersal of amphibians) Details of proposed mitigation along the emergency access route (i.e. crossing tunnels/culverts, drift fences), should be considered at the site plan stage of the process.
17. Afforestation/offsetting is recommended to offset the 4.5 ha loss of forest cover associated with the proposed facility footprint. NVCA staff recommends that the proposed afforestation/offsetting be undertaken in a location that will contribute to forest interior function as well as forest cover to offset the loss of forest interior habitat on this property. Typically, offsetting is undertaken on a 2 to 1 basis, which represents 9 ha of reforestation for this project.
18. Further afforestation should be considered to offset the loss of forest cover associated with the proposed expansion of the primary access route and emergency access road. Afforestation of the historical and now abandoned portion of the primary access route may partially offset this loss of forest; however additional afforestation should be included to offset the net loss of forest to roadworks.
19. NVCA staff agrees that the planned continued management of the plantation areas on the remainder of the property toward mature native forest form will also serve as a portion of mitigation.
20. Further mitigation techniques will need to be detailed at the site plan stage of the planning process and should include directional lighting to minimize intrusion into

natural areas or fencing of the ERRC footprint to minimize inadvertent encroachment into natural areas.

21. A salvage and transplant plan should be generated for regionally rare species that may be impacted by the facility footprint and access routes.

Hydrogeology

Through review of the Hydrogeological Assessment – Environmental Resource Recovery Centre (ERRC) report we offer the following comments:

22. The site is located within a significant groundwater recharge area. Please include this classification within the report. Further advise on how the proposed development may impact groundwater quality and the associated risk management measures required to manage and/ or prevent potential groundwater contamination from the ERRC.
23. The report indicates in Section 4.4 that chromium and lead were present in the water sample from monitoring well MW2-16. Please advise on the source of chromium and lead.
24. Although outside of the scope of the report, nitrate loading calculations will be required for the septic system(s) to service the site. This comment can be addressed to the satisfaction of the appropriate approval authority at the site plan stage of the planning process.
25. Ongoing groundwater level monitoring is strongly encouraged to capture high water table elevations. Upon receipt of data, confirm the sites flow direction as being in a westerly direction. This comment can be addressed at the site plan stage of the planning process.

Thank you for this opportunity to review the proposed ERRC facility, NVCA staff look forward to working with the County and Township on this project. Please note that these comments are related to this submission and the information provided within this submission. NVCA staff requests satisfactory details addressing the above comments in order to further comment on the project.

Please feel free to contact Logan Juffermans at extension 244 or ljuffermans@nvca.on.ca should you require any further information or clarification on any matters contained herein.

Sincerely,



Logan Juffermans
Planning Assistant



Chris Hibberd, MCIP, RPP
Director, Planning Services

Copy: Nathan Westendorp, County of Simcoe
Kim Benner, Ministry of Natural Resources and Forestry, Midhurst District

**Ministry of
Municipal Affairs**

**Ministère des
Affaires municipales**

Ministry of Housing

Ministère du Logement

Municipal Services Office
Central Ontario
777 Bay Street, 13th Floor
Toronto ON M5G 2E5
Phone: 416 585-6226
Facsimile: 416 585-6882
Toll-Free: 1 800 668-0230

Bureau des services aux municipalités
du Centre de l'Ontario
777, rue Bay, 13^e étage
Toronto ON M5G 2E5
Téléphone : 416 585-6226
Télécopieur : 416 585-6882
Sans frais : 1 800-668-0230



April 7, 2017

Sent via email only

David Parks, MCIP, RPP
Director of Planning, Development and Tourism
County of Simcoe
1110 Highway 26
Midhurst, ON L9X 1N6

Dear Mr. Parks:

**Subject: County of Simcoe Environmental Resource Recovery Centre
County Initiated Official Plan Amendment
MMA File #: 43-OP-169096**

Thank you for providing the Ministry of Municipal Affairs (MMA) with the opportunity to review and provide comments on the proposed County of Simcoe (County) initiated amendment to the County Official Plan (COPA).

The purpose of the proposed COPA is to facilitate the development of an Environmental Resource Recovery Centre (ERRC) on lands located at 2876 Horseshow Valley Road West in the Township of Springwater (Township). The County is proposing to amend its Official Plan by modifying Schedule 5.6.1 (County Waste Disposal Sites) to recognize this facility and adding a new subsection and text to Section 4.9 (Waste Management) of its Official Plan to permit a range of uses associated with the ERRC on the subject lands.

As part of the One Window Provincial Planning Service, a copy of the draft COPA along with the technical studies and other supporting documents were circulated to partner ministries including: Ministry of Natural Resources and Forestry (MNR), Ministry of the Environment and Climate Change (MOECC), Ministry of Tourism, Culture and Sport (MTCS), Ministry of Transportation (MTO) and Ministry of Agriculture, Food and Rural Affairs (OMAFRA).

Based on the results of this review of this draft COPA, provincial staff have identified a number of issues including the protection of natural heritage and water features, cultural heritage and archaeological resources, and air quality. To support the proposed

development, the following comments will need to be addressed to ensure the COPA complies with all applicable provincial legislation, regulations and policies.

We understand the County is also proposing amendments to the Township Official Plan and Zoning By-law to facilitate this development. Although these documents are not subject to the Minister's approval and were not part of this review, the nature of these applications may be impacted by the following provincial comments on the proposed COPA.

Natural Heritage

Specific Wildlife Habitat

The "Scoped Environmental Impact Study" (Scoped EIS) prepared by GHD (dated November 2016) evaluated the potential for portions of the subject site to be considered significant wildlife habitat due to the presence of specialized habitats for wildlife (e.g. habitats for area-sensitive bird species). However, the Scoped EIS concludes that the subject site did not meet accepted criteria to qualify as significant wildlife habitat. MNRF staff are concerned that the findings of the Scoped EIS are incorrect and that the site and adjacent lands may contain significant wildlife habitat

Significant wildlife habitat is defined in the 2014 Provincial Policy Statement (PPS) as: *areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory species.* Specific wildlife habitats of concern may include areas where habitat exists for species of "Special Concern" and other significant wildlife habitat (e.g. provincially rare plants, reptiles, amphibians and birds, as well as, nests of raptors such as red-shouldered hawk) – a number of which have been identified within the study area.

MNRF staff request clarification with respect to the surveys conducted in support of the conclusions made in the Scoped EIS. Additional surveys and/or mitigation may be required (as outlined in the technical comments in Appendix 'A') to ensure the Scope EIS demonstrates that there will be no negative impacts from the proposed development on the natural features or their ecological functions with respect to significant wildlife habitat in a manner consistent with the PPS.

Species at Risk

The "Planning Justification Report" prepared by GHD (dated November 2016) states that targeted surveys for Species at Risk were carried out. Although the Scoped EIS noted incidental sightings of two bats within the study area on two separate visits, MNRF is concerned that the Scoped EIS does not identify the survey protocol that was used to identify potential roost habitat for endangered bats within the study area. This information is required in order to support the proposed mitigation measures for endangered bats. Please see Appendix 'A' for technical comments.

Water

Source Protection Plan

MOECC staff are satisfied that the activities associated with the proposed land use are not subject to threat policies in the South Georgian Bay Lake Simcoe Source Protection Plan. In addition, it appears that the amendment to permit the ERRC is consistent with the adopted Simcoe County OPA No. 1 – Source Protection Conformity.

Surface Water/Groundwater Protection

MOECC staff are satisfied that neither wetland nor downstream surface water tributaries will be impaired, provided that erosion and sediment control measures identified in the mitigation plan are implemented during the construction stage and for long-term site management.

The “Hydrological Assessment” prepared by GHD (dated November 2016) notes that construction activities will be limited to slab on grade construction with trenching for utilities installation. Considering the depth of the water table and the length of the utilities trenches, a registration via the Environmental Activity and Sector Registry (EASR) for construction dewatering or Permit to Take Water (PTTW) may be required.

Stormwater Management

The “Facility Characteristics Report” prepared by GHD (dated November 2016) notes that the proposed impervious surfaces within the ERRC footprint will produce peak runoff volumes higher than those produced before the pre-development conditions. The proposed stormwater management facility will mitigate the increase of surface runoff from the impervious areas, manage peak flow and maintain existing water quality and quantity conditions. MOECC staff are satisfied with the proposed stormwater management strategy provided the County identifies a commitment to achieving enhanced level of quality of treatment for the site.

An Environmental Compliance Approval (ECA) is needed for stormwater works for the proposed project. MOECC staff advise that site specific water controls be proposed at detailed design and ECA application stage to demonstrate the discharge water from the site will not degrade downstream creek health. MOECC approval of the ECA will need to be in place prior to construction of any components of the stormwater management facility.

Cultural Heritage and Archaeology

The “Cultural Heritage Resource Assessment” prepared by ASI (dated November 2016) evaluated potential built heritage resources and cultural heritage landscapes against the criteria set out in Ontario Regulation (O. Reg.) 9/06 to determine the significance of these resources for purposes of the project, identify the potential impacts to these resources, and recommend mitigation measures. MTCS staff noted some problems with the process followed in this assessment (as noted in Appendix ‘A’) but agree that there is low potential for the proposed facility to impact built heritage resources or cultural

heritage landscapes, and support the recommendations that staging and construction activities be planned and undertaken to avoid impacts to identified cultural heritage resources, and that a qualified heritage consultant be retained to assess the cultural heritage impacts of any future expansion of the ERRC.

MTCS staff also reviewed the "Stage 1 & 2 Archaeological Assessment" (dated November 2016) and "Stage 3 Site Specific Assessment" reports prepared by ASI (dated November 2016). Technical review of Archeological Assessment reports can only be carried out by MTCS Archeological Review Officers following submission of the reports to the Archeological Program Unit directly by the licensed consultant archeologist responsible for the assignment, in accordance with the terms and conditions of their license.

MTCS staff note that the Stage 1 & 2 Archaeological Assessment has been reviewed and entered into the register as compliant. At this time, a Project Information Form (PIF) number for the Stage 3 assessment has been issued, but the Stage 3 report included in this circulation has not been submitted for review. It is not recommended that a planning application be approved until the Archeological Program Unit has issued a letter indicating that all associated Archeological Assessment Reports have been deemed compliant and entered into the register.

Land Use Compatibility

Air Quality

Policy 1.2.6.1 of the PPS directs planning authorities to ensure land use compatibility issues and impacts between major facilities, such as waste management systems, and sensitive land uses be avoided and mitigated to the fullest extent possible. MOECC staff recommend a separation between sensitive incompatible land uses as a preventative means of achieving environmental objectives. Areas of influence around certain facilities or land uses, where exposure to residents and other sensitive uses may be harmful, should be minimized. Necessary environmental control measures, such as buffers between emissions sources and residential or sensitive land uses, should be applied in addition to practical emission controls.

In order to determine if a proposed undertaking will have a negative impact on air quality, an air quality impact assessment is typically conducted. This assessment would determine if an undertaking will meet O. Reg. 419/05 standards including 10-minute odour standards and odour mitigation measures to minimize off-site impacts. Based on Section 7 of the "Facility Characteristics Report" prepared by GHD (dated November 2016), it appears the report only reviewed general odour impacts and did not in fact assess individual contaminants (such as total reduced sulphur compounds) and how these will comply with O. Reg. 419/05 standards.

Further, the Facility Characteristics Report stated that the proposed ERRC facility will meet the MOECC's screening level of 1 odour unit at the sensitive receptors. However, without supporting documentation, such as AERMOD modelling input and output files, MOECC staff are cannot confirm if the conclusion is valid.

MOECC staff recommend the air quality impact assessment be updated to assess all contaminants prior to the ECA stage so that the public, particularly any concerned residents are aware of the impacts. Appendix 'A' outlines MOECC's technical comments and concerns that should be addressed in the air quality impact assessment report.

Conclusion

Provincial staff have identified some issues with the proposed development that may impact the proposed COPA and related planning applications submitted to the Township. We expect the County to address the comments noted above to ensure the related planning applications comply with all applicable provincial legislation, regulations, and policies to support the Ministry's review and consideration of approval of the COPA when adopted by County Council.

Thank you again for the opportunity to comment on the proposed COPA. Should you have any questions, do not hesitate to contact Aldo Ingraldi, Senior Planner at (416) 585-6154 or by email at aldo.ingraldi@ontario.ca. Alternatively, you may contact Mark Christie, Manager, Community Planning and Development (East) at (416) 585-6063 or by email at mark.christie@ontario.ca.

Sincerely,



Ellen McGowan
Co-op Student Assistant Planner



Aldo Ingraldi, MCIP, RPP
Senior Planner

Appendix 'A' – Technical Comments

Natural Heritage Features

Significant Wildlife Habitat

Special Concern Species

- There were two bird species discovered within the study area that have a special concern status. These are the eastern wood-pewee and the wood thrush. The habitat of a species with a special concern status under the Endangered Species Act (ESA) is considered significant wildlife habitat and should be protected. The location of these birds is not identified in the Scoped EIS, nor are there mitigation measures to protect these species from potential impacts

Woodland Raptor Nesting Habitat

- There was a red-shouldered hawk identified within the study area. The habitat of this species, known as woodland raptor nesting habitat, is considered significant wildlife habitat. The location of this hawk is not identified in the Scoped EIS, nor are there mitigation measures to protect this species from potential impacts.

Area-Sensitive Bird Breeding Habitat (ASBBH)

- ASBBH exists where three or more of the following birds are breeding in a woodlot: Sapsucker, Red-breasted Nuthatch, Veery, Blue-headed Vireo, Northern Parula, Black-throated Green Warbler, Blackburnian Warbler, Black-throated Blue Warbler, Ovenbird, Scarlet Tanager and Winter Wren. Ten of the eleven birds indicative of ASBBH were recorded in the study area during the breeding bird season according to the protocol of the Ontario Breeding Bird Atlas. The Scoped EIS mentions that evidence was recorded to determine if the observed species were possible, probable or confirmed breeders, however these records are not contained in the study report. Detailed information with respect to the locations and observed breeding status (possible, probably or confirmed breeder) of these birds should be provided in the Scoped EIS. Without this information, it is difficult to support the conclusion that this significant wildlife habitat feature is not present in the study area.

Amphibian Breeding Habitat (Woodlot)

- The Scoped EIS doesn't describe the weather conditions on the three nights when surveys were carried out for amphibian breeding habitat. Survey protocol requires that these surveys be performed during conditions where there is little wind and minimum air temperatures of 5C, 10C and 17C on each of the three respective nights of surveys. A further requirement of the amphibian surveys requires call level codes. These codes are not described in the Scoped EIS. Insufficient information is provided in the Scoped EIS to determine if this significant wildlife habitat feature is present in the study area.

Species at Risk

The Planning Justification Report states that the targeted surveys for Species at Risk were carried out. The Scoped EIS noted that there were incidental sightings of two bats within the Study Area on two separate visits and that the GHD documented any

snags that were encountered (Figure 5). Snags were considered potential roosts and documented if they exhibited cavities or crevices and possessed ≥ 25 centimetre (cm) diameter at breast height (dbh).

Our concern is that the Scoped EIS does not identify the survey protocol that was used to identify potential roost habitat for endangered bats within the study area. This information is required in order to corroborate the assertions made and support the proposed mitigation measures for endangered bats.

Cultural Heritage

Cultural Heritage Resource Assessment (CHRA):

- The criteria listed in Section 2.3 of the CHRA for identifying cultural heritage resources are heavily based on the criteria found in O. Reg. 9/06, but includes revisions and additions to them. No explanation is given as to why the revised or additional criteria were included, or what their basis is. Criteria taken from O. Reg. 9/06, which are the standard criteria to use in identifying cultural heritage resources, should be identified as such, and if the criteria used are to differ from O. Reg. 9/06, the case for these variations should be clearly outlined
- The criteria discussed above are introduced with the statement that “a built structure or landscape is identified as a cultural heritage resource if it is considered to be 40 years or older, and if the resource satisfies at least one of the following criteria”. It is not clear whether this definition is intended to include resources that either exceed 40 years of age and meet one of the listed criteria. However, either of these would be an incorrect use of the 40-year age threshold. This age threshold is often used as a screening mechanism to identify potential cultural heritage resources for evaluation. During evaluation, however, the 40-year age threshold is not a criterion for determining a cultural heritage resource. As the CHRA acknowledges in Section 2.1, not all structures over 40 years old have cultural heritage value or interest, and some cultural resources may be younger than 40 years old
- No evaluation is provided for structures and properties that were not found to constitute cultural heritage resources. It is unclear if any potential resources other than built heritage resource 1 and cultural heritage landscapes 1 through 3 were assessed for cultural heritage value or interest, how they were selected for evaluation, and how they were determined not to be cultural heritage resources.
- For the identified cultural heritage resource, the evaluation offered in Table 4 gives only general comments about the building based on the broad themes into which the O. Reg. 9/06 criteria are grouped. An evaluation of a potential cultural heritage resource should go through each individual criterion and clearly explain whether the resource meets it.

Air Quality

- The odour impact assessment should stipulate which meteorological data set was used for the analysis. A 5-year meteorological data set is recommended and should be representative of the site, which needs to be clarified in the report.
- Please note that the odour frequency assessment at the sensitive receptors should have used site specific meteorological data, which includes local and land use characteristics. This is not discussed in the odour assessment. The site specific meteorological data should have been reviewed and approved by the MOECC's Environmental Monitoring and Reporting Branch (EMRB).

The application form required to request approval under s.13(1) of O. Reg. 419/05, for use of site specific meteorological data can be found here: <https://www.ontario.ca/document/request-approval-under-s131-regulation-41905-use-site-specific-meteorological-data>.

Information regarding air rules can be found here: <https://www.ontario.ca/page/rules-air-quality-and-pollution>.

The proponent is to send the completed application form for the review of the meteorological data and supporting documentation to MetDataENE@ontario.ca. Should the proponent have additional questions, please contact Yvonne Hall of MOECC EMRB at Yvonne.Hall@ontario.ca.

- The basis of the odour estimates and supplier's supporting documentation was not included in the odour assessment. Therefore, MOECC cannot comments on the quality of emission data used in the model assessment.
- The odour assessment did not discuss which sensitive receptors were assessed. There is a building which is situated approximately 500 meters south east of the proposed facility that does not appear to have been included in the odour assessment.
- The odour assessment does not discuss background odour sources in the area. The additional odours from the proposed facility may potentially result in higher odour impacts at the nearest sensitive receptors when considering background.
- Total reduced sulphur compounds (H₂S, etc.) and ammonia are contaminants of concern from organics processing operations (anaerobic digestion) which should have been addressed in this project. MOECC typically recommends doing this assessment prior to the ECA stage to ensure the contaminants released meet O. Reg. 419/05 standards.
- A minor typo was noted in Section 7.3 of the Facility Characteristics Report which should be corrected. The reports notes that a series of models were performed to determine the odour compliance as per the April 2008 technical bulletin. This would be corrected that a series of modelling scenarios and not models were performed.

January 27, 2017

Brent Spagnol, MCIP, RPP
Director of Planning Services & By-Law Enforcement
Township of Springwater
2231 Nursery Rd
Minesing, ON L0L 1Y2

Dear Brent Spagnol,

Re: Official Plan Amendment & Zoning By-Law Amendment
Environmental Resource Recovery Centre
2976 Horseshoe Valley Road West
Township of Springwater
File No.: OP-2016-005 & ZB-2016-021

Enbridge Gas Distribution does not object to the proposed application(s).

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,



Allison Sadler

Municipal Planning Advisor
Distribution Planning & Records

—
ENBRIDGE GAS DISTRIBUTION
TEL: 416-495-5763
500 Consumers Rd, North York, ON, M2J 1P8
enbridgegas.com
Integrity. Safety. Respect.

AS/jh



ORILLIA CITY CENTRE
50 ANDREW ST. S.
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January 24, 2017

David Parks, Director of Planning, Development and Tourism
County of Simcoe
1110 Highway 26
Midhurst, ON L9X 1N6

Sent via e-mail to: david.parks@simcoe.ca

Dear Mr. Parks:

**Re: Request for comment on the Environmental Resource Recovery Centre,
deadline is February 22, 2017**

This is to advise you that your letter received January 2, 2017 respecting the above was presented to a meeting of Council held on January 23, 2017.

At that time, Council received the correspondence as information, and directed that a copy be forwarded to the Development Services and the Environmental Services and Operations Departments, as well as the Environmental Advisory Committee.

Regards,

Janet A. Nyhof, CMO
Deputy Clerk

JN:jf

Copy to: Ian Sugden, Director of Development Services
Andrew Schell, Director of Environmental Services and Operations
Environmental Advisory Committee (Robin Cadeau)



CANADA POST
1860 MIDLAND AVE, 2ND FLOOR
SCARBOROUGH ON M1P 5A1

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February 9, 2017

County of Simcoe
Planning Department
1110 Highway 26
Midhurst ON L9X 1N6

Attention: David Parks

RE: County of Simcoe File No.: SC-OPA-1602
Environmental Resource Recovery Centre

Hi David,

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.

- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Toronto.
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Canada Post further requests the owner/developer be notified of the following:

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
- 3 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 4 **The complete guide to Canada Post's Delivery Standards can be found at:**
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Regards,

Nadya Singh
Delivery Services Officer | Delivery Planning
416-751-0160 ext: 2018
Nadya.Singh@canadapost.ca

January 24th, 2017

File No. 216134

“By E-MAIL only”

Township of Springwater
2231 Nursery Road
Minesing, ON
L9X 1A8

Attn: **Brent Spagnol, MCIP, RPP**
Director of Planning Services and By-law Enforcement

Ref: **County of Simcoe**
Environmental Resource Recovery Centre
Proposed Site Plan - #2976 Horseshoe Valley Road West

Dear Brent,

We are in receipt of the various reports prepared in support of a Site Plan application for the County of Simcoe – Environmental Resource Recovery Centre at #2976 Horseshoe Valley Road West. This submission includes the following documents;

- Planning Justification Report; GHD Ltd., Nov. 7, 2016
- Facility Characteristics Report; GHD Ltd., Nov. 17, 2016
- Traffic Impact Study, GHD Ltd., Nov. 16, 2016
- Hydrogeological Assessment; GHD Ltd., Nov. 15, 2016
- Stage 1-2 Archaeological Assessment; Archaeological Services Inc., Nov. 16, 2016
- Stage 3 Archaeological Site Specific Assess.; Archaeological Services Inc., Nov. 11, 2016
- Stage 3 Site Specific Assess.- Supplementary; Archaeological Services Inc., Nov. 11, 2016
- Cultural Heritage Resource Assessment; Archaeological Services Inc., Rev. Nov., 2016
- Scoped Environmental Impact Study; GHD Ltd., Nov. 17, 2016
- Agricultural Impact Assessment Report; GHD Ltd., Nov. 16, 2016

As requested, we have reviewed this site plan submission package from an engineering and site servicing perspective, and wish to offer the following comments to the Township for consideration;

Facility Characteristics Report

1. In general, the report outlines all applicable site servicing requirements and provides the broad range of site development concepts for initial approval, to set the stage for the eventual detail design of Site Servicing and Grading plans required to secure the Township's Site Plan development approval. The conceptual site plan identifies a 4.5Ha development site within the centre of an 85Ha forested area known as the Freele County Forest Tract, with an entrance to be constructed approximately 500m east of the Gill Road intersection on the north side of Horseshoe Valley Road West, following a portion of the existing multi-use trail.

2. The proponent's intent is to initially develop the Material Management Facility (MMF) for consolidation and handling of waste including garbage, recyclables and organics, also known as a Transfer Station. This would include the construction of site access, water, sanitary, stormwater management and utility servicing along with the administration building. A site plan amendment will eventually be required for the future Organic Processing Facility (OPF) to process green bin, yard & leaf waste, etc. within the confines of the same site development.
3. Supply of domestic potable water will be provided from a new well to be drilled on site, with realistic demands anticipated to be in the order of up to 10m³ per day. Pending detail design of the administration facilities, this may require an underground or above grade water storage facility.
4. Fire protection of the proposed facilities will require on-site water storage amenities to the Building Department and Fire Department's satisfaction. The report suggests a variety of methods for these provisions, however specific servicing details are vague at this stage. We note that materials to be processed on site are considered at a higher risk of combustible energy, and minimum fire protection measures will be established by the Ontario Building Code. This may entail an active (pressurized) sprinkler system, or a passive (cistern) water storage facility. We specifically note the consultant's suggestion to utilize the stormwater management facility for drawing water through a dry hydrant system during fire fighting activities. This may be problematic if the detail design of the facility is unable to demonstrate the reliability of maintaining a constant water level in the wet pond, due to evapo-transpiration and infiltration into underlying sandy soils. A significant level of detail will be required to justify the chosen fire protection facility design.
5. Details of the proposed potable water storage facility and domestic wastewater disposal systems have not been provided and are anticipated to be described in sufficient detail on the site servicing design drawings. We look forward to the submission of these details.
6. Details of the proposed method of disposal of process wastewater from the site must be clearly detailed. The consultant suggests this aspect would be determined as part of the chosen processing technology, in order to determine the most suitable provisions for managing this waste by-product. A significant level of detail is required to evaluate the proposed management and disposal methods, as the preferred processing technology is selected by the owner.
7. This report generally outlines the intended stormwater management aspects of proposed surface water Quantity controls, Quality controls, Low Impact Development features (LID), Sediment & Erosion control measures. Given the available land mass and native infiltrative soils, we anticipate that the consultant will be able to successfully design suitable stormwater management and low impact techniques for this site, promoting infiltration and reducing or eliminating peak discharge flows. We look forward to the submission of a detailed Stormwater Management Report and detail drawings for review and comment.

We note the consultant's suggestion to possibly utilize the surface water captured in the stormwater management facility for use as supplemental process water in the plant operation. A significant level of detail will be required from the consultant to verify if this

approach would even be feasible, in light of the stormwater management objectives and fire protection schemes noted above.

8. Section 5.7 – Operations & Maintenance; describes that the stormwater management facility would not incorporate a sediment forebay. This is contradictory to the proposed treatment train approach noted in Section 5 of this report and should be clarified.
9. Section 6 – Noise; identifies the need for a comprehensive Noise Assessment to be undertaken once the owner has selected the desired processing technology and a detail design has been advanced. It is noted that the primary noise contributor is anticipated to be inbound and outbound traffic. Further site servicing details will be required in order to advance the required Noise Assessment.
10. Section 7 – Odour; identifies the need for an Odour and Air Emissions Assessment to be undertaken once the owner has selected the desired processing technology and a detail design has been advanced. It is noted that the primary odour contributor is anticipated to be from receiving, handling and processing of organic materials. Further site servicing details will be required in order to advance the required Odour and Air Emissions impact assessment.

Traffic Impact Study

1. Section 2.1 Boundary Roadways
 - a) The consultant should identify road classification based on the Township's Official Plan (i.e. Gill Road is a collector road. Old Second South Road is an arterial road).
 - b) For County Road 27, the consultant should specify the number of northbound lanes and southbound lane instead of a three lane cross-section (i.e. two northbound lanes and one southbound lane).
2. Figure 2.1 Existing Lane Configurations
 - a) For the intersection of County Road 22 at County Road 27, a southbound left turn lane is missing.
 - b) For the intersection of County Road 22 at Highway 400 southbound on/off-ramps, the westbound through-right shared lane should be a westbound through lane and a channelized westbound right turn lane.
 - c) For the intersection of County Road 22 at Highway 400 northbound on/off-ramps, the northbound left-right shared lane should be a northbound left turn lane and a channelized northbound right turn lane. The eastbound shared through-right lane should be an eastbound through lane and a channelized eastbound right turn lane.
3. Sections 2.3 Table 2.2 Intersection Capacity Analysis Existing Traffic Conditions
Level of service and delay should also be provided for all lane groups of each intersection in addition to v/c ratio.
4. Section 3.0 Site-Generated Traffic
The consultant should specify what SWM stands for.
5. Section 3.5 Table 3.6 Traffic Distribution at the Site Access
It doesn't make sense for 95% of the site trucks coming from the west and 100% of them leaving to the east on Highway 400. This is not the worst case scenario as a potentially

needed westbound right turn lane on County Road 22 at the site access would not be warranted because of this assumption. If the facility will be serving the whole County, given the location of the facility at the centre of County, site truck trips should be evenly distributed to/from the east, west, north and south. Therefore, the site truck trip distribution should be revised.

6. Figure 3.2 Site-Generated Trips for Staff – 2021 Horizon
Inbound traffic is missing and should be included.
7. Figure 3.3 Site-Generated Trips for Trucks – 2021 Horizon
Site PM outbound traffic (45 trucks) does not match with the number shown in Table 3.5 (65 trucks).
8. Figure 3.4 Site-Generated Trips for Staff – 2026 & 2031 Horizons
Inbound traffic is missing and should be included.
9. Figure 3.5 Site-Generated Trips for Trucks – 2026 & 2031 Horizons
Site PM outbound traffic (67 trucks) does not match with the number shown in Table 3.5 (87 trucks).
10. Sections 4.4 Table 4.3 Intersection Capacity Analysis Future Background Traffic Conditions
Level of service and delay should also be provided for all lane groups of each intersection in addition to v/c ratio.
11. Section 4.4 Future Background Traffic Conditions
 - a) Page 21 the paragraph under the Table, “northbound left/through/right movement (NB-LTR)” should read “southbound left/through/right movement (SB-LTR)”.
 - b) The report should point out that a poor level of service “F” occurs on the northbound left turn lane on Highway 400 Northbound off-ramp at County Road 22 during the PM peak hour in the 2026 horizon.
 - c) The report should address improvement needs for the 2026 and 2031 horizons (i.e. left/right turn lanes, traffic signals, additional through lanes etc.).
12. Sections 4.5 Table 4.4 Intersection Capacity Analysis Total Future Traffic Conditions
 - a) Level of service and delay should also be provided for all lane groups of each intersection in addition to v/c ratio.
 - b) The percent of heavy vehicles should be revised in the Synchro model based on the number of site truck trips added on the road system
13. Section 4.5 Total Future Traffic Conditions
 - a) The report should point out that as a result of the increase in site traffic, a poor level of service “F” occurs on the southbound left/through/right shared lane on Old Second Road at County Road 22 during the Friday PM peak hour in the 2021 horizon and on the southbound left/through/right shared lane on Gill Road at County Road 22 during the Friday PM peak hour in the 2026 horizon.
 - b) Therefore site traffic triggers improvement needs at the intersection of Old Second Road/County Road 22 in the 2021 horizon and at the Gill Road/County Road 22 intersection in the 2026 horizon.
 - c) The report should identify any additional improvement needs as a result of the increase in site traffic (i.e. additional turn lane lengths etc.) in the 2026 and 2031

horizon.

14. Section 5.1 Sightline Assessment

Based on MTO *Geometric Design Standards for Ontario Highways* and a design speed of 100km/h, sightline should be reduced by 10m for a 3% upgrade and increased by 15m and 30m for a downgrade of 3% and 6% respectively. The easterly sightline 220m is insufficient if the road grade is less than 3%. In this case, a 230 m sightline is required. Similarly the westerly sightline 245m is insufficient if the road grade is more than 3%. In this case, a 260m sightline is required.

15. Section 5.2 Lane Configurations

- a) Table 5.1 Eastbound Left Turn Lane Warrant Analysis at Site Access needs to be updated based on the updated site truck trip distribution in Comment #5. It is noted that the MTO left turn lane warrant charts are based on passenger car dimensions and operating characteristics. An equivalent factor of 2 and 3 should be applied for an empty truck and loaded truck respectively.
- b) The need for a westbound right turn lane on County Road 22 at the site access should be reviewed based on the updated site truck trip distribution in Comment #5.
- c) Site entrance design should be in accordance with MTO *Commercial Site Access Policy and Standard Designs CSAS – 23 Truck Access*.
- d) The report should specify the required truck climbing lane.

16. Section 5.3 Traffic Conditions and Signal Warrant

- a) Signal warrant analysis in Appendix L indicates a restricted flow condition. This should be revised to a free flow condition.
- b) Given the poor level of service and long delays on the site access in the 2021 horizon during the Friday PM peak hour, a traffic signal should be recommended.
- c) Turn lane storage lengths on each approach of the site access should be reassessed based on a signal control condition.

17. Section 6.0 Conclusions and Recommendations

The report should summarize the road network improvement needs triggered by the background traffic for each horizon as well as the road network improvement needs triggered by the subject site for each horizon.

18. There is an existing off-road/recreational trail running from the southeast corner of site along the north side of County Road 22 to the existing site access and then running through site to Rainbow Valley Road East. The report should include a future plan for this off-road/recreational trail.

Hydrogeological Assessment

1. We referred the review of the Hydrogeological Assessment report to Terraprobe Ltd. The sub-consultant's review comments are appended to this correspondence for your information.

Scoped Environmental Impact Study

1. We note that a portion of the site is regulated under the Conservation Authorities Act, however the proposed site location is not anticipated to impact the regulated lands. Given

the forest coverage area, the characteristics of the site also comply with the County's Official Plan - Greenlands definition. The EIS suggests that the proposed development clearing of approximately 4.5Ha equates to less than 1% of the total contiguous woodland area and would therefore have a negligible impact on the overall County Greenlands area. However, the Planning Justification Report recommends an area equivalent to the area being cleared for this site development to be planted elsewhere as replacement, in order to maintain the net quantity of woodlands throughout the County forests (County OP – Resource Conservation). This is somewhat contradictory and the applicant's intent should be clarified by the owner.

2. The EIS identifies initial perimeter works and tree clearing timing restrictions to limit impacts to breeding birds, terrestrial fauna, etc. Further timing and restriction details in the form of an Environmental Management plan should be provided at the detail site servicing stage.

We trust this is satisfactory, however, should you have any questions or require clarification on any aspect, please do not hesitate to contact the undersigned.

Yours truly,
AINLEY & ASSOCIATES LIMITED



Claude Marchand, CET
Senior Engineering Technologist

Encl.

PC: Mark Archer – Springwater

File: T:\216134\Letters\216134-Jan-24-2017.doc



Terraprobe

Consulting Geotechnical & Environmental Engineering
Construction Materials Engineering, Inspection & Testing

January 7, 2017

File No. 3-16-0238-47
Barrie Office

Springwater Township
c/o Ainley Group
550 Welham Road
Barrie, ON L4N 8Z7

Attention: Claude Marchand, CET

**RE: REPORT REVIEW
ENVIRONMENTAL RESOURCE RECOVERY CENTRE
2976 HORSESHOE VALLEY ROAD WEST, SPRINGWATER, ONTARIO**

Dear Mr. Marchand,

Terraprobe Inc. (Terraprobe) was retained by Springwater Township (Springwater) to prepare a review of the documents provided in regards to the Environmental Resource Recovery Centre (ERRC) located at 2976 Horseshoe Valley Road West, Springwater, Ontario.

1.0 DOCUMENTATION PROVIDED

The following document was provided to Terraprobe for the preparation of this review:

- *Hydrogeological Assessment, Environmental Resource Recovery Centre (ERRC), 2976 Horseshoe Valley Road West, Springwater, Ontario* prepared by GHD., November 15, 2016

2.0 DESCRIPTION OF THE ERRC SITE

The County of Simcoe (County) is proposing the development of a co-located Materials Management Facility (MMF) and Organics Processing Facility (OPF) to address needs for the consolidation, transfer, and processing of waste materials. The OPF, MMF, and ancillary facilities (e.g., truck servicing facility, materials recovery facility, administrative facility and public education space, access roads, storm water management pond) are collectively referred to as the Environmental Resource Recovery Centre (ERRC). The preferred site for the development of the ERRC was identified as 2976 Horseshoe Valley Road West (Site) in the Township of Springwater.

Terraprobe Inc.

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The Site at 2976 Horseshoe Valley Road West is described as Lot 2, Concession 1 in the Township of Springwater, County of Simcoe. The Site is identified as the Freele County Forest Tract and is covered by a forest with the exception of an access road/trail extending from Horseshoe Valley Road West at the frontage (south/southeast boundary) to Rainbow Valley Road East at the rear-flankage (north/northwest boundary). The overall Site is roughly 84 hectares in area, rectangular in shape, with approximate dimensions of 625 metres wide and 1370 metres deep.

3.0 SUMMARY OF THE REVIEWED DOCUMENT

The GHD report is summarized as follows:

- The Site was located in rural area and is designated as a County Forest. There were several small rural residential communities in the vicinity of the Site. The surrounding area consisted of agricultural lands, with farmhouses, barns and ancillary buildings.
- The adjacent properties were serviced with individual water supply wells and septic systems.
- A wetland (unevaluated) was situated within the northeast corner of the Site.
- A watercourse originates from this area and flows to Matheson Creek, which was situated approximately 700 metres (m) to the east of the Site.
- The Site was underlain by a glaciofluvial sand deposit.
- GHD completed both single well response tests as well as Guelph Permeameter tests
- The infiltration rate (K_{fs}) was found to be 78 mm/hr which equals a percolation time of 8 min/cm
- The hydraulic conductivity (K_h) of the sand was 2.8×10^{-3} cm/s, which is medium to high.
- The water table was encountered at depths of more than 10 mBGS across the ERCC footprint area during the August and September monitoring events.
- Groundwater flow was in a westerly direction based on the monitoring.
- Construction activities were not anticipated to require groundwater takings based on the deep water table.
- It was anticipated that the excavations would be relatively small, such that, a construction EASR for groundwater seepage and storm water management would not be required.
- The ERRC facility would require a water supply well for maintenance and washroom facilities. It was expected that the water usage would be much less than the amount that would require a Ministry of the Environment and Climate Change (MOECC) Permit To Take Water (PTTW).
- The water supply well was not anticipated to interfere with private wells in the area, based on the low takings and because the area of influence would be small and close to the supply well
- The amount of impervious surfaces (roofs, roads) was anticipated to increase from the existing predevelopment condition to the post development condition.

- Based on the water balance, it was anticipated that there will be a net increase of the Site runoff with an annual water surplus of approximately 14,700 m³
- The deep water table, and the presence of sandy soils, which have moderate to high infiltration potential will facilitate the infiltration of collected water post development.
- Development of the Site is not anticipated to have an adverse impact on groundwater or surface water, given appropriate storm water and natural environment mitigation construction methods are implemented.

4.0 COMMENTS AND DISCUSSION

1. In general the Hydrogeological Assessment conducted by GHD has used generally accepted professional practices during their assessment, review and interpretation of the hydrogeological conditions at the site
2. Terraprobe agrees with the GHD conclusion that a PTTW or an EASR posting from the MOECC will not be required for water takings relating to construction activities at the site.
3. Terraprobe agrees with the GHD conclusion that the deep water table and sandy soils have the potential to facilitate the infiltration of all collected storm water post development. Implementation of infiltration measures for the post development condition will be required.
4. The water demand of ERRC facility, and therefore the water taking of the proposed supply well, should be further evaluated to determine an estimated daily flow volume. If the water requirement does exceed 50,000 L/day, then a Category 3 PTTW for long term water takings will be required for the facility.
5. Seasonal groundwater level monitoring has not been undertaken to confirm the seasonal ground water levels and flow direction. If the new ground water levels and flow direction are substantially different than what has been found to date (i.e. the water table is much shallower than has been observed to date), the conclusions and recommendations of the report may have to be reevaluated. GHD has indicated that this will be undertaken, but was not included as part of the report reviewed.
6. The unevaluated wetland near the northeast portion of the Site will constrain storm water management options in that vicinity. Additional evaluation of the wetland area should be undertaken to ensure that drainage patterns are maintained to provide similar hydrologic contributions to this feature.

5.0 TERMS AND CONDITIONS

The review is intended to provide a professional critique as to whether the report under review appears to have utilized generally accepted professional practices in presenting data and in reaching conclusions. A the review is not intended as, and does not represent, an independent verification, warranty or representation by Terraprobe of the site conditions or conclusions as stated or predicted in the reports

under review. Any comments by Terraprobe rely on the assumption that the factual data presented in the reports prepared by GHD are complete and accurate. Terraprobe has not been retained to carry out any independent verification of actual site conditions.

Terraprobe accepts no responsibility or liability in negligence, contract or on any other basis for damages of any kind or nature whatsoever suffered by anyone, or for indemnification, as a result of decisions or actions based on this peer review or on the report under review.

This review has been prepared by Terraprobe for the exclusive use of the Township of Springwater to assist in considering the reports prepared by GHD. It may not be reproduced or distributed in whole or in part without the prior written consent of Terraprobe, except to the consultant who prepared the report under review, the consultant's client and the public agency staff having a regulatory role to review such documents.

6.0 CLOSURE

We trust this report is sufficiently detailed at this time for your review. Should you have any questions concerning the above, please do not hesitate to contact the undersigned.

Yours truly,

Terraprobe Inc.



Matthew J. Bielaski, P.Eng., QPRA
Associate

Thompson, Tiffany

From: Westendorp, Nathan
Sent: Monday, January 30, 2017 3:32 PM
To: Marek, Greg; Thompson, Tiffany
Cc: ERRC
Subject: FW: Request for Comment – County Initiated Official Plan Amendment – Environmental Resources Recovery Centre

FYI & File

Nathan Westendorp
Manager of Development
County of Simcoe
705-726-9300 Ext. 1002

From: Parks, David
Sent: Monday, January 30, 2017 11:56 AM
To: Westendorp, Nathan <Nathan.Westendorp@simcoe.ca>; Mack, Stephanie <Stephanie.Mack@simcoe.ca>
Subject: FW: Request for Comment – County Initiated Official Plan Amendment – Environmental Resources Recovery Centre

From: Hollie Nolan [<mailto:hollie@ramafirstnation.ca>] **On Behalf Of** Chief Rodney Noganosh
Sent: Thursday, January 26, 2017 3:39 PM
To: Parks, David <David.Parks@simcoe.ca>
Cc: Chief Rodney Noganosh <chief@ramafirstnation.ca>
Subject: re: Request for Comment – County Initiated Official Plan Amendment – Environmental Resources Recovery Centre

Dear David;

Thank you for your letter re: Request for Comment – County Initiated Official Plan Amendment – Environmental Resources Recovery Centre.

Please be advised that we reviewed your letter. I have shared it with Council and we've forwarded the information to Karry Sandy McKenzie, Williams Treaties First Nation Process Co-ordinator/Negotiator. Ms. McKenzie will review your letter and take the necessary action if required. In the interim, should you wish to contact Ms. McKenzie directly, please do so at k.a.sandy-mckenzie@rogers.com

Thank you,

Chief Rodney Noganosh

Hollie Nolan

Executive Assistant to the Chief, Administration

Chippewas of Rama First Nation

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