

Prepared By:



MUNICIPALITY OF NORTH PERTH

NORTHEAST MASTER PLAN SCHEDULE B CLASS EA ENVIRONMENTAL STUDY REPORT

GMBP File: 311003

March, 2020



EXECUTIVE SUMMARY

The Perth County Official Plan recognizes the Listowel Ward and portions of the adjacent Wallace Ward of the Municipality of North Perth (the 'Municipality') as one of only a limited number of serviced or serviceable urban settlement areas where growth in the County should occur. The Municipality in turn recognizes that sustainable communities need a balance of available employment (industrial/commercial) and residential lands in order to grow and thrive. With this responsibility in mind, the County's Official Plan has identified development potential for a number of years in the area north of the Listowel Ward boundary, and designated the general area as "Urban Fringe" on the map in Schedule A4-1. In 2016 the Municipality also recognized that a large property within this area owned by the Moore family (surrounding the Moore Produce building) represented a logical, serviceable area for employment growth and expansion, and subsequently purchased the property with the intent of eventually subdividing the lands for commercial/industrial lots.

In August 2017 through a resolution of Council, the Municipality retained GM BluePlan Engineering Limited (GMBP), and MHBC Planning Ltd. to conduct concurrent studies of what would become known as the Northeast Community. GMBP was assigned the task of developing preferred servicing concept plans, while MHBC would coordinate a Master Plan, in support of an Official Plan (OP) Amendment application and Secondary Plan process. At the same time, the Municipality also directly retained the services of Altus Group Economic Consulting, About & Associates Inc. and CF Crozier Associates to undertake a Retail Market Demand Study, a Natural Heritage Report and a Traffic Impact Study respectively.

In order to coordinate municipal servicing (sanitary sewage collection, potable water distribution and stormwater conveyance and management) for the entire growth area, and to deal with the potential need for services outside of an existing right-of-way or approved Plan of Subdivision, the intent of the combined Master Plan assignment was to also fulfill the requirements of a Schedule "B" Class Environmental Assessment (Class EA), as encouraged in the Municipal Engineer's Association's (MEA's) Class EA process document.

This study has been managed by a Project Team consisting of GM BluePlan and MHBC Planning (the prime Consultants) and a Steering Committee. The Steering Committee was comprised of staff from the Municipality who have guided and overseen the assessment compiled by the Consultants. Local stakeholders, the public, First Nations and applicable agencies and authorities have been consulted and afforded opportunities to participate in the identification, analysis and selection of Preferred Servicing Solutions.

The Project Team has identified and closely reviewed a number of alternative solutions, comparing their benefits and potential impacts based on an extensive list of environmental and socio-economic factors. Environmental factors attempted to take into account a qualitative analysis or assessment of each alternative's expected production of greenhouse gas emissions (climate change mitigation) as well as the resilience or vulnerability of the alternative to changing climatic conditions (climate change adaptation). In part, a number of alternative sanitary and stormwater management solutions were assessed per the criteria, and ranked using subjective weightings.

Following the comparative evaluation, and consultation with agencies, stakeholders, First Nations and the public, including formal Public Information Centres (PIC's) held on February 19 and August 20, 2019, the Project Team has unanimously chosen the Preferred Servicing Solutions as displayed herein. Following the Project Commencement Notice circulation and PIC's, and submission of a Project Information Form to the Ministry of Environment, Conservation and Parks (MECP), only nine written responses were received. Appropriate responses were provided, and applicable comments have been incorporated into this document, however they did not change the selection of the Preferred Servicing Solutions. At this time it is understood that there is no opposition to the Preferred Servicing Concept / Solutions.

The following is a list of the Preferred Solutions' more significant benefits:

- The Preferred Solutions minimize impacts to the natural environment by avoiding sensitive / protected areas

- The Preferred Stormwater Management Solution makes the most efficient use of land on a sub-watershed basis, and helps to protect the environment by minimizing the total number of facilities, including the number of privately owned (industrial / commercial site) facilities.
- The Preferred Solutions can start to be implemented almost immediately.
- The Preferred Solutions offer some flexibility in design and schedule and minimize landowner inter-dependency.
- The recommended servicing concepts are practical and should be easily designed, implemented and maintained, and do not rely on high-risk or untried processes.
- The Preferred Solutions offer the predicted lowest overall life-cycle (capital, operating, maintenance and replacement) costs of the alternatives assessed.
- The Preferred Solutions do not contribute significantly to greenhouse gas emissions or result in negative climate change impacts, are not anticipated to be particularly vulnerable to impacts due to climate change, and various mitigation methods during implementation (design, construction and operations) to minimize climate change impacts have been identified.
- The Preferred Solutions have received endorsement and/or no objections from applicable stakeholders, public, First Nations, Agencies and Authorities, and recent negotiations between the Municipality and applicable owners have successfully resulted in agreements in principal for the acquisition of property and/or granting of infrastructure easements, where necessary.

It is recommended that the Steering Committee endorse and approve this report, issue the enclosed Notice of Completion, and proceed to process the Official Plan and Zoning By-Law Amendments and Plan of Subdivision required to implement (design and construction), and permit developers to implement, the recommendations / preferred solutions, pending satisfactory completion of a mandatory 30-day public review and appeal (Part II Order) period.

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NORTHEAST MASTER PLAN – SCHEDULE ‘B’ CLASS ENVIRONMENTAL ASSESSMENT

MUNICIPALITY OF NORTH PERTH

MARCH, 2020

GMBP FILE: 311003

1. INTRODUCTION AND BACKGROUND

1.1 General

The Perth County Official Plan recognizes the Listowel Ward, and portions of the adjacent Wallace Ward, of the Municipality of North Perth (the ‘Municipality’) as one of only a limited number of serviced or serviceable urban settlement areas where growth in the County should occur. The Municipality in turn recognizes that sustainable communities need a balance of available employment (industrial/commercial) and residential lands in order to grow and thrive. With this responsibility in mind, the County’s Official Plan has identified development potential for a number of years in the area north of the Listowel Ward boundary and designated the general area as “Urban Fringe” on the map in Schedule A4-1. In 2016 the Municipality also recognized that a large property within this area owned by the Moore family (surround the Moore Produce building) represented a logical, serviceable area for employment growth and expansion, and subsequently purchased the property with the intent of eventually subdividing the lands for commercial/industrial lots.

In August 2017 through a resolution of Council, the Municipality retained GM BluePlan Engineering Limited (GMBP), and MHBC Planning Ltd. to conduct concurrent studies of what would become to be known as the Northeast Community. GMBP was assigned the task of developing preferred servicing concept plans, while MHBC would coordinate a Master Plan, in support of an Official Plan (OP) Amendment application and Secondary Planning process. At the same time, the Municipality also directly retained the services of Altus Group Economic Consulting, Aboud & Associates Inc. and CF Crozier Associates to undertake a Retail Market Demand Study, a Natural Heritage Report and a Traffic Impact Study respectively. After various initial discussions and meetings the Study Team identified the limits of the Study Area as shown in Figure 1.

In order to coordinate municipal servicing (sanitary sewage collection, potable water distribution and stormwater conveyance and management) for the entire growth area, and to deal with unknown development schedules and the potential need for services outside of an existing right-of-way or approved Plan of Subdivision, it was decided that the intent of the Master Servicing Plan should also be to fulfill the requirements of a Schedule “B” Municipal Class Environmental Assessment (Class EA, or MCEA) as encouraged in the Municipal Engineers’ Associations (MEA’s) Class EA process document (discussed in more detail in Section 1.2 below). The study area was defined, and a Notice of Commencement and Public Information Centre (PIC) was circulated (by mail and email), posted (on the Municipality’s website) and published in local newspapers between Feb 6 - 15, 2019.

This report documents the process undertaken to identify the servicing problems, opportunities and potential solutions, and to determine the most appropriate means of providing these services to facilitate the growth and development vital to the community’s health.

1.2 The Municipal Class Environmental Assessment Process

Municipal infrastructure projects, including water, wastewater and road projects, must comply with the Ontario Environmental Assessment (EA) Act. To assist municipalities with compliance, the Municipal Engineers Association (MEA) has produced a document entitled, “Municipal Class Environmental Assessments”, last

Northeast Master Plan Municipality of North Perth



LEGEND



STUDY AREA



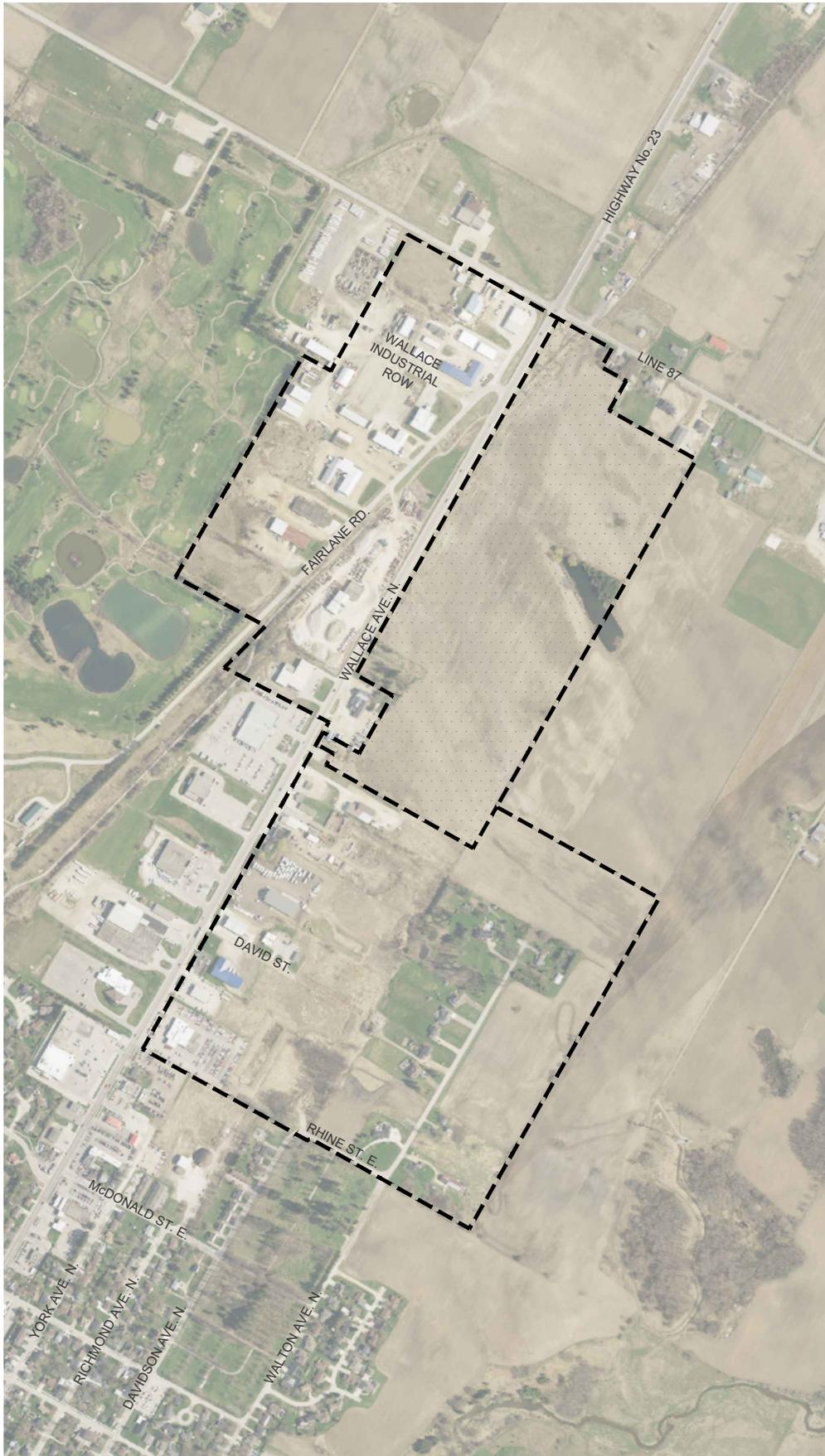
MUNICIPALITY OF
NORTH PERTH LANDS

STUDY AREA KEY PLAN

Figure No. 1



311003
July 2019
Scale: N.T.S.



updated in 2015. This provincially recognized and approved document describes the planning process that proponents must follow in order to meet the requirements of the Ontario EA Act for particular groups or “classes” of projects. The Class EA document describes the integration of Master Infrastructure Plans with the Planning Act and concurrent planning activities / applications such as Official Plan Amendments and Zone Change Applications, and outlines the procedures for ensuring that Master Plans comply with the requirements of a Schedule “B” Class EA, as described below. The Municipal Class EA process outlines a comprehensive approach which includes five distinct phases, as shown on Figure 2, including: problem definition; identification of alternatives (including “do nothing”); analysis and evaluation of their effects on the natural, social and economic environment; determination of a preferred alternative and associated mitigation measures in consultation with technical agencies and the public, and; documentation and implementation. The Class EA process provides a rational planning approach to determining a preferred alternative for addressing the problem (or opportunity). Pertinent excerpts from the Class EA document regarding Master Plans are appended to this document.

The Municipal Class EA process outlines three types of projects or levels of evaluation:

- Schedule “A” - Projects that have minimal adverse environmental effects and include the majority of municipal road maintenance, operational, and emergency activities
 - These projects are pre-approved and therefore a municipality can proceed without further approval under the EA Act

- Schedule “B” - Projects that have the potential for some adverse environmental effects
 - These projects are approved subject to a screening process, which includes contacting directly affected public and relevant review agencies

- Schedule “C” - Projects which have the potential for some significant environmental effects, and which must comply with all phases of the Class EA process.

The proponent for this study is the Municipality of North Perth. The Northeast Master Plan is being conducted in conformance with the requirements for a Schedule “B” undertaking, and must follow Phases 1 and 2 of the process. While not mandatory, an Environmental Study Report (ESR) is typically prepared for Schedule “B” projects, documenting the environmental assessment process that was carried out prior to proceeding with detailed design and construction. This ESR will be displayed during the mandatory 30-day public review and appeal period. If concerns are raised that cannot be resolved through discussions with the proponent, a “Part II Order” may be requested, as described in Section A.2.8 of the MEA’s document.

It should also be noted that as advised by MECP staff in their email of January 22, 2019, a mandatory Project Information Form was submitted to the Ministry on January 23, 2019, and that this study and report have been conducted with due regard to the following Ministry documents: “Code of Practice: Consultation in Ontario’s Environmental Assessment Process” Jan. 2014, and “Considering Climate Change in the Environmental Assessment Process” Oct. 2017.

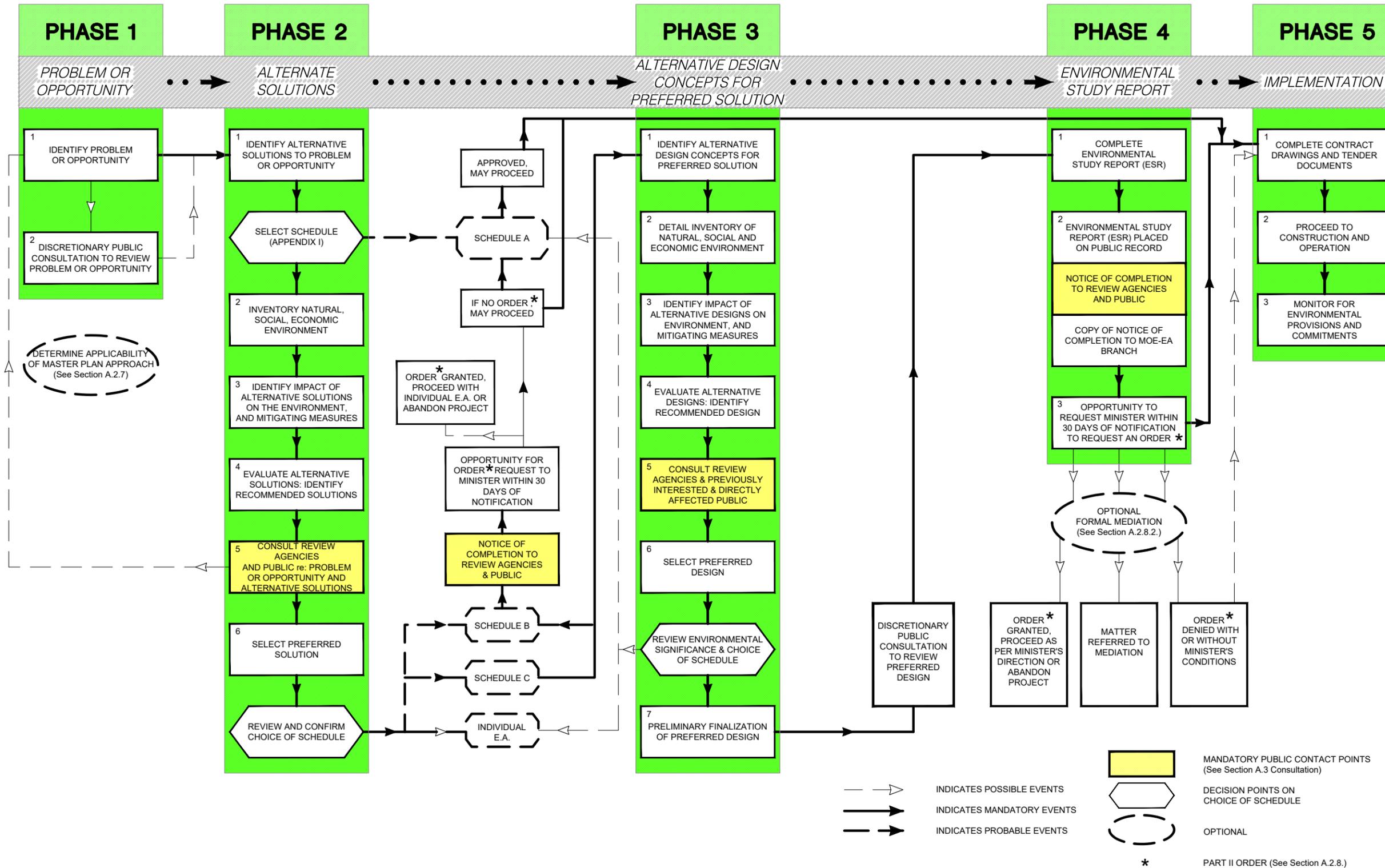
1.3 Study Purpose and Objectives

This report documents the process followed to determine the preferred / recommended undertaking, as well as the environmentally significant aspects of the planning, design and construction of municipal servicing for this growth area. It describes: the determination of the problem being addressed and opportunities available; the existing social, natural and cultural environmental considerations; alternative solutions that were considered; alternative comparison criteria; a description of the preferred solutions and their purpose; environmental effects and proposed mitigation measures, and; commitments to further work, consultation, and monitoring, associated with the implementation of the project.

MUNICIPAL CLASS EA PLANNING AND DESIGN PROCESS

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

Northeast
Master Plan
Municipality of
North Perth



PROCESS
FLOW CHART
Figure No. 2



It is likely that *minor* modifications to the recommended undertaking and its impacts on the environment may be identified later during subsequent public planning processes (such as Plan of Subdivision) and detailed designs. However, these modifications are not anticipated to change the overall intent of the undertaking. It is expected that any additional impacts to the environment would be addressed through standard or common mitigating measures.

1.4 Project Organization

The study organization reflects the general administrative and technical needs of the study as well as the consultation program. The latter has been developed to provide all of those with a potential interest in the study with the opportunity to participate and provide input during the various phases of the study.

A Project Team made up of a Steering Committee and a Consulting Engineering firm selected by North Perth Council has managed the study. The Study Organization is described in the following sub-sections.

Project team meetings, stakeholder meetings and a Public Information Centre were held throughout the process, and Minutes of these meetings are presented in Appendix A.

1.4.1 Municipal Staff

The study was carried out, and received input and direction from, a Steering Committee comprised primarily of staff from the Municipality of North Perth. In addition, a member of North Perth Council attended the Public Information Centre and participated by offering comments. Members of the Steering Committee included:

- Kriss Snell CAO
- Lyndon Kowch Manager of Operations
- Sean Yilmaz Planner
- Ed Podniewicz CBO

1.4.2 Consultant Team

GM BluePlan Engineering Ltd. (GMBP) provided consultation regarding technical issues, public and agency liaison, and preliminary design used to develop alternative solutions. In addition, GMBP provided management of the study and liaison with the Municipality's Planning Consultant also working on the Master Plan, MHBC Planning, to ensure that all of the Municipal Class EA requirements were met. A Public Information Centre (PIC) was also arranged by the Consulting Team, to encourage input from the local residents, business owners and others to aid in selecting the preferred servicing concept. The Consulting Team included:

- John Kerr, P. Eng. GMBP - Sr. Project Manager / Partner
- Steven MacMillan, C.E.T. GMBP - Sr. Technical Specialist
- Pierre Chauvin, MCIP, RPP MHBC Planning - Partner
- Andrea Sinclair, BES MHBC Planning - Associate

1.4.3 Technical and Governmental Agencies

To assist the project team in their assessment, appropriate technical, local and provincial agencies were identified by the team, and circulated with information and requests for input throughout the process. The agency contacts listed in Appendix B received copies of the public notifications and a draft of this report. Written comments received from these agencies are included in Appendix G.

1.4.4 First Nations Participation

As noted in the MEA's Class EA document as well as in the MECP's "Code of Practice: Consultation in Ontario's Environmental Assessment Process" and as noted in a letter from the Ontario MECP on Feb. 1,

2019, consultation with potentially affected Aboriginal communities is required during a Class EA, and the Crown has delegated the procedural aspects of rights-based consultation to the Municipality of North Perth regarding this undertaking. While the Project Commencement and PIC #1 Notice was circulated to a number of federal and provincial ministries (including Indigenous Services Canada and the Ontario Ministry of Indigenous Relations and Reconciliation) as well as eight First Nations groups (based on previous local Class EA contact lists), the Ontario MECP provided a list of the following Aboriginal communities that would be most appropriate to contact and consult with due to the potential for local treaty rights:

- Aamjiwnaang First Nation;
- Bkejwanong Territory (Walpole Island First Nation);
- Chippewas of Kettle and Stony Point First Nation;
- Chippewas of the Thames First Nation, and;
- Oneida Nation of the Thames

These 5 Aboriginal communities were contacted and circulated a copy of the Commencement Notice via email by the Municipality of North Perth and then later contacted several times each by GM BluePlan Engineering in order to determine if they had any comments, questions or concerns regarding the proposed undertaking as it might affect the local area and the community's interests and rights. Documentation of all correspondence with First Nations groups is contained in Appendix G while a summary of the outcome of the First Nations consultation process is provided in Section 5.7.

1.4.5 Stakeholder and Public Consultation

A key and critical component of the Master Plan and EA process is consultation with the stakeholders and public, throughout the study. Mandatory notifications (Commencement, Public Information Centres (PIC's) #1 and #2, and Display of this report) were published in local newspapers (The Listowel Banner and The Independent) on February 6 and 13, August 14, 2019 respectively. Notices were also mailed and/or emailed to the entire Contact List by the municipality. Copies of all Notices are included in Appendix C.

For this study, the primary purpose and objectives of the stakeholder and public consultation were:

- To notify the public that the study was commencing;
- To review the problem and gather information regarding alternative solutions, and;
- To review the study status, alternative comparison and the preferred alternatives.

Municipal staff coordinated various meetings, conversations and correspondence with the local landowners / stakeholders during the concurrent processes to gain an understanding of their preferences, concerns and desired schedules and overall goals and objectives. Alternative servicing concepts were discussed at length, and a general consensus of approval or cooperation was obtained. The value of the stakeholders' input and cooperation cannot be understated, and was critical to the success of this study.

A formal Public Information Centre (PIC #1) was held on February 19, 2019 to solicit public, First Nations and agency comments. Seven display boards were presented, and an information package and comment sheet were offered to all attending. A copy of the Information Package provided as well as a list of attendees and copies of display boards, are included in Appendix F. While participation at this event was strong, written comments were received from only one property owner (PK Custom Homes), two Aboriginal communities and three agencies including the Maitland Valley Conservation Authority, Transport Canada and the Ministry of Environment, Conservation and Parks.

Comments received from all stakeholders are discussed in Section 5.7 below, and a copy of the written responses received are provided in the Appendix G. Meetings following PIC #1 were also convened by Municipal staff with local property owners to discuss the preliminary preferred servicing concepts and to negotiate associated land acquisitions and easements where necessary. The results of these meetings have been productive and essentially support implementation of the preferred solutions.

Following a presentation by GM BluePlan staff to North Perth's Municipal Council on August 12, 2019, a second (discretionary) PIC was held on August 20, 2019. Notices of this PIC were advertised in the local newspaper, posted on the Municipality's website and mailed and/or emailed to the contact / circulation list developed through the duration of the study. At PIC #2 six display boards were presented, and an information package and comment sheet were offered to all attending. A copy of the Information Package provided as well as a list of attendees and copies of display boards, are included in Appendix F. While participation at this event was strong, few written comments were received, however a number of verbal comments expressed during the meeting were recorded in an email enclosed in Appendix G.

1.5 References / Background Studies

Previous studies and reports that provide background to this study or that were referenced in the preparation of this report include:

- "Municipal Class Environmental Assessment", MEA, Updated 2015 Version
- "Consultation in Ontario's Environmental Assessment Process", MOE, Jan. 2014
- "Preparing, Reviewing and Using Class Environmental Assessments in Ontario", MOE, Jan. 2014
- "Considering Climate Change in the Environmental Assessment Process", MOECC, Oct. 2017
- "Stormwater Management Planning and Design Manual", MOE, March 2003
- "County of Perth Official Plan, Consolidated February 2018", Perth County, Feb. 2018
- "Municipality of North Perth Zoning By-Law 6-ZB-1999", Municipality North Perth, Apr. 2017
- "Municipal Development and Servicing Standards", Municipality of North Perth, Feb. 2016
- "Northeast Community Plan Report", MHBC Planning, May 2019
- "Retail Market Demand Study – Listowel, Ontario", Altus Group Economic Consulting, Nov. 2018
- "Municipality of Listowel Secondary Plan – Natural Heritage, Existing Conditions" About & Assoc's, Feb 2019
- "Traffic Impact Study", CF Crozier & Assoc's, June 2019
- "Mayberry Drain 1990", K Smart & Assoc's, Oct 1990
- "Harold Good Municipal Drain", K. Smart & Assoc's, March 1983

2. PROBLEM STATEMENT

2.1 Development of the Problem Statement

Phase 1 of the Municipal Class EA process involves the identification of the problem and or opportunity being addressed by the study. The Steering Committee recognized the potential for future residential and industrial / commercial growth, and the need to plan and accommodate for its servicing.

As a result of the first project team meetings, a concise 'Problem Statement' was developed, and later presented at the first Public Information Centre, as follows:

"In order to facilitate growth and development in the Northeast community, there is an associated need to identify the subject area's long-term servicing requirements considering the most efficient, effective and least disruptive methods to provide, operate and maintain municipal servicing, including sanitary sewage collection, stormwater management and conveyance, potable water distribution and municipal street patterns".

2.2 Identified Constraints and Opportunities

Starting early in the Master Plan process and continuing throughout its duration, constraints and opportunities to the development and servicing of the Study Area were identified. The following is a list of the more significant issues discussed.

OPPORTUNITIES:

- To plan municipal servicing for the entire area in a logical and efficient manner, to the benefit of all the developers, landowners and the community (rather than a common piecemeal or subdivision-by-subdivision approach);
- To make additional employment (industrial / commercial zoned) lands available for development in the serviced urban settlement area, a need for the community's growth and prosperity;
- To identify and maximize the amount of lands that could contribute to municipally owned and operated SWM facilities, making the most efficient use of land, thereby improving land values and minimizing the number of private SWM facilities, and;
- To combine a Master Servicing Plan with other activities under the Planning Act and the Municipal Class EA process.

CONSTRAINTS:

- The depth and capacity of existing nearby sanitary sewers, especially on Wallace Ave N and Davidson Ave N, is limited, as these sewers were never designed to accommodate sewage flows from the entire study area;
- A natural wetland area exists in the eastern portion of the North Perth (former Moore) property;
- Topography is somewhat rolling and lower than the northern Listowel Ward lands to the south, and nearby sanitary sewers relatively shallow, suggesting the need for sewage pumping stations;
- Topography in some areas is relatively flat and current drainage outlets are either minimal, ill-defined or comprised of older Municipal Drains, suggesting the need for relatively large SWM facilities and/or Municipal Drain outlet improvements beyond the subject area;
- Depending on the scheduling of developments, some servicing alternatives may create a dependency on some landowners and/or necessitating temporary easements until developments proceed;

- Wallace Ave N (Hwy 23 connecting link) is a busy arterial roadway – longitudinal works should be minimized and crossings may need to be installed using trenchless methods;
- The implications of the presence of a Class C WHPA Zone in the southeast portion of the Study Area may need to be confirmed and accommodated if necessary in the planning of proposed infrastructure.
- The proximity of the Fairview Cemetery to the south limits of the Study Limits and the potential for errant graves within the Rhine St. right-of-way may need to be considered with respect to any proposed adjacent infrastructure or road works.

3. EXISTING CONDITIONS

3.1 General

The study area primarily consists of two separately distinguishable land occupancies: developed residential and industrial/commercial properties (serviced primarily by individual on-site wells and septic systems) and vacant agricultural lands. The largest single property in the study area is the former Moore farm now owned by the Municipality of North Perth, situated generally east of Perth Road 164 / Wallace Ave N and south of Line 87. The balance of the Study Area is dominated by properties used and zoned for industrial purposes (primarily in the former "Wallace Industrial Park" located west of Road 164 and south of Line 87) and highway-commercial uses (immediately east and west of Road 164 north of Rhine St.). The southeast portion of the Study Area is dominated by existing residential lands on either side of Walton Ave. N.

The topography of the subject lands is relatively flat and undulating, with various low areas that are either isolated or that release drainage beyond the study limits. High elevations of approximately 393 and 390 masl at Rhine St and the southeast corner of the Municipality's property respectively generally divide and direct drainage to low areas located to the east of Walton Ave N (+/- 386 masl) and at the southeast corner of the intersection of Wallace Ave N and Line 87 (+/- 384 masl). Drainage to the southeast is generally collected and conveyed southeasterly via surface features (i.e. swales, ditches and sheet flow) and the existing Mayberry Municipal Drain while drainage to the northwest contributes to the Harold Good Municipal Drain which starts on the north side of Line 87 west of Wallace Ave. N. An isolated wetland can also be seen on the east side of the Municipality's property, while two existing stormwater management ponds exist north of Rhine St (behind Larry Hudson Chevrolet) and north of Wallace Industrial Row. Area topography is generally shown on Figures 3 and 6.

Vegetation throughout the area consists mostly of grasses and agricultural crops, with scattered hedgerows, however an isolated wetland on the east side of the Municipality's property has been acknowledged in the County's Official Plan and was identified for further evaluation in support of not only the Master Plan but also any subsequent Plan of Subdivision applications / planning processes.

During the early stages of the Master Plan process, it was determined that an inventory and analysis of natural heritage environmental features, limited to the natural wetland feature on the east side of the former Moore property, would be beneficial or appropriate, since the subject area is planned for urban development.

The following sub-section provides a brief, general description of the study area's natural environment. Selected photographs of the area are displayed in Appendix D.

3.2 Natural Environment

As noted in their correspondence, the Maitland Valley Conservation Authority (MVCA) does not comment on natural heritage for the Municipality of North Perth. However, they continue to provide technical review services and planning review for the management of natural hazards within the Municipality. As such, in accordance with this role and as per regulatory mandate under the Conservation Authorities Act, they offered the following comments:

"The subject property features a portion of watercourse on the northwest corner of the [North Perth] property and a pond on the east boundary (map attached). MVCA's resource mapping does not show the property is affected by natural hazards as defined in the Provincial Policy Statement, 2014. The watercourse plus 15 metres from the top of bank is a MVCA regulated area, pursuant to Ontario Regulation 164/06 made under the Conservation Authorities Act, as amended. However, the pond is not a MVCA regulated feature unless future studies show it is surficially connected to the watercourse." In a subsequent email dated Feb 7, 2019 the MVCA also stated that, "... there are areas of watercourse regulated by the MVCA in the study area ... MVCA's previous comments on the requirement for Conservation Authority permission in relation the works around the watercourse and 15m buffer apply to all such watercourses in the study area."

3.2.1 Source Water Protection

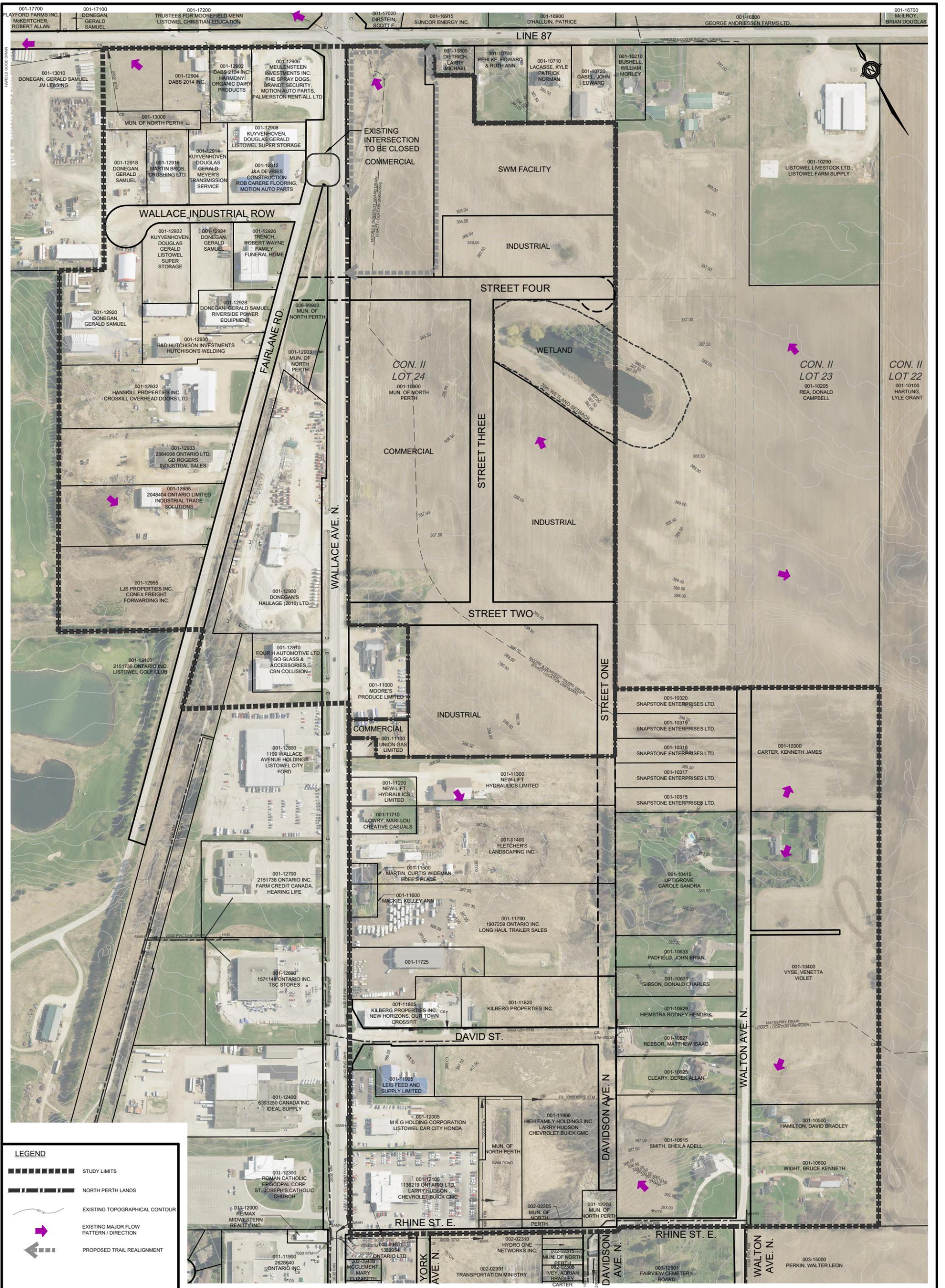
As noted in the letter dated Feb 1, 2019 from the MECP (formerly MOECC) in Appendix G, the Ministry reminds all Class EA consultants that *“proponents ... must identify early in the process whether a project is occurring within a source water protection vulnerable area”* and that *“the proponent should contact and consult with the appropriate Conservation Authority/Source Protection Authority (CA/SPA) to discuss potential considerations and policies in the SPP that may apply to the project”*. In this regard, attached in Appendix E is a copy of an on-line generated map from the Ministry’s website indicating that a portion of the Study Area is within a Class C Wellhead Protection Area associated with a municipal well in the Listowel Ward of North Perth. At the same time GM BluePlan Engineering noted in an email to the Risk Management Official of the Ausable Bayfield Maitland Valley Source Protection Region (ABMVSPR) dated February 7, 2019 that as shown on Figures to be displayed at PIC #1 the consultant team had identified potential municipal servicing alternatives that propose the installation of a sewage pumping station (SPS #1 on Figure 4) and a stormwater management (SWM) facility (east of Walton Ave N) within the Class C area. Based on a reply email from the ABMVSPR’s Co-DWSP Program Supervisor of the same date (in Appendix G), considering that neither of these proposed municipal facilities would pose an undue threat or be in contravention of the applicable local SWP policies for this area, the authority confirmed that they had no specific concerns and their following statement was referred to the Municipality and their Planner as it applies to potential future changes in local land use planning applications:

“WHPA-C is the 5 year time-of-travel zone, where a contaminant from a spill could reach the water supply well in 5 years. Policies are in place, through local Source Protection Plans to protect the sources of water. Properties within zones A, B and C of the WHPA are considered ‘Restricted Land Use’ as per the Clean water Act, and a Notice under section 59 of the CWA is required for any applications under the planning act. However, the only restriction as per the Source Protection Plan for this region, that affects zone C, is prohibition of chemicals classified as ‘dense non-aqueous phase liquids’ – DNAPLs. These include some solvents, metal paints and sealants – unlikely to impact residential use, but is a consideration for business / industrial use.”

3.2.2 Natural Heritage Resources (Aboud & Assoc’s)

Aboud & Associates Incorporated was retained via MHBC Planning on behalf of the Municipality of North Perth to complete a Natural Heritage – Existing Conditions report (see excerpts in Appendix E) dated Feb 14, 2019 for the development of the subject Master / Secondary Plan in the northeast community. Their report focussed on “characterizing the existing natural heritage features within the study area and adjacent natural lands within 30m, determining and mapping significant natural features, identifying constraints and providing mitigation recommendations”. The scope of Aboud’s work included contacting Species at Risk staff at the MNFR in March 2018 and subsequent analysis and reporting as noted in their report including Appendix 10.

A summary of existing conditions is provided in Section 4.1 of Aboud’s report while a summary of significant features is provided in Table 6 of the same. Aboud concluded that *“several natural heritage features are considered significant, including but not limited to, Species at Risk listed under Ontario’s Endangered Species Act and Significant Wildlife Habitat under the Provincial Policy Statement”* and *“have identified significant species within the study area, which should be considered when reviewing potential options and concept plans and selection of a final site plan”*. As shown on Figure 3 of their report however, Aboud’s conclusions and recommendations are limited to the area surrounding the existing wetland along the east side of the Municipality’s property. Upon review of the proposed street patterns and land uses set out in MHBC’s land use plans it is evident that all proposed municipal streets and infrastructure will avoid the area set out in Aboud’s report accordingly.



- NOTES:**
- EXISTING TOPOGRAPHICAL AND FEATURES FROM NORTHWAY MAPPING, DATED APRIL 1998.
 - PROPERTY FABRIC RECEIVED FROM PERTH COUNTY GIS DATABASE, FEBRUARY 2011.
 - STREET LAYOUT AND PROPOSED ZONING FROM MHBC PLANING DATED DECEMBER 12, 2017.

PRELIMINARY

NO.	MM/DD/YY	REVISION DESCRIPTION	CHKD
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NORTHEAST MASTER PLAN
MUNICIPALITY OF NORTH PERTH
OVERALL CONCEPT PLAN

DRAWN BY: S.M.	APPROVED BY: J.K.	PROJECT NO.: 311003	DRAWING NO.: 3
DESIGNED BY: S.M./J.K.	DATE: DECEMBER 2017	SCALE: 1:2,000	

GMBP FILE NAME: 311003 OVERALL PLAN.dwg PRINTED: Aug 09, 2019 - 9:30am

3.3 Socio-Economic Environment

3.3.1 Northeast Community Plan Report

A Community Secondary Plan process and Official Plan Amendment exercise is being conducted for the Municipality by MHBC Planning Ltd. concurrent with this Master Servicing Plan. A "Retail Market Demand Study" was also completed in November, 2018 by Altus Group Economic Consulting. A copy of the resulting Land Use Plan, as presented at stakeholder and public meetings, is provided in Appendix F. Generally, designated land uses for the Municipality's lands include an intended mix of highway commercial and light industrial.

3.3.2 Property Ownership and Land Uses

Property ownership and land uses, designations and zonings as of the start of this assignment are shown on the "Overall Concept Plan" Figure 3. The owner of the largest single track of land within the Study Area is the Municipality of North Perth. Subsequent to the start of this Study, a large track of land on the east side of the Study Area originally owned by VV Vyse has been acquired recently by S Meulensteen. While officially outside of the Study Area, considering its proximity to the study limits and local area topography, it is also noted that the Rea property immediately east of the Municipality's lands has been recently acquired by PK Custom Homes Inc., who have indicated an interest in future development and eventual municipal servicing.

3.3.3 Transportation and Traffic Context (Current and Planned)

Existing public streets and roads within the Study Area generally vary in width, use and carriageway surfaces, however they are all generally rural in nature with roadside ditches (rather than urban cross-sections with curb and gutter and storm sewers). While most streets are owned and maintained by the Municipality of North Perth, Wallace Ave N (also referred to as Perth Road 164) is an MTO Connecting Link (Highway 23) to the intersection of Line 87. Fairlane Rd. has a paved surface, while David St., Wallace Industrial Row and (the opened portion of) Rhine St have gravel surfaces.

As part of the Planning Process, MHBC has proposed a municipal street configuration within the Municipality's lands, as well as an extension of Davidson Ave N to the Municipality's property, in order to convey vehicular and pedestrian traffic through the site from Wallace Ave N. While this proposed street pattern is conceptual at this time and subject to later review during a Draft Plan of Subdivision Application by the Municipality (as the proponent), it provides a logical frame of reference for the planning of associated supporting municipal infrastructure including sanitary sewers, watermains and storm drainage / stormwater management. At the same time, the proposed road pattern has been presented in part in order to help improve (via relocation) the existing awkward intersection of Wallace Ave N and Fairlane Rd. while providing for two well-spaced points of access to the Municipality's lands off Wallace Ave N between David St to the south and Line 87 to the north.

At the intersection of Davidson Ave N and Rhine St the Municipality currently owns a square parcel which will help facilitate the northerly extension of the street. Extension of Davidson Ave N north of the David St intersection into the North Perth lands will require land acquisition in the form of widenings from neighbouring properties – initial meetings and negotiations between the Municipality and these landowners have been favourable and indicate that the street extension to facilitate the conceptual development plan presented by MHBC Planning is feasible and achievable.

Commissioned on behalf of the Municipality of North Perth by MHBC Planning, a Traffic Impact Study (TIS) was completed for the Study Area by CF Crozier & Associates in a report dated June 2019. This report assesses existing and proposed future traffic demands and patterns using in part the proposed street pattern and land uses on the Municipality's lands through to the year 2040, and has concluded that the proposed intersections are sufficiently spaced and that with increases to background traffic and the build-out conditions matching maximum proposed zoning densities, efficient future traffic movements will ultimately require signalization and/or left turn lanes at the intersections of Wallace Ave N (Road 164 / Hwy 23 connecting link) and Street Two, Street Four and Line 87.

Table 22 from Crozier's final report is reproduced below as a summary of their recommendations, for reference purposes:

Table 22: Recommended Improvements

Intersection	Road Improvements	Implementation Year
Line 87 and Road 164/Wallace Avenue North	<ul style="list-style-type: none"> • Monitor intersection operations moving forward • Installation of traffic signals or roundabout may be required to address the Level of Service "F" although not warranted. • Reduction of speed limits on Road 164/ Wallace Avenue North to 60 km/h north of the intersection and to 50km/h south of the intersection due to future urbanization 	2030-2040
Street Four and Road 164/Wallace Avenue North	<ul style="list-style-type: none"> • Installation of traffic signals • Provide auxiliary lanes with the following storage lengths <ul style="list-style-type: none"> ○ Southbound left-turn = 70 metres; ○ Westbound left-turn = 40 metres. 	2030
Street Two and Wallace Avenue North	<ul style="list-style-type: none"> • Installation of traffic signals • Provide auxiliary lanes with the following storage lengths: <ul style="list-style-type: none"> ○ Southbound left-turn = 30 metres; ○ Westbound left-turn = 70 metres; 	2030
David Street and Wallace Avenue North	<ul style="list-style-type: none"> • Monitor intersection operations moving forward 	2030-2040

At this time it is anticipated that if road widenings are required along Wallace Ave N to accommodate the proposed left turning lanes such can be identified / confirmed and provided by the Municipality along the east side of the road during the subsequent Draft Plan submission and approval process (a public process through the Planning Act).

3.3.4 Municipal Infrastructure and Utilities

Currently no municipal sewers or watermains exist in the Study Area, and current developed properties are generally serviced by private on-site wells and septic systems.

The extent of existing municipal infrastructure nearby or adjacent to the Study Area is shown on "Overall Concept Plan" Figure 3. In general, municipal infrastructure near the study limits consist of the following:

Nominally sized (200 mm dia.) local sanitary sewers currently reside at the north end of Davidson Ave N at Rhine St. and on Wallace Ave N at David St. A larger (375mm dia) trunk gravity sanitary sewer is located within the North Perth Community Trail (former CP Rail lands) opposite the northwest corner of the TSC property. All of these municipal sanitary sewers convey sewage flows southwesterly through the Listowel Ward and to the North Perth Wastewater Treatment Plant (WWTP) situated just southwest of the community.

Minor forcemain services to Long Haul Trailers and Listowel City Ford are also shown on Figures 3, 4 and 5.

Existing streets and roads within the Study Area are generally served by rural road cross-sections (i.e. without curbs and gutters and storm sewers) and are drained by roadside ditches and culverts. Lands in the southeast portion of the Study Area are generally serviced by the Mayberry Municipal Drain which conveys storm flows to the southeast while the majority of the northern portion of the Study Area drains to the Moore & Denstedt Award Drain which leads to the Harold Good Municipal Drain to the northwest. Two stormwater management facilities are present within the Study Area, including one located immediately north of Rhine St. behind Larry Hudson Chevrolet (privately owned but potentially being conveyed to the Municipality of North Perth) and between Line 87 and Wallace Industrial Row west of Wallace Ave. N. The extent of existing storm drainage features is shown on Figures 3 and 6.

Local, nominally-sized 150mm dia. municipal watermains currently reside on Davidson Ave. N, Rhine St and Walton Ave. N. as well as recently having been extended on David St east of Wallace Ave N (to service the new Go-Glass facility owned by Larry Hudson Chevrolet) while larger trunk 250mm dia mains reside on Wallace Ave N at the north limit of the TSC site as well as on the North Perth Community Trail behind the Listowel City Ford property. The extent of existing watermains is shown on Figures 3 and 7.

3.3.5 Relevant Planning Documents and Policies

A brief review of the Perth County Official Plan indicates that there are no particular policies dealing with specific natural or socio-economic constraints in the subject area, with the exception of an isolated wetland area which straddles the North Perth (former Moore) property and the lands to the immediate east.

Master Plans and the Municipal Class Environmental Assessment process, dictated by the EA Act, are described in detail in Section 1.2 of this report.

For a full description of relevant planning documents and policies please refer to the accompanying "Northeast Community Planning Justification Report" prepared by MHBC Planning dated July, 2019.

4. SERVICING REQUIREMENTS & ENVIRONMENTAL CONSIDERATIONS

4.1 Population and Land Use

The Northeast Community Preliminary Concept Plan prepared by MHBC Planning indicates the land use designations proposed to be included in the County's Official Plan. Generally undeveloped lands within the study area are designated for light industrial and highway-commercial uses, while lands about Walton Ave. N. will be residential. While not formally included within the Study Area, adjacent lands to the immediate east (i.e. along the future Walton Ave N extension) are anticipated to be designated and zoned for residential use – considering their proximity and the local topography, future servicing of these lands has been considered throughout this study as requested by the primary land owner (PK Custom Homes). Ancillary land uses include proposed stormwater management facilities and a locally significant wetland.

Based on discussions with Municipal staff, and upon review of the Concepts prepared by MHBC Planning, it was concluded that a mix of highway commercial and light industrial lands should be accommodated for within the Municipality's lands (former Moore property), while Urban Fringe lands to the east should be reserved for residential development. Therefore calculations and analysis have been completed based on an average and peak sewage flow rates as per the Municipality's current Development and Servicing Standards (which reference MECP Guidelines), which are generally considered as conservative.

Support for the commercial land needs is based on the Retail Market Demand Study by the Altus Group in their report dated November, 2018 (excerpts in Appendix E). For reference purposes the following has been cropped from Altus' Executive Summary:

Altus Group Economic Consulting ("Altus Group") was retained by the Municipality of North Perth ("Municipality" or "North Perth") and Nichol Properties to evaluate the market opportunity for additional commercial land supply to be added in the 'fringe areas' of the Listowel Settlement Area ("Listowel" or "Community"). This study is intended to estimate the intensity of market demand to support new commercial space in the Municipality in the future and provide recommendations relating to the appropriate size, scale, location and ultimate distribution of new general commercial land use permissions in Listowel.

The County is currently developing a new Official Plan intended to guide the long-term future vision for the growth and development of the communities within the County including North Perth. This new Official Plan is intended to be developed in a coordinated fashion with local municipalities to build a comprehensive strategy from which new opportunities can be cultivated throughout the County. Attracting new retailers and restaurants to Listowel is one of the top priorities identified for the Community. In order to plan for the future, the Municipality has requested Altus Group provide an independent, unsolicited opinion as to the appropriate scale of commercial lands required in Listowel to allow for the future growth of its retail economy. These conditions define the scope for this market assessment.

The work plan for this market opportunity assessment has been designed to satisfy the policy requirements of the County of Perth Official Plan policy 8.5.8.1.5 (a) relating to a market/impact study for all major new and/or expanded retail developments.

Based on the empirical research and analysis provided in this report, it is the professional opinion of Altus Group Economic Consulting that forecast market growth, in association with achieving a reasonable rate of recapture of existing expenditure potential already generated in the marketplace, provides the opportunity for new retail space to be added in Listowel in the future.

To accommodate market demand will require the addition of new commercial land supply in the Community for the purposes developing new commercial inventory in support of the growth of Listowel's retail sector. Based on our assessment of each candidate location under consideration, it is the professional opinion of Altus Group Economic Consulting that both locations are well suited to address a portion of demand forecast in the future.

Therefore, this analysis concludes these locations are warranted in Listowel based on market demand without impacting the existing commercial land use structure of the Community and should be designated for commercial uses.

4.2 Climate Change Considerations

In their letter of Feb. 1, 2019, the MECP strongly encouraged the Municipality to include climate change in this Class EA process, stating that “*climate change should be considered in the context of mitigation and the context of adaptation*”. The Ministry also recommended that reference and regard be given to associated passages in Appendix 2 (pages 2 – 7) of the MEA’s Municipal Class EA (2015) and to the Ministry’s document entitled ‘Considering Climate Change in the Environmental Assessment Process’. In the latter, the “*ministry expects proponents to take into account:*

- *The project’s expected production of greenhouse gas emissions and impacts on carbon sinks (climate change mitigation)*
- *Resilience or vulnerability of the undertaking to changing climatic conditions (climate change adaptation)”*

The Ministry also recommends that discrete statements be provided in study conclusions detailing how climate change was considered in the assessment, including rationale if a streamlined (Class) EA is presented as sufficiently minor in scale or lifespan that climate change considerations cannot be practically carried out or are not applicable.

With the foregoing in mind, throughout the Master Plan / Class EA process the Study Team must give due consideration to the impacts of the project on climate change, and the impacts of climate change on the project, while identifying, assessing and ranking alternative servicing solutions and the generation of applicable mitigating measures for the preferred solutions. In particular, changes in the frequency, intensity and duration of precipitation events, and the need to minimize associated greenhouse gases, are seen as the most significant applicable local and global concerns when evaluating the impacts on and from climate change. As noted in the Ministry’s documents, this project, like many planned in accordance with the EA Act, is anticipated to result in the generation of greenhouse gases either during construction and/or after implementation of operations, so both phases should be compared and assessed.

According to the above-noted Ministry documents, during the comparison of alternative solutions, climate changes considerations may be qualitatively and/or quantitatively assessed depending on the nature of the proposed alternatives / undertaking.

During the development of Master Plans, the MECP also encourages proponents to consider whether climate change impacts should be considered at a project level, i.e. beyond a consideration made within master plan documents, or whether the considerations made within the planning documents have implications for project-level planning.

Considering the context and scope of the Problem Statement and probable alternative servicing solutions, the Study team focussed climate change considerations on following questions:

- What will the impacts of increased frequency, intensity and duration of rainfall events be on proposed storm servicing solutions?;
- Will certain sanitary servicing solutions (such as the use of sewage pumping stations vs. deep gravity sewer systems) result in additional greenhouse gas emissions? and;
- What effect could a short-term disruption of utility services due to an extreme climate event have on project operations (particularly on sewage pumping stations)?

4.3 Summary of Requirements

The following list provides a brief summary of the identified requirements and objectives of the solutions sought:

- Facilitate efficient and effective municipal servicing (sanitary sewage collection, stormwater management and conveyance, potable water distribution and municipal street patterns) for the entire study area, to address the Problem Statement.
- Result in minimal impact to the existing natural and socio-economic environment.
- Give due consideration to identifying, assessing and mitigating potential impacts of the project on climate change and the impacts of climate change on the project, including efforts to minimize greenhouse gas emissions;
- Servicing solutions should be practical and their implementation made relatively simple and immediate.
- Where feasible, SWM facilities should be owned and operated by the Municipality to better ensure public awareness, responsibility and accountability. SWM facility sizes should also be planned to accommodate the potential for increased frequency or intensity of rainfall events over time accounting for foreseeable impacts of climate change;
- Minimize the total number of facilities that need to be operated and maintained (such as SWM facilities, sewage pumping stations, water towers and pressure boosting stations, etc.) as much as practically feasible, and infrastructure should primarily be routed along roadways, making the most efficient use of land and minimizing the need for land acquisition and easements, etc.
- Above-ground / visible infrastructure facilities (such as sewage pumping stations, water towers, etc.) should be located away from residential zones wherever feasible, and due regard for aesthetics should be exercised during detailed design to ensure compatibility with the surrounding neighbourhood and/or gateway to the community.
- Sanitary sewers should be designed to be relatively flat and deep and follow the most direct routes feasible, to maximize their reach and provide flexibility in the siting and grading of industrial sites.
- Maximize the use of known or anticipated reserve capacities in existing municipal infrastructure.
- Servicing solutions should include opportunities for system redundancies where reasonably feasible in order to promote resiliency and safety and reduce operational and maintenance needs (e.g. looped watermain networks, sewage pumping stations with alternative back-up / fail-safe features, etc.).
- Due regard should be given to land ownership and requirements as they relate to scheduling of development and in order to minimize inter-dependencies; stakeholder cooperation will be a key to the success of implementing selected servicing.
- Minimize disruptions during implementation and operation.
- Optimize capital, operating and maintenance costs to identify the best life-cycle cost alternatives.
- Improve, relocate or reconfigure existing awkward or unsafe intersections, if any, thus promoting safety and efficiency for the travelling public.
- Identify and minimize the potential for property acquisition and easement needs associated with proposed infrastructure and road improvements and extensions early in the process and negotiate in advance where feasible.
- Capitalize on identified opportunities.

5. ALTERNATIVES AND EVALUATIONS

The following subsections describe the alternative servicing solutions considered and assessed, and the criteria used to evaluate and compare them.

5.1 Development of Alternative Solutions

Once the Project Team had developed the problem statement and determined the related goals and objectives, meetings and efforts focussed on identifying and evaluating feasible and logical alternative solutions. These solutions were based primarily on addressing the Problem Statement, considering the requirements noted above. To conduct a comparative evaluation of the alternatives, a list of assessment criteria was developed, as discussed in Section 5.6.

The preliminary alternative solutions conceived by the Project Team and presented to the stakeholders and public for review and comment are presented in the following Sections.

5.2 Alternative No. 1 – Do Nothing

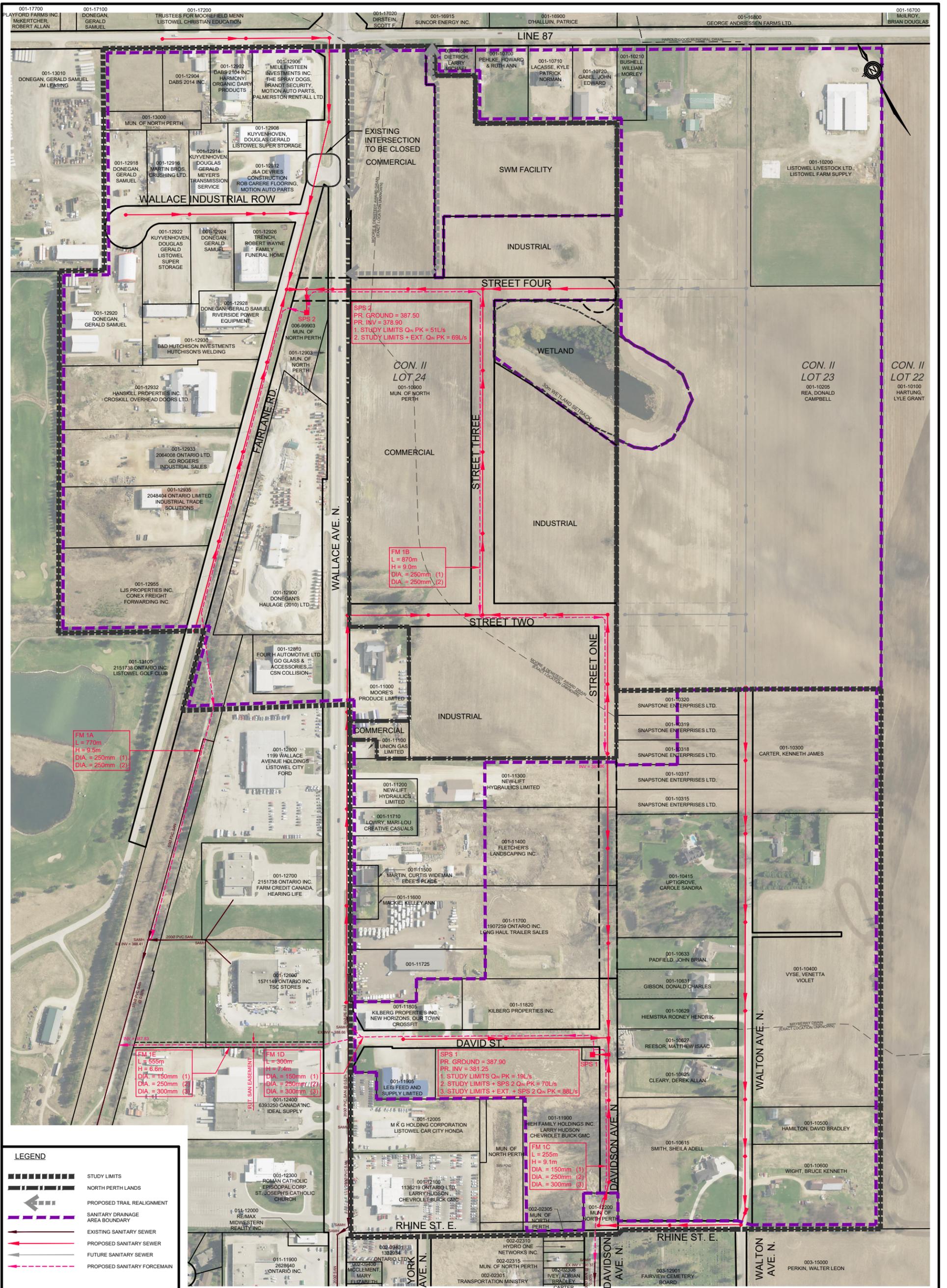
Common to all Environmental Assessments, the alternative of doing nothing is typically assessed. In this case, the 'Do Nothing' alternative is unacceptable, since the vacant lands are planned for urban development, requiring municipal servicing wherever feasible, and the existing developed lands require municipal servicing in order to eliminate a dependency on individual on-site private systems that are prone to neglect, failure, expensive repairs or environmental damage.

5.3 Sanitary Servicing Alternatives

Early in the study process it was recognized by the Municipality and GM BluePlan Engineering that due to natural existing topography there are two distinct low areas within the Subject Area, generally located in the southeast and northwest portions of the Northeast Community. It was also readily apparent from knowledge and review of existing surrounding and downstream municipal sanitary sewer infrastructure that the extension of gravity sanitary sewers to service either low area would not be practically or economically feasible due to the shallow or nominal depth and proximity of the existing gravity network. Sanitary servicing solutions therefore primarily focussed on locations, numbers and configurations of alternative sewage pumping stations (SPS's) and the gravity networks to them and forcemain outlet locations and routes.

Sanitary Servicing Alternatives 1 and 2 shown on Figures 4 and 5 show two alternative sewage pumping station locations for both the northwest and southeast service catchment areas as well as three alternative forcemain outlet locations. Options entailing pumping from one station to another, and servicing the entire Subject Area with just one SPS, were briefly considered and dismissed by the Consultant and Steering Committee due to apparent complications with respect to station and sewer depths and costs as well as independent scheduling and phasing concerns. An option considering a third sewage pumping station located within the existing Wallace Industrial Park was also briefly considered and dismissed due to associated land acquisition, capital and operational cost concerns.

Both northerly SPS locations considered have been indicated on lands owned by the Municipality, thus eliminating the need for further land acquisition while helping to expedite and simplify the process. The northerly SPS (#2) shown on Alternative 1 (Figure 4) is located conveniently on municipal lands between Walton Ave. N. and Fairlane Rd., while the northerly SPS shown in Alternative 2 (Figure 5) would be located on the north side of Street Four east of Wallace Ave N. Both of these locations are in general proximity to the lowest point in this part of the Subject Area. An alternative location directly at the lowest point of land in the northern catchment, at the southeast corner of Wallace Ave N and Line 87, was also considered briefly during this study but dismissed in consideration of the existing watercourse in this area as well as its potential as prime real estate for the sale of highway commercial use.



LEGEND

- STUDY LIMITS
- NORTH PERTH LANDS
- PROPOSED TRAIL REALIGNMENT
- SANITARY DRAINAGE AREA BOUNDARY
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- FUTURE SANITARY SEWER
- PROPOSED SANITARY FORCEMAIN

- NOTES:**
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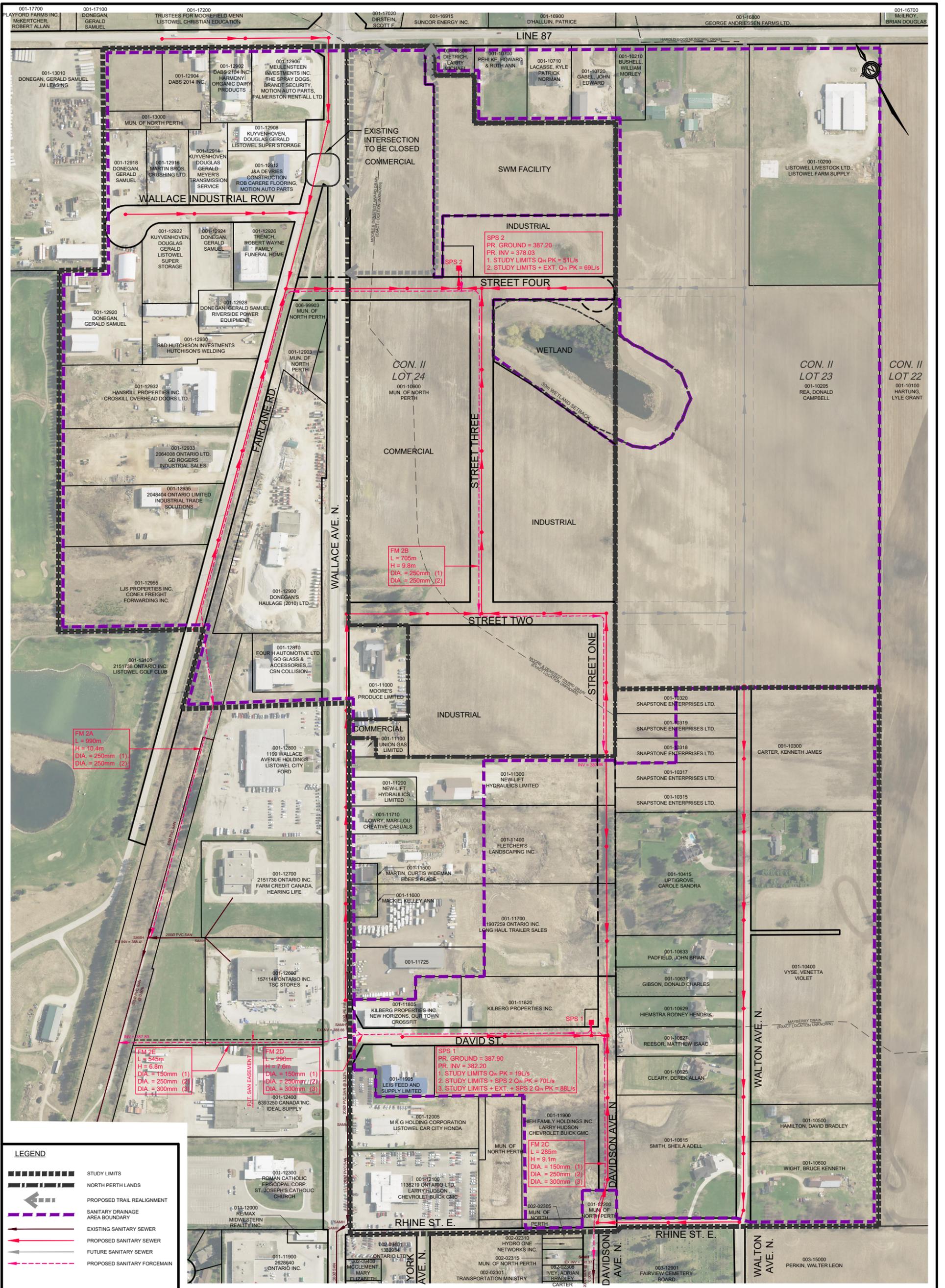
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NORTHEAST MASTER PLAN			
MUNICIPALITY OF NORTH PERTH			
SANITARY SERVICING			
ALTERNATIVE 1			
DRAWN BY: S.M.	APPROVED BY: J.K.	PROJECT NO.: 311003	DRAWING NO.: 4
DESIGNED BY: S.M./J.K.	DATE: DECEMBER 2017	SCALE: 1:2,000	



LEGEND

- STUDY LIMITS
- NORTH PERTH LANDS
- PROPOSED TRAIL REALIGNMENT
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NORTHEAST MASTER PLAN

MUNICIPALITY OF NORTH PERTH

SANITARY SERVICING

ALTERNATIVE 2

DRAWN BY: S.M.	APPROVED BY: J.K.	PROJECT NO.: 311003	DRAWING NO.:
DESIGNED BY: S.M./J.K.	DATE: DECEMBER 2017	SCALE: 1:2,000	5

Considering comments received from an adjacent private landowner immediately east of the study area (PK Custom Homes), the Study Team agreed that it would be prudent to recommend that subsequent planning and detailed design of the depth, size and ultimate capacity of SPS#2 consider accommodating raw sewage from future development of the PK property accordingly.

Both southerly sewage pumping station locations considered have been indicated on lands owned by others, within the non-residential portion of the southerly catchment. The southerly SPS (#1) shown on Alternative 1 is located at the future southeast corner of the intersection of David St. and Davidson Ave N extension on lands owned by Larry Hudson Chevrolet, while the southerly SPS shown in Alternative 2 would be located on the northwest corner of the same intersection on land owned by Kilberg Properties. An option to locate the southerly SPS adjacent to residential lands to the east was briefly considered during the study process but dismissed due to anticipated residential neighbourhood and land acquisition concerns.

While it is recognized that sewage pumping stations require the long-term use of energy to function (vs. short-term heavy construction equipment use to install deep gravity trunk sanitary sewers and associated surface restoration, etc.), the implementation of pumping facilities is a common practice. Considering that the majority of Ontario's current electrical energy supply is from 'green' or 'clean' sources including nuclear, hydro-electric, wind and solar generation, greenhouse gas emissions (potentially impacting climate change) resulting from SPS's is generally limited to the infrequent use of emergency back-up power at each station. With this in mind, it is recommended that the future detailed design of back-up power at each station consider the apparent benefits of natural-gas fueled generators which burn cleaner / emit fewer greenhouse gases than equivalent diesel-powered generators and offer the added benefit of a more secure or convenient fuel source during an extended power interruption. As common practice encouraged in MECP design guidelines, pumping station designs should also incorporate additional redundancies in minimize the potential for sewage back-ups into connected buildings, such as emergency overflow tanks, easily accessed pump-out features, and emergency by-pass pipe outlets to nearby stormwater management facilities, etc.

The most direct and efficient route for a gravity sanitary sewer from the low point in Walton Ave N to either SPS#1 location on Davidson Ave N would be via an easement between existing intervening residential lots between these two streets and most logically close to or along a common side lot-line such as between the Smith and Cleary or Cleary and Reesor properties – these routes were considered by the Study team however due to current easement acquisition concerns it was determined that an alternative route via Rhine St to the south would be a more feasible and accessible alignment. While this sewer may be up to approximately 9m deep under Rhine St. the length of this deep sewer would be limited and this alternate route is not anticipated to lower the incoming invert at SPS #1 by more than 1m and thus this alignment has been shown on both Figures 4 and 5 accordingly.

On both Sanitary Servicing Alternatives the three forcemain termination locations are shown as described in Section 3.3.4:

- An existing 375 mm dia gravity municipal sanitary sewer (at a 0.5% slope) located within the North Perth Community Trail opposite the northwest corner of the adjacent TSC Stores site;
- A 200mm dia gravity municipal sanitary sewer (at 0.60%) on Davidson Ave N at Rhine St., and;
- A 200 mm dia gravity municipal sanitary sewer (at 0.53%) on Wallace Ave N at David St.

The depth of each of the above potential forcemain outlets is less than nominal, however the residual capacity in the larger trunk sewer extending southward along the Community Trail is known to be much greater than the other two, and the trunk gravity system downstream of the TSC Store has been designed and constructed somewhat recently to accommodate a large portion of future flows as far south as at least Binning St.

The most direct route for the forcemain outlet from either SPS #1 location in the south portion of the Study Area to the larger / primary gravity sanitary sewer outlet within the Community Trail, as shown on both Figures 4 and 5 is westerly along David St., across Wallace Ave N (most likely installed using trenchless methods) and westerly across the south limit of the TSC and former Listowel City Ford properties to the trail, thus necessitating an

NORTHEAST MASTER PLAN MUNICIPALITY OF NORTH PERTH

FIGURE 5A-2 – SANITARY SERVICING OF NORTH PERTH LANDS AND WALLACE INDUSTRIAL SUBDIVISION WITHIN STUDY AREA EVALUATION MATRIX



Criterion	Alternative SAN 2A SPS #2 at Fairlane Rd Forcemain (FM1A) outlet to exist. sewer on North Perth Community Trail	Alternative SAN 2B SPS #2 at Fairlane Rd Forcemain (FM1B) outlet to future Street One sewer at South limits of North Perth lands	Alternative SAN 2C SPS #2 at Street Four East Forcemain (FM1A) outlet to exist. sewer on North Perth Community Trail	Alternative SAN 2D SPS #2 at Street Four East Forcemain (FM1B) outlet to future Street One sewer at South limits of North Perth lands
Natural Environment <ul style="list-style-type: none"> - Fisheries & aquatic habitat - Terrestrial habitat & vegetation - WHPA Class C Zone - Energy consumption - Wetlands and groundwater - Noise, vibration and air quality 	<ul style="list-style-type: none"> <input checked="" type="radio"/> No impact <input checked="" type="radio"/> No impact <input checked="" type="radio"/> No impact <input type="radio"/> Pumped system – uses energy forever <input checked="" type="radio"/> No impact <input type="radio"/> Potential for concerns limited 	<ul style="list-style-type: none"> <input checked="" type="radio"/> No impact <input checked="" type="radio"/> No impact <input checked="" type="radio"/> No impact <input type="radio"/> Pumped system – uses energy forever <input checked="" type="radio"/> No impact <input type="radio"/> Potential for concerns limited 	<ul style="list-style-type: none"> <input checked="" type="radio"/> No impact <input checked="" type="radio"/> No impact <input checked="" type="radio"/> No impact <input type="radio"/> Pumped system – uses energy forever <input checked="" type="radio"/> No impact <input type="radio"/> Potential concerns due to proximity 	<ul style="list-style-type: none"> <input checked="" type="radio"/> No impact <input checked="" type="radio"/> No impact <input checked="" type="radio"/> No impact <input type="radio"/> Pumped system – uses energy forever <input checked="" type="radio"/> No impact <input type="radio"/> Potential concerns due to proximity
Climate Change <ul style="list-style-type: none"> - Green House Gas Emissions - Potential effect on Climate Change - Vulnerability to impacts from Climate Change 	<ul style="list-style-type: none"> <input type="radio"/> Minimal indirect and direct emissions from power & b/u power use; minimal direct emissions during heavy constr. <input type="radio"/> Minimal / Negligable <input type="radio"/> Minimal – SPS to have power interruption redundancies 	<ul style="list-style-type: none"> <input type="radio"/> Minimal indirect and direct emissions from power & b/u power use; minimal direct emissions during heavy constr. <input type="radio"/> Minimal / Negligable <input type="radio"/> Minimal – SPS to have power interruption redundancies 	<ul style="list-style-type: none"> <input type="radio"/> Minimal indirect and direct emissions from power & b/u power use; minimal direct emissions during heavy constr. <input type="radio"/> Minimal / Negligable <input type="radio"/> Minimal – SPS to have power interruption redundancies 	<ul style="list-style-type: none"> <input type="radio"/> Minimal indirect and direct emissions from power & b/u power use; minimal direct emissions during heavy constr. <input type="radio"/> Minimal / Negligable <input type="radio"/> Minimal – SPS to have power interruption redundancies
Social & Cultural Environment <ul style="list-style-type: none"> - Aesthetics - Effect on adjacent land uses - Property Requirements - Disruption to archaeological, historical, architectural or cultural heritage - Effects on other utilities and infrastructure - Health and safety / Risk of failure - Disruptions during construction 	<ul style="list-style-type: none"> <input type="radio"/> Gateway location will require improved aesthetics for SPS <input checked="" type="radio"/> Pumphouse can be designed to suit surroundings <input checked="" type="radio"/> Land required for pumphouse municipally owned <input checked="" type="radio"/> No impact anticipated <input type="radio"/> Existing utilities impacted on existing street <input type="radio"/> SPS requires redundancies to avoid failure damages <input type="radio"/> Briefly disruptive to private businesses and to trail 	<ul style="list-style-type: none"> <input type="radio"/> Gateway location will require improved aesthetics for SPS <input checked="" type="radio"/> Pumphouse can be designed to suit surroundings <input checked="" type="radio"/> Land required for pumphouse municipally owned <input checked="" type="radio"/> No impact anticipated <input type="radio"/> Existing utilities impacted on existing street <input type="radio"/> SPS requires redundancies to avoid failure damages <input type="radio"/> Briefly disruptive to private businesses and area streets 	<ul style="list-style-type: none"> <input checked="" type="radio"/> Pumphouse can be planned to suit future surroundings <input checked="" type="radio"/> Pumphouse can be designed to suit future surroundings <input checked="" type="radio"/> Land owned by North Perth with industrial potential <input checked="" type="radio"/> No impact anticipated <input type="radio"/> Existing utilities impacted on existing street <input type="radio"/> SPS requires redundancies to avoid failure damages <input type="radio"/> Briefly disruptive to private businesses and to trail 	<ul style="list-style-type: none"> <input checked="" type="radio"/> Pumphouse can be planned to suit future surroundings <input checked="" type="radio"/> Pumphouse can be designed to suit future surroundings <input checked="" type="radio"/> Land owned by North Perth with industrial potential <input checked="" type="radio"/> No impact anticipated <input type="radio"/> Existing utilities impacted on existing street <input type="radio"/> SPS requires redundancies to avoid failure damages <input checked="" type="radio"/> Briefly disruptive to private businesses and to trail
Service Limits and Limitations <ul style="list-style-type: none"> - Ability to service all lands in study area - Potential maximum extension / capacity - Forcemain route - Flexibility of design - Desirability / Compatibility with Guidelines 	<ul style="list-style-type: none"> <input checked="" type="radio"/> Serviceable; gravity sewers, pump station and forcemain <input type="radio"/> Limited by capacity of exist. sewers <input type="radio"/> Forcemain length is approx. 1,080m <input type="radio"/> Some flexibility <input checked="" type="radio"/> Compatible 	<ul style="list-style-type: none"> <input checked="" type="radio"/> Serviceable; gravity sewers, pump station and forcemain <input type="radio"/> Limited by capacity of exist. sewers and SPS 1. <input type="radio"/> Forcemain length is approx. 1,190m <input type="radio"/> Some flexibility <input checked="" type="radio"/> Compatible 	<ul style="list-style-type: none"> <input checked="" type="radio"/> Serviceable; gravity sewers, pump station and forcemain <input type="radio"/> Limited by capacity of exist. sewers <input checked="" type="radio"/> Forcemain length is approx. 990m <input type="radio"/> Some flexibility <input checked="" type="radio"/> Compatible 	<ul style="list-style-type: none"> <input checked="" type="radio"/> Serviceable; gravity sewers, pump station and forcemain <input type="radio"/> Limited by capacity of exist. sewers and SPS 1 <input type="radio"/> Forcemain length is approx. 705m <input checked="" type="radio"/> Some flexibility <input checked="" type="radio"/> Compatible
Estimated Economic Impacts <ul style="list-style-type: none"> - Capital Cost (51L/s – 69L/s) - Annual operating & Maintenance costs 	<ul style="list-style-type: none"> <input type="radio"/> SPS-2 \$2.2M-2.8M; FM \$520K <input type="radio"/> Moderate 	<ul style="list-style-type: none"> <input type="radio"/> SPS2 \$2.2M-2.8M; FM \$570K (+ SPS1 & FM for 70-88L/s) <input type="radio"/> Moderate 	<ul style="list-style-type: none"> <input checked="" type="radio"/> SPS-2 \$2.2M-2.8M; FM \$470K <input type="radio"/> Moderate 	<ul style="list-style-type: none"> <input type="radio"/> SPS2 \$2.2M-2.8M; FM \$340K (+ SPS1 & FM for 70-88L/s) <input type="radio"/> Moderate
OVERALL COMPARATIVE RANKING	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

LEGEND	Poor <input type="radio"/>	Poor-Fair <input type="radio"/>	Fair <input type="radio"/>	Fair-Good <input type="radio"/>	Good <input type="radio"/>
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FIGURE 5A-1 – SANITARY SERVICING OF SOUTH PART OF STUDY AREA LANDS EVALUATION MATRIX

Criterion	Alternative SAN 1C David St / Davidson Ave SPS #1 Forcemain (FM 1C) outlet to exist. sewer on Davidson Ave. N.	Alternative SAN 1D David St / Davidson Ave SPS #1 Forcemain (FM 1D) outlet to exist. sewer on Wallace Ave. N.	Alternative SAN 1E David St / Davidson Ave SPS #1 Forcemain (FM 1E) outlet to exist. sewer on North Perth Community Trail
Natural Environment - Fisheries & aquatic habitat - Terrestrial habitat & vegetation - WHPA Class C Zone - Energy consumption - Wetlands and groundwater - Noise, vibration and air quality	<ul style="list-style-type: none"> <input checked="" type="radio"/> No impact <input checked="" type="radio"/> No impact <input type="radio"/> No Direct Impact <input type="radio"/> Pumped system – uses energy forever <input checked="" type="radio"/> No impact <input type="radio"/> Potential minor concerns at neighbouring properties <p align="center"></p>	<ul style="list-style-type: none"> <input checked="" type="radio"/> No impact <input checked="" type="radio"/> No impact <input type="radio"/> No Direct Impact <input type="radio"/> Pumped system – uses energy forever <input checked="" type="radio"/> No impact <input type="radio"/> Potential minor concerns at neighbouring properties <p align="center"></p>	<ul style="list-style-type: none"> <input checked="" type="radio"/> No impact <input checked="" type="radio"/> No impact <input type="radio"/> No Direct Impact <input type="radio"/> Pumped system – uses energy forever <input checked="" type="radio"/> No impact <input type="radio"/> Potential minor concerns at neighbouring properties <p align="center"></p>
Climate Change - Green House Gas Emissions - Potential effect on Climate Change - Vulnerability to impacts from Climate Change	<ul style="list-style-type: none"> <input type="radio"/> Minimal indirect and direct emissions from power & b/u power use; minimal direct emissions during heavy constr. <input type="radio"/> Minimal / Negligable <input checked="" type="radio"/> Minimal – SPS to have power interruption redundancies <p align="center"></p>	<ul style="list-style-type: none"> <input type="radio"/> Minimal indirect and direct emissions from power & b/u power use; minimal direct emissions during heavy constr. <input type="radio"/> Minimal / Negligable <input checked="" type="radio"/> Minimal – SPS to have power interruption redundancies <p align="center"></p>	<ul style="list-style-type: none"> <input type="radio"/> Minimal indirect and direct emissions from power & b/u power use; minimal direct emissions during heavy constr. <input type="radio"/> Minimal / Negligable <input checked="" type="radio"/> Minimal – SPS to have power interruption redundancies <p align="center"></p>
Social & Cultural Environment - Aesthetics - Effect on adjacent land uses - Property Requirements - Disruption to archaeological, historical, architectural or cultural heritage - Health and safety / Risk of failure - Disruptions during construction	<ul style="list-style-type: none"> <input type="radio"/> Proximity to res. lands may require improved aesthetics <input type="radio"/> Increased setbacks to pumphouse possible <input type="radio"/> Land required for pumphouse <input checked="" type="radio"/> No impact anticipated <input type="radio"/> Pumpstation failure could cause damages <input type="radio"/> Briefly disruptive to private businesses <p align="center"></p>	<ul style="list-style-type: none"> <input type="radio"/> Proximity to res. lands may require improved aesthetics <input type="radio"/> Increased setbacks to pumphouse possible <input type="radio"/> Land required for pumphouse <input checked="" type="radio"/> No impact anticipated <input type="radio"/> Pumpstation failure could cause damages <input type="radio"/> Briefly disruptive to private businesses <p align="center"></p>	<ul style="list-style-type: none"> <input type="radio"/> Proximity to res. lands may require improved aesthetics <input type="radio"/> Increased setbacks to pumphouse possible <input type="radio"/> Land required for pumphouse; easement for forcemain <input checked="" type="radio"/> No impact anticipated <input type="radio"/> Pumpstation failure could cause damages <input type="radio"/> Briefly disruptive to private businesses <p align="center"></p>
Service Limits and Limitations - Ability to service all lands in study area - Potential maximum extension / capacity - Forcemain route - Flexibility of design - Desirability / Compatibility with Guidelines	<ul style="list-style-type: none"> <input checked="" type="radio"/> Serviceable; gravity sewers, pump station and forcemain <input type="radio"/> Limited by capacity of exist. sewers <input type="radio"/> Forcemain length is approx. 285m <input type="radio"/> Some flexibility <input checked="" type="radio"/> Compatible <p align="center"></p>	<ul style="list-style-type: none"> <input checked="" type="radio"/> Serviceable; gravity sewers, pump station and forcemain <input type="radio"/> Limited by capacity of exist. sewers <input type="radio"/> Forcemain length is approx. 290m <input type="radio"/> Some flexibility <input checked="" type="radio"/> Compatible <p align="center"></p>	<ul style="list-style-type: none"> <input checked="" type="radio"/> Serviceable; gravity sewers, pump station and forcemain <input type="radio"/> Limited less by capacity of exist. larger sewers <input type="radio"/> Forcemain length is approx. 540m <input type="radio"/> Some flexibility <input checked="" type="radio"/> Compatible <p align="center"></p>
Estimated Economic Impacts - Capital Cost (19L/s – 88L/s) - Annual operating & Maintenance costs	<ul style="list-style-type: none"> <input checked="" type="radio"/> SPS-1 \$1.8M-2.9M; FM \$100K-180K <input type="radio"/> Moderate <p align="center"></p>	<ul style="list-style-type: none"> <input checked="" type="radio"/> SPS-1 \$1.8M-2.9M; FM \$100K-180K <input type="radio"/> Moderate <p align="center"></p>	<ul style="list-style-type: none"> <input type="radio"/> SPS-1 \$1.8M-2.9M; FM \$180K-340K <input type="radio"/> Moderate <p align="center"></p>
OVERALL COMPARATIVE RANKING			

LEGEND	Poor	Poor-Fair	Fair	Fair-Good	Good
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easement from the private commercial property owners, including under the south embankment of TSC's dry-pond SWM facility. Negotiations to secure these easements have been successfully convened by North Perth staff and discussions have resulted in an agreement in principal to permit the easements (note: it is understood that Ideal Supply has recently acquired, or intends to acquire, the portion of the Listowel City Ford property behind / west of the TSC property, and recent verbal negotiations between the Municipality and Ideal Supply have confirmed their mutual intent to provide for such an easement accordingly).

5.4 Stormwater Servicing Alternatives

Early in the study process the consultant and municipal Steering Committee recognized that the Study Area consisted of two primary storm drainage outlets, located essentially at the northwest and southeast limits of the lands. The smaller southern portion of the Subject Area currently drains to the Mayberry Municipal Drain which conveys storm drainage east through the former Vyse (now Meulensteen) property and then southeasterly (beyond the Subject Area via the Hartung and other properties) to the Middle Maitland River via a 400mm dia closed (buried) pipe and an open ditch. With the exception of the natural wetland feature along the east side of the Municipality's lands and it's localize catchment area, the larger northern portion of the Subject Lands generally drain via the Moore & Denstedt Award Drain to the Harold Good Municipal Drain which conveys storm drainage westerly of the intersection of Line 87 and Wallace Ave N. via a 300mm dia closed (buried) pipe and an open ditch.

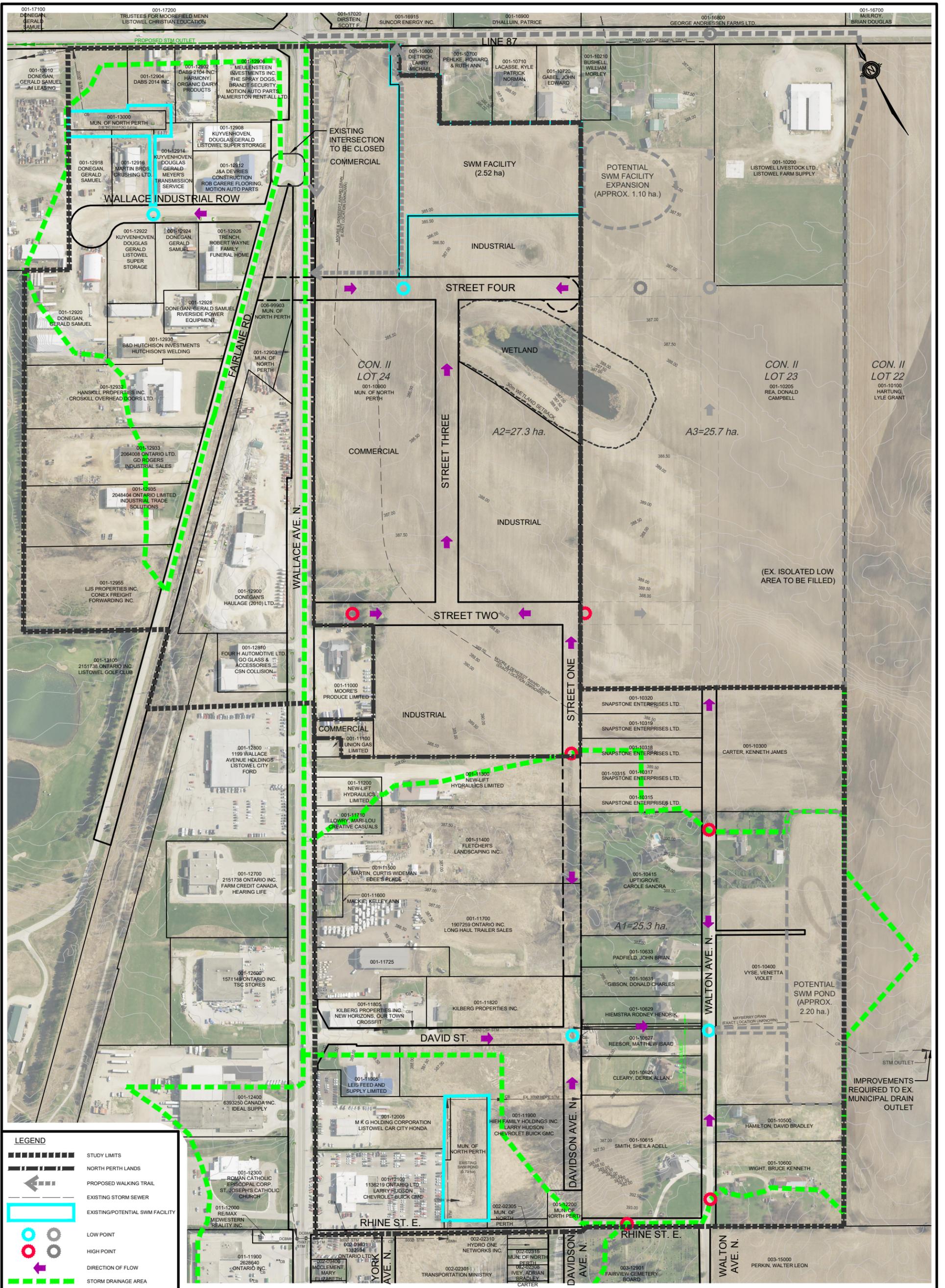
Early in the process the presence of two existing stormwater management ponds was acknowledged and it was agreed to utilize the northwest facility as much as possible in order to reduce the size and cost of new facilities in this area, while opportunities were seen to potentially eliminate the existing (private and undersized) SWM pond behind Larry Hudson Chevrolet in favour of a single and larger facility farther downstream of the southeast drainage shed.

While future area grading of proposed developments may somewhat alter the limits of the two primary catchment areas it is anticipated and encouraged that final grading attempt to replicate existing drainage patterns and overall areas.

As part of the generation and comparative analysis of alternative stormwater servicing solutions it was agreed by the project team that a dependency on individual private on-site SWM facilities should be minimized in favour of fewer, Municipally owned and operated facilities thus reducing burdens and land consumption for commercial / industrial land owners while directing responsibility and liability to the most appropriate and able public body.

Considering the above, storm servicing alternative solutions generated and assessed therefore focussed primarily on where to most logically and practically locate future municipally-owned SWM quantity and quality control facilities in the southeast and northwest catchments.

In the south, considering the natural topography, the route of the existing Mayberry Municipal Drain, the lack of other suitable available land and the desire to minimize private on-site facilities, the study team focussed on the provision of a single new SWM facility (most probably a wet pond) on or downstream of the former Vyse (now Meulensteen) property on the east side of the Study Area. Preliminary calculations suggest that a wet pond of approximately 2.2 ha in size, together with improvements to the size and capacity of the Mayberry Drain outlet to the east of the Study Area, would be the most appropriate and beneficial solution. Over time as the local area becomes more developed and urban in nature, the Study team agreed that the existing Mayberry Drain within the Study Area (and in particular the reach from Davidson Ave N to Walton Ave N) should be abandoned or rather converted and replaced with a larger municipal storm sewer system sized to accommodate the 5-year return storm. In addition, it is anticipated that in the future Walton Ave N r.o.w. will be reconstructed and upgraded from its current rural cross-section with roadside ditches to an urban cross-section with curbs and gutters and municipal storm sewers, leading to the proposed SWM facility to the east. All plans acknowledge that both minor (piped) and major (surface / overland) drainage systems will be required to convey flows through the Meulensteen property to the Mayberry Municipal Drain outlet to the east, and that there is little opportunity to relocate the low point on Walton Ave N along the Meulensteen frontage. At this time negotiations between the



LEGEND

- STUDY LIMITS
- NORTH PERTH LANDS
- PROPOSED WALKING TRAIL
- EXISTING STORM SEWER
- EXISTING/POTENTIAL SWM FACILITY
- LOW POINT
- HIGH POINT
- DIRECTION OF FLOW
- STORM DRAINAGE AREA

NOTES:

- EXISTING TOPOGRAPHY AND FEATURES FROM NORTHWAY MAPPING, DATED APRIL 1998.
- PROPERTY FABRIC RECEIVED FROM PERTH COUNTY GIS DATABASE, FEBRUARY 2011.
- STREET LAYOUT AND PROPOSED ZONING FROM MHBC PLANNING DATED DECEMBER 12, 2017.

PRELIMINARY

NO.	MM/DD/YY	REVISION DESCRIPTION	CHKD
4	01/21/20	SOUTHEAST POND REVISED	J.K.
3	07/22/19	SOUTHEAST POND REVISED	J.K.
2	01/29/19	SOUTHEAST POND REVISED	J.K.
1	07/27/18	GENERAL REVISIONS	J.K.
0	06/04/18	CLIENT REVIEW	J.K.

BluePlan
ENGINEERING

GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
975 WALLACE AVENUE NORTH, LISTOWEL, ON N4W 1M6
TEL: 519-291-9339 www.gmbplan.ca

NORTHEAST MASTER PLAN

MUNICIPALITY OF NORTH PERTH

STORMWATER MANAGEMENT

SERVICING ALTERNATIVE

DRAWN BY: S.M.	APPROVED BY: J.K.	PROJECT NO.: 311003	DRAWING NO.: 6
DESIGNED BY: S.M./J.K.	DATE: DECEMBER 2017	SCALE: 1:2,000	

TABLE 3 – STORMWATER MANAGEMENT EVALUATION MATRIX

Criterion	Alternative STM 1 Three communal municipal SWM Facilities (incl. future in mid-east area)	Alternative STM 2 Two communal municipal SWM Facilities (Facility on North Perth property sized for future development to the east)	Alternative STM 3 Two communal municipal SWM Facilities (Facility on North Perth property to be expanded in the future to include development to the east)	Alternative STM 4 Private on-site SWM for industrial / commercial
Natural Environment - Fisheries & aquatic habitat - Terrestrial habitat & vegetation - Wetlands and groundwater - Disruption to Municipal Drains	<ul style="list-style-type: none"> <input checked="" type="radio"/> Minimal <input checked="" type="radio"/> Minimal <input checked="" type="radio"/> Minimal <input type="radio"/> Little to no impact (depending on SE pond size) <div style="text-align: center;"><input checked="" type="radio"/></div>	<ul style="list-style-type: none"> <input checked="" type="radio"/> Minimal <input checked="" type="radio"/> Minimal <input type="radio"/> Minimal (less than Alternative 1) <input type="radio"/> Little to no impact (depending on SE pond size) <div style="text-align: center;"><input checked="" type="radio"/></div>	<ul style="list-style-type: none"> <input checked="" type="radio"/> Minimal <input checked="" type="radio"/> Minimal <input type="radio"/> Minimal (less than Alternative 1) <input type="radio"/> Little to no impact (depending on SE pond size) <div style="text-align: center;"><input checked="" type="radio"/></div>	<ul style="list-style-type: none"> <input checked="" type="radio"/> Minimal <input checked="" type="radio"/> Minimal <input type="radio"/> Minimal (if all are maintained) <input checked="" type="radio"/> No impact <div style="text-align: center;"><input type="radio"/></div>
Climate Change - Green House Gas Emissions - Potential effect on Climate Change - Vulnerability to impacts from Climate Change	<ul style="list-style-type: none"> <input type="radio"/> Slightly greater during construction / maintenance <input type="radio"/> N/A <input type="radio"/> Slightly more vulnerable due to number of facilities <div style="text-align: center;"><input type="radio"/></div>	<ul style="list-style-type: none"> <input type="radio"/> Minimal during construction / maintenance <input type="radio"/> N/A <input checked="" type="radio"/> Least vulnerable – north pond temporarily oversized <div style="text-align: center;"><input type="radio"/></div>	<ul style="list-style-type: none"> <input checked="" type="radio"/> Minimal during construction / maintenance – most efficient <input type="radio"/> N/A <input type="radio"/> Minimal vulnerability of designed & constructed property <div style="text-align: center;"><input type="radio"/></div>	<ul style="list-style-type: none"> <input type="radio"/> Greater during construction / maintenance <input type="radio"/> N/A <input type="radio"/> Most vulnerable, especially if not maintained <div style="text-align: center;"><input type="radio"/></div>
Social & Cultural Environment - Aesthetics - Total land area consumed - Property Requirements - Disruption to archaeological, historical, architectural or cultural heritage - Effects on other utilities and infrastructure - Health and safety / Risk of flooding - Disruptions during construction	<ul style="list-style-type: none"> <input type="radio"/> Highly visible; requires proper landscaping <input type="radio"/> Relatively efficient <input type="radio"/> Land required for two of three ponds; Agreement /Drain req'd for future "middle" pond outlet <input checked="" type="radio"/> No impact anticipated <input type="radio"/> Some potential along outlet routes <input checked="" type="radio"/> Minimal (municipally owned and operated) <input type="radio"/> Moderate <div style="text-align: center;"><input type="radio"/></div>	<ul style="list-style-type: none"> <input type="radio"/> Highly visible; requires proper landscaping <input checked="" type="radio"/> Efficient <input type="radio"/> Land required for one of two ponds; Facility within Study Limits is large - less commercial and industrial land <input checked="" type="radio"/> No impact anticipated <input type="radio"/> Some potential along outlet routes <input checked="" type="radio"/> Minimal (municipally owned and operated) <input checked="" type="radio"/> Minimal <div style="text-align: center;"><input type="radio"/></div>	<ul style="list-style-type: none"> <input type="radio"/> Highly visible; requires proper landscaping <input checked="" type="radio"/> Efficient and phased <input type="radio"/> Land required for one of two ponds <input type="radio"/> No impact anticipated <input type="radio"/> Some potential along outlet routes <input checked="" type="radio"/> Minimal (municipally owned and operated) <input checked="" type="radio"/> Minimal <div style="text-align: center;"><input type="radio"/></div>	<ul style="list-style-type: none"> <input checked="" type="radio"/> Benign but numerous <input type="radio"/> Accumulated requirements yield inefficient use of land <input type="radio"/> Accumulative requirement greater than 2-3 ponds; reduced property value / valuable industrial land consumed <input checked="" type="radio"/> No impact anticipated <input checked="" type="radio"/> No impact anticipated <input type="radio"/> Higher potential if not maintained (privately owned) <input checked="" type="radio"/> None <div style="text-align: center;"><input type="radio"/></div>
Service Limits and Limitations - Ability to service all lands in study area - Potential maximum extension / capacity - Flexibility of design - Desirability / Compatibility with local and Provincial Guidelines	<ul style="list-style-type: none"> <input checked="" type="radio"/> Serviceable; no problems anticipated <input type="radio"/> Limited; future expansion difficult <input type="radio"/> Minimal flexibility; future alterations awkward <input checked="" type="radio"/> Municipal/public operation & maintenance preferred <div style="text-align: center;"><input type="radio"/></div>	<ul style="list-style-type: none"> <input checked="" type="radio"/> Serviceable; no problems anticipated <input type="radio"/> Limited; future expansion difficult <input type="radio"/> Minimal flexibility; future alterations difficult <input checked="" type="radio"/> Municipal/public operation & maintenance preferred <div style="text-align: center;"><input type="radio"/></div>	<ul style="list-style-type: none"> <input checked="" type="radio"/> Serviceable; no problems anticipated <input type="radio"/> Limited <input type="radio"/> Somewhat flexible; future alterations difficult <input checked="" type="radio"/> Municipal/public operation & maintenance preferred <div style="text-align: center;"><input type="radio"/></div>	<ul style="list-style-type: none"> <input type="radio"/> Services I/C only; res. lands may inundate ex. Drains <input checked="" type="radio"/> Only limited by configuration of each property <input checked="" type="radio"/> Each facility designed to suit <input type="radio"/> Numerous privately owned systems less desirable <div style="text-align: center;"><input type="radio"/></div>
Estimated Economic Impacts - Capital Cost - Annual operating & Maintenance costs	<ul style="list-style-type: none"> <input type="radio"/> \$0.9M (plus land costs) <input checked="" type="radio"/> \$ Moderate <div style="text-align: center;"><input type="radio"/></div>	<ul style="list-style-type: none"> <input type="radio"/> \$1.0M (plus land costs) <input checked="" type="radio"/> \$ Minimal <div style="text-align: center;"><input type="radio"/></div>	<ul style="list-style-type: none"> <input type="radio"/> \$0.8M (plus land costs) <input checked="" type="radio"/> \$ Minimal <div style="text-align: center;"><input type="radio"/></div>	<ul style="list-style-type: none"> <input type="radio"/> Passed on to the land owners <input checked="" type="radio"/> \$ Minimal to moderate (if maintained) <div style="text-align: center;"><input type="radio"/></div>
OVERALL COMPARATIVE RANKING	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

LEGEND	Poor <input type="radio"/>	Poor-Fair <input type="radio"/>	Fair <input type="radio"/>	Fair-Good <input type="radio"/>	Good <input checked="" type="radio"/>
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Municipality and the local developer on the east side of Walton Ave N (Meulensteen) have been favourable for the acquisition of approximately 2.2 ha of land for a SWM facility along the eastern boundary of the study area.

In the north, because the entire Municipal property, and primarily only the Municipal property, drains via the Award Drain to the southeast corner of Line 87 and Wallace Ave N, the primary solution focussed on a proposed new SWM facility within the Municipality's pending subdivision near the lowest area but removed somewhat in consideration of the corner's potential as a prime commercial real estate location and revenue generator. Preliminary calculations suggest that a wet pond of approximately 2.5 ha should be adequate for this catchment area given the outlet capacity, which will need to be confirmed in more detail through a formal SWM Plan Report at the Draft Plan Application stage. The proposed location of this facility should also lend itself well to potential future expansion to accommodate residential development to the east and southeast on lands controlled primarily by PK Custom Homes who have indicated a desire and intent for future development. At the same time, the proposed storm servicing solution proposes to maintain municipal control over the existing small SWM pond within the Wallace Industrial Park between Wallace Industrial Row and Line 87 west of Wallace Ave N.

The above suggested stormwater servicing solution is shown on Figure 6.

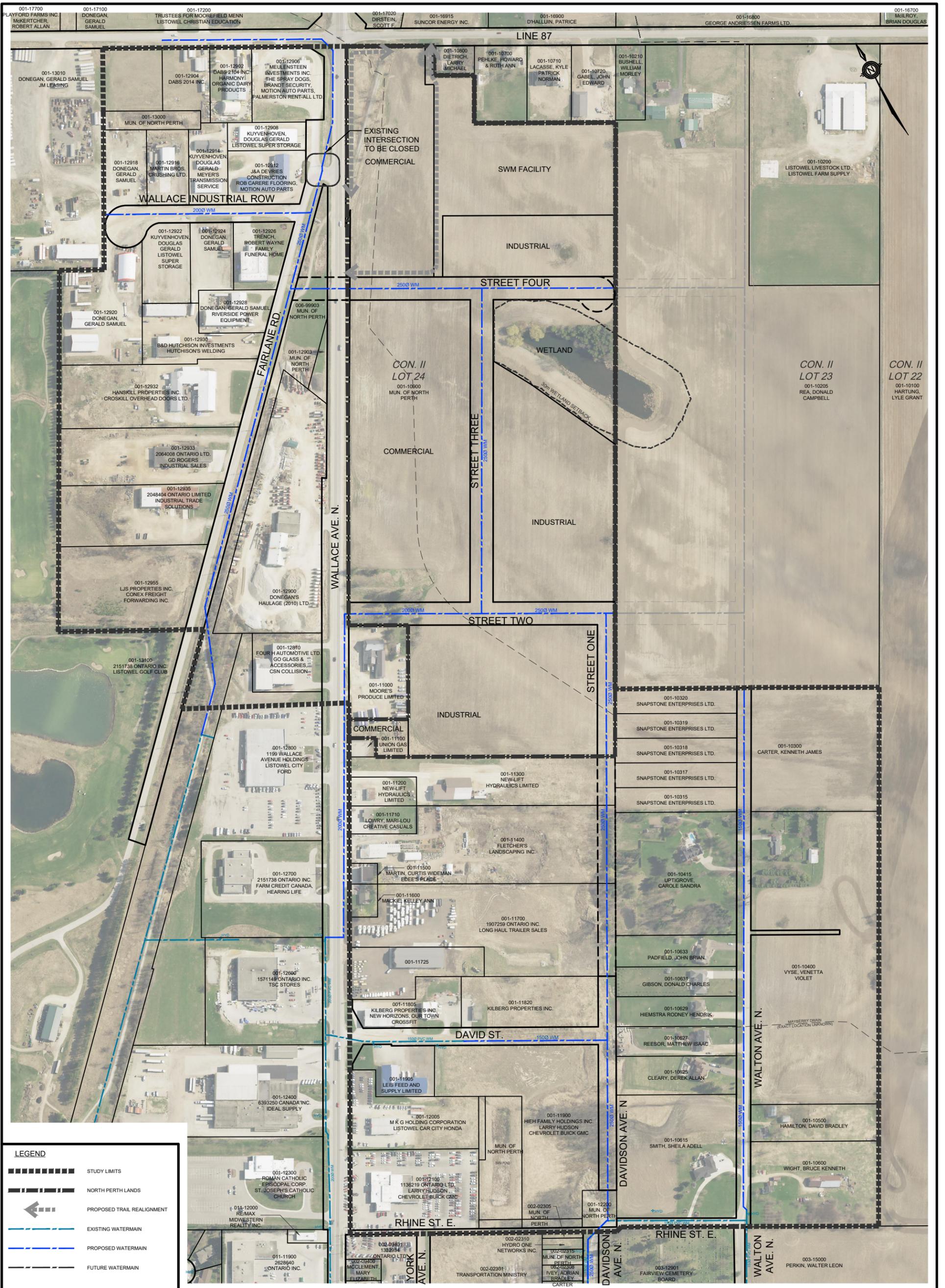
5.5 Water Distribution Alternatives

Because municipal standards require watermains on every street and looped wherever possible, no comparative assessment of alternative water distribution options was developed, but rather a preferred conceptual layout was analysed with a computer model to determine the necessary watermain sizes to provide adequate domestic and fire-fighting pressures and flows.

Building on and extrapolating from the Municipality's existing water distribution network model (previously established and last updated in 2016 by GM BluePlan) using Infowater computer software and based on anticipated density and rate of industrial/commercial and residential development in and around the study area fire flow analysis was conducted for various scenarios using the anticipated ultimate network shown on Figure 7 to project the maximum flow available at each node in the system extension under maximum daily demand conditions while also maintaining the MECP recommended minimum residual pressure of 140 kPa (20 psi) throughout the system at all times. While the results appear satisfactory and provide an indication of fire protection available throughout the Study Area, they do not necessarily guarantee that protection is sufficient. Fire flow requirements for each node will ultimately vary depending on actual building size and occupancy and should later be assessed using the Fire Underwriters Survey (FUS) method (document entitled "Water Supply for Public Fire Protection") or other approved methods. The preliminary calculations indicate that the Study Area can be adequately serviced by simply extending and looping existing watermain sizes as indicated on Figure 7 save and except that the existing 150mm dia main on Davidson Ave N should be replaced with a 250 mm dia main southward to the intersection of McDonald St E.

Regarding the community's overall available water supply and storage capacity as mentioned in the 2016 Water System Model Calibration Report, it is generally recommended that water systems provide 'firm capacity' capable of satisfying maximum day system demands with the largest pumping unit out of service, where adequate storage is available for fire protection and balancing. The firm capacity of the Listowel Water Supply System was found to be sufficient to supply maximum day system demands for the 20-Year development scenario and the Ultimate development scenario. As the community grows, estimates for required water supply and treatment capacity should be revisited regularly to ensure sufficient capacity is available for the Ultimate development scenario. Adjustments to well operation will also be required to achieve the rated firm capacity.

Generally, community / system storage facilities are recommended to be sized to provide balancing (i.e. meet water demands that exceed the water supply/treatment capacity), fire flow demands, and emergency storage. Fire storage is typically the largest component of the treated water storage volume, often comprising 50% or more of the total storage volume. Calculations indicate that the Listowel elevated tank is appropriately sized for the existing level of development; however a storage capacity deficit may occur as the community grows. The magnitude of the storage deficit will depend on the level of fire protection which is committed to the community.



- LEGEND**
- ▬ STUDY LIMITS
 - ▬ NORTH PERTH LANDS
 - ▬ PROPOSED TRAIL REALIGNMENT
 - ▬ EXISTING WATERMAIN
 - ▬ PROPOSED WATERMAIN
 - ▬ FUTURE WATERMAIN
- NOTES:**
- EXISTING TOPOGRAPHY AND FEATURES FROM NORTHWAY MAPPING, DATED APRIL 1998.
 - PROPERTY FABRIC RECEIVED FROM PERTH COUNTY GIS DATABASE, FEBRUARY 2011.
 - STREET LAYOUT AND PROPOSED ZONING FROM MHBC PLANNING DATED DECEMBER 12, 2017.

PRELIMINARY

NO.	MM/DD/YY	REVISION DESCRIPTION	CHKD
2	07/22/19	GENERAL REVISIONS	J.K.
1	07/27/18	GENERAL REVISIONS	J.K.
0	06/04/18	CLIENT REVIEW	J.K.

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NORTHEAST MASTER PLAN

MUNICIPALITY OF NORTH PERTH

WATERMAIN

SERVICING ALTERNATIVE

DRAWN BY: S.M.	APPROVED BY: J.K.	PROJECT NO.: 311003	DRAWING NO.: 7
DESIGNED BY: S.M./J.K.	DATE: DECEMBER 2017	SCALE: 1:2,000	

The analytical results of the analysis and extrapolation of the community's water supply and distribution system are based on using local historic demand data, while use of MECP and FUS demand data indicates that some nodes may not be able to achieve full fire flow requirements during maximum daily demand scenarios and thus depending on the level of serviced desired in the future by the Municipality there may be an associated future need for an additional municipal well or elevated storage tank to service growth in the northeast community. The identification of this need and possible locations for such, are to be determined in the future by the Municipality through a detailed modelling exercise, and are beyond the scope of this study. Current calculations and recommendations however include a requirement for all new industries in the study area to be fitted with fire sprinklers, in order to reduce the demand on the municipal infrastructure as well as increase safety.

Based on our review of planning data and water system modelling completed, the following recommendations are provided:

- Requirements for additional water supply and treatment capacity should be revisited regularly as the community grows.
- Requirements for additional water storage capacity should be evaluated by the Municipality well in advance of any theoretical projected deficiency.
- All new watermain should be minimum 150 mm in size.

5.6 Description of Assessment Criteria and Comparative Analysis

Criteria for comparing and evaluating the alternative servicing solutions were developed by the Consultant Team and presented to the Steering Committee for review. The criteria were generated from a combination of site-specific considerations and factors common to many Schedule "B" assessments based on the MEA's document, applicable MECP documents and on the Consultant's experience with other studies. Criteria were developed for both the sanitary servicing and the stormwater management solutions separately, and grouped into five Categories: Natural Environment; Climate Change; Social & Cultural Environment; Service Limits and Limitations, and; Estimated Economic Impacts. The criteria were then placed into comparison charts, and each Alternative Solution was assessed for each criterion, in both a descriptive and graphic way, and ranked accordingly. The resulting Evaluation Matrixes for Sanitary Servicing and Stormwater Servicing were displayed at the Public Information Centre and are included as Figures 5A and 6A in this report. As noted above, because the simple extensions and looping of the existing municipal water supply system are expected to be sufficient to service the study area (subject to monitoring and future detailed modelling as the community grows as well as confirmation of the level of fire protection desired), no comparative assessment of alternative water distribution alternatives was developed, but rather a preferred conceptual layout was analysed with a computer model to determine the necessary watermain sizes to provide adequate domestic and fire-fighting pressures and flows.

5.7 Public, Stakeholder and Agency Comments

Following several Project Team meetings, discussions and correspondence, it was agreed that considering the context and scope of the study, the most appropriate forms of advising the public and associated agencies of the project would be through a combination of Public Notices published in local newspapers (Listowel Banner and Independent), a posting on the Municipality's website, and by mailing and/or emailing copies of the notices directly to appropriate agency contacts as well as the entire contact list. Following project initiation and development of the Problem Statement as well as the identification and preliminary analysis and comparative assessment of several alternative servicing solutions and the identification of key stakeholders, review agencies and First Nations, a formal Study Commencement Notice was published and circulated, and an initial Public Information Centre (PIC #1) was convened for the combined Master Servicing and Planning exercise. A list of key contacts as developed and refined through the process is included in Appendix B, and the initial Notice of Commencement and PIC as advertised, posted and circulated to agencies between February 6 – 15, and August 7 – 14, 2019 is included in Appendix 'C'.

Following initial circulation and the first PIC, few written submissions were received by the Consultants and Steering Committee, none of which offered any specific objections. The comments received and the Project Team's responses are listed below for reference purposes:

- The Maitland Valley Conservation Authority (MVCA) provided two emails, dated Jan. 21 and Feb 7, 2019, in which they confirmed that while they do not comment on natural heritage for North Perth their mapping indicated a portion of a watercourse located in the northwest corner of the Study Area as well as a pond on the east boundary. They also confirmed that mapping does *not* indicate that the property is affected by any natural hazards, and that the watercourse plus 15m from the top of bank is a MVCA regulated area but the pond is not a regulated feature. Taken under advisement and to be prudent and pro-active, the Project Team elected to conduct a scoped Natural Heritage study (completed by About & Associates Inc.), and kept the MVCA on the active project Contact List.
- Transport Canada provided an email dated Jan. 21, 2019 advising that it is the proponent's responsibility to self-assess if their project will interact with federal property an/or a waterway or if it will require approval or authorization under any Act administered by Transport Canada. Since neither apply, Transport Canada was not included in any further correspondence or notifications as requested.
- The Historic Saugeen Metis (HSM) provided an email dated Jan 21, 2019 confirming that their interests related to the study area are limited to environmental sustainability associated to land use / development and archaeological resources. No direct specific response was deemed immediately necessary and the Project Team has continued to keep the HSM on the contact list.
- The Ontario Ministry of the Environment, Conservation and Parks (MECP) provided both an email dated Jan. 22, 2019 and a letter dated Feb. 1, 2019 both of which were generally informative in nature regarding their requirements and expectations regarding the content and processing of Municipal Class Environmental Assessments, however a list of First Nations Communities was also provided who were to be contacted and consulted with for the Project Area. The Project Team provided Ministry staff with a mandatory Project Information Form, downloaded and reviewed the recommended documents and reference resources, provided all First Nations communities listed with a copy of the Commencement and PIC #1 Notice, followed up with the individual contacts at each community, and have continued to keep the Ministry on the active Contact List.
- The Ausable Bayfield Maitland Valley Source Protection Region (ABMVSPR) provided an email dated Feb. 7, 2019 in which they confirmed that while a small portion of the Project Area was partially included in a Class C Wellhead Protection Area (WHPA-C) associated with a municipal well to the southwest, the proposed sewage pumping station and stormwater management facility would *not* be in contravention of the applicable local SWP policies. As they state, the only restriction for this region and zone is the prohibition of chemicals classified as dense non-aqueous phase liquids (DNAPLs) including some solvents, metal paints and sealants. This information was taken under advisement, and no direct specific response was deemed necessary however the Project Team continues to keep the ABMVSPR on the project Contact List.
- The First Nations communities listed by the MECP were contacted both by telephone and email on several occasions by GMBP staff, and records are provided in Appendix C. In all, two other definitive responses were provided in addition to the HSM response noted above:
 - In a letter dated Feb. 15, 2019 the Chippewas of the Thames First Nation advised that they had minimal concern with the proposed undertaking. A specific direct response was not deemed necessary, however the Project Team continued to keep this community on the Contact List.
 - In an email dated May 2, 2019 a representative from the Chippewas of Kettle and Stoney Point advised that they had no comments on the proposed undertaking.

- A letter dated March 11, 2019 was received from a landowner immediately east of the Study Area, PK Custom Homes Ltd., requesting that consideration be given to incorporating the property at 5917 Line 87 into the settlement boundary as part of the Official Plan Update, as well as consideration for a residential designation. Furthermore, they requested that the property at 5917 Line 87 continue to be considered in the sizing and design of future servicing solutions as part of the Master Servicing Plan and EA currently underway, and asked that they be added to the distribution list for all current planning and engineering studies. A verbal acknowledgement was provided by municipal staff, who agreed that due regard for the property's future development potential would be identified and accounted for informally where appropriate in the Master Plan and Study Report accordingly.
- A number of phone calls, emails and meetings were convened directly between Municipal staff and various land owners within the Study Area to discuss the proposed servicing concepts and to negotiate land acquisition and/or easement or encroachment needs. While no specific written records have been compiled of these interactions for this report, all parties have been assistive and cooperative and therefore no objections to obstructions to the implementation of the preferred servicing solution concepts are anticipated.

Following PIC #2 held on August 20, 2019 only three formal written comments were received, however a list of verbal discussions held during the PIC was recorded in a team email dated the next morning, as contained in Appendix G. The comments received included the following:

- A letter dated August 21, 2019 received from Ron Davidson Planning on behalf of two owners of properties on Walton Ave N requested consideration to limit uses in the proposed Light Industrial zonings in close proximity to their properties. Seen as strictly a planning-related matter, a direct response was provided on the Municipality's behalf by MHBC Planning in an email dated August 22 indicating that such would be duly considered when planning applications are submitted in the future accordingly.
- A representative from HLA was disappointed that stormwater drainage from the rear of their lot (back half of their lot currently drains onto the golf course) had not been assessed. He also mentioned that their well &/or septic system are nearing the end of their useful lives so they would welcome municipal servicing. He also acknowledged that municipal servicing would increase the value of their property and decrease their insurance rates;
- The owner of 1010 Walton Ave N was vocal about the Mayberry Municipal Drain needing improvements;
- The owners of the farm immediately east of the study area were interested to know whether or not the size of the proposed SWM pond shown on their property was sized to accommodate development of their property (they were advised that it is not however there should be sufficient flexibility to enlarge it in the future if needed);
- The two aforementioned owners agreed that having one new SWM pond in the southeast area and abandoning the existing pond behind Hudson Chevrolet seemed appropriate and beneficial to the community;
- Residents on Line 87 were generally pleased with the solutions displayed, including the proposed SWM facility behind their home and the absence of any sanitary sewer or watermain extensions easterly on Line 87;
- PK Custom Homes was generally pleased with the preferred solutions, since they have generally not changed from previous conversations and their property has generally been accounted for in the servicing solutions despite being beyond the study limits;
- Participating attendees generally agreed that it would be beneficial to close the existing intersection of Rd 164 and Fairlane Rd. in favour of a new intersection further to the south;

- No one attending seemed to disagree with any of the preferred servicing solutions presented, however a number were curious or anxious as to when servicing might actually get started;
- A landowner immediately southeast of the study limits was generally pleased to hear that the sanitary sewer at the corner of Walton and Rhine would be deeper than nominal as it would potentially increase the extent of gravity servicing on his undeveloped property, however he advised staff that full development of his lands would require either a dedicated sewage lift station or perhaps a sewer under the river leading to the existing municipal sewage pumping station on the west side of Elm Ave near Maple Ave N.
- An email dated September 10, 2019 received from Mr. Bruce Wight, a resident of 1010 Walton Ave. N., expressed concern with the proximity of the preferred southeast SWM facility to his property due to potential associated nuisances including mosquitos (and associated public health concerns) as well as anticipated / perceived limitations to access of his property or it's future use and that of his neighbour's. In response, North Perth's Operations manager replied with an email dated September 19, 2019 indicating that stormwater management will be required to facilitate municipal servicing and growth in the area, that the Municipality monitors mosquito populations and the Perth County District Health Unit monitors associated illnesses, and that the final precise location of the preferred SWM facility is not yet confirmed but will be subject to subsequent public planning process accordingly.
- An email dated September 26, 2019 received from Mr. Zsolt Katzirz, a Corridor Management Planner with the Ministry of Transportation (MTO), expressed potential concern with the location of proposed services in proximity to a potential future roundabout at the intersection of Hwy 23 and Line 87. In response, GM BluePlan's Project Manager replied with an email dated December 19, 2019 suggesting that the preferred plan provides sufficient flexibility to fully accommodate a potential roundabout and that there should be ample opportunities during the design and implementation, approvals and construction phase of this project to ensure that the municipal services objectives can be met without compromising the design and/or construction of a roundabout. Through a follow-up conversation it is understood that the Ministry's concern has been resolved in so much as the topic can easily be resolved at a later date and phase of the process.

In summary regarding consultation with Metis and First Nations communities, following both circulations and numerous follow-up calls and emails from GM BluePlan, responses of 'no or limited interest' were received from the Historic Saugeen Metis, the Chippewas of the Thames First Nation and the Chippewas of Kettle and Stoney Point; the other three identified communities (Aamjiwnaang First Nation, Bkejwanong Territory (Walpole Island First Nation) and Oneida Nation of the Thames) did not provide any formal written replies but are understood to have no specific concerns or objections to the proposed undertaking based on conversations and/or previous input (or lack thereof) to other local undertakings / development and the distance from any significant waterbody or previously identified area of interest.

Following completion of a draft ESR document for this Master Servicing Plan in January 2020, a copy of the report was provided to MECP staff for initial review and comment prior to finalizing and posting the Notice of Completion and document for the mandatory review and appeal period. In a letter dated March 4, 2020 (contained in Appendix G) MECP staff provided minor comments and suggestions to refine or improve the report which have been accommodated and accounted for in this final version accordingly.

6. PREFERRED SOLUTIONS

6.1 Detailed Descriptions

Upon careful consideration and review of the assessment's comparative Evaluation Matrices (Figures 5A and 6A) and comments made by the stakeholders, public and circulated agencies, the Project Team unanimously agreed that the alternatives shown on Figures 4 (Sanitary Servicing Alternative 1), 6 and 7 were the Preferred Servicing Solutions. They are seen as offering the greatest potential benefits while having minimal impact on the existing natural and social environments.

The following is a more detailed description of the preferred solutions and their identified advantages (for a general description refer to Section 5.6).

The **Preferred Sanitary Servicing Solution** (Alternative 1) as shown on Figure 4 entails the construction of two sewage pumping stations (SPS's) collecting raw sewage via local gravity sanitary sewers and conveying flows via forcemains routed along municipal streets, servicing corridors and/or easements to existing municipal gravity sanitary sewer outlets located on the Community Trail behind the TSC Store property (preferred) and/or at Davidson Ave N at Rhine St. (if necessary and later deemed adequate). SPS #1 is to be located near the southwest corner of the intersection of David St and Davidson Ave N on lands secured by the Municipality of North Perth as currently owned by Larry Hudson Chevrolet. SPS#2 is to be located on municipally owned land located between Wallace Ave N and Fairlane Ed south of proposed Street Four. Sanitary sewers and services are to be provided to all adjacent properties throughout the Study Area with capacity to serve adjacent potential future developments currently beyond the Study Limits.

The **Preferred Stormwater Servicing Solution** as shown on Figure 6 entails the retention of one existing SWM facility (between Line 87 and Wallace Industrial Row), the eventual elimination of one existing pond (behind Larry Hudson Chevrolet), and the development of two new municipally-owned SWM facilities to provide stormwater quantity and quality management in recognition of the outletting Municipal Drains' capacity and sensitivity – one to be located within the boundary of the Meulensteen (former Vyse) property east of Walton Ave N near the southeast quadrant of the Study Area, and one within the Municipality's proposed industrial-commercial subdivision on the north side of Street Four near the southeast corner of the intersection of Line 87 and Wallace Ave N. to attenuate minor and major storm flows from the local development catchment areas. Urban streets with curbs and gutters and storm sewers will be provided on each new street (and eventually on most existing streets on this Study Area), and all sewers and streets are to be designed to adequately convey minor (piped) and major (surface) storm flows to the SWM facilities. Land for the municipally-owned SWM facility within the Meulensteen property is currently being secured by the Municipality under negotiations with the property owner / developer.

The **Preferred Watermain Distribution Concept** entails the construction of an eventually / ultimately looped grid of trunk municipal watermains on the following streets, as shown on **Figure No. 7**:

- Extension of the existing 250mm dia watermain on the Community Trail from its present terminus behind Listowel City Ford northerly the intersection of Wallace Ave N and Line 87;
- Extension of a 250mm dia watermain easterly and southerly along Streets Four, Three, Two and One within the Municipality's proposed industrial-commercial subdivision;
- Extension / continuation of this 250mm dia watermain along Davidson Ave N from the Municipality's subdivision to Rhine St;
- Replacement of the existing 150mm dia watermain on Davidson Ave N from Rhine St to McDonald St with a 250 mm dia main (connecting to existing 250mm dia mains at this intersection);
- Extension of the existing 200 mm dia watermain on Wallace Ave N from its current terminus at the north limit of the TSC Store property northward to Street Two, and;

- The extension and connection to local 150mm dia and 200 mm dia mains on David St and Wallace Industrial Row respectively.

Preliminary calculations indicate that this 250mm dia. watermain grid, supplemented with 200mm dia. mains on other industrial roads and with 150mm dia. mains on remaining local streets, should provide sufficient domestic and fire-fighting pressures and flows, depending on the current level of fire protection service provided throughout the community to date. It is recommended that prior to approval of detailed design drawings for subsequent development applications, the Municipality commission a detailed update to their Water Distribution Model as last calibrated in 2016 by GM BluePlan Engineering. It is also recommended that all new industries in the study area be developed with fire protection sprinklers, in an effort to minimize the demand on the municipal infrastructure.

The following is a list of the Preferred Solutions' more significant benefits:

- The Preferred Solutions minimize impacts to the natural environment by avoiding sensitive / protected areas.
- The Preferred Stormwater Management Solution makes the most efficient use of land on a sub-watershed basis, and helps to protect the environment by minimizing the total number of facilities and number of privately owned (industrial site) facilities.
- The Preferred Solutions can start to be implemented almost immediately.
- The Preferred Solutions offer some flexibility in designing and scheduling their implementation.
- The recommended servicing concept does not depend on expensive or untried processes.
- The Preferred Solutions offer the lowest capital, operating and maintenance life-cycle costs.
- The Preferred Solutions help to reduce greenhouse gas emissions during construction by minimizing the extent of deep trench excavations.
- The Preferred Solutions are not anticipated to have a significant negative impact on climate change and are expected to be resilient to potential negative impacts due to climate change.

The Preferred Servicing Solutions have received endorsement of, or no objections from, the stakeholders and the public. Furthermore, recent negotiations between the Municipality and applicable owners have successfully resulted in agreements in principal for the acquisition of property and/or granting of infrastructure easements, where necessary to accommodate the preferred solutions.

6.2 Identified Impacts and Specific Mitigation Methods

As a mandatory part of all Class EA's, the following is a brief list of possible / foreseeable detrimental impacts during implementation and operation of the Preferred Servicing Solutions, together with an accompanying list of associated typical mitigation measures. A more comprehensive but generic list is contained in the Appendix 2 of the MEA document.

<u>Potential Impact</u>	<u>Mitigating Measure</u>
<ul style="list-style-type: none"> • Disturbance to Municipal Drains and Wooded and Wetland Areas 	<ul style="list-style-type: none"> • Where applicable, obtain permits from, and consult with, the MVCA during design, and agree on applicable 'Best Management' practices such as: <ul style="list-style-type: none"> ○ Erect erosion control measures in advance of construction ○ Excavate and backfill trenches expeditiously and during dry summer months with no forecasted precipitation ○ Place spoil piles away from sensitive areas

- Fuel spills
 - Restore surfaces to original state with topsoil and seed immediately upon finishing excavations near sensitive areas, including the use of erosion control blankets on steep embankments
 - Consider cost / benefit or need to construct using trenchless technologies (boring & jacking, etc.)
- Disturbance of vegetation
 - Obtain MOE 'Take Water Permit' if more than 400,000 l/day is to be dammed or diverted in the Drain (lesser volumes can proceed by EASR).
 - Ensure fuel tanks are located in safe, contained areas and refuelling is performed on hard flat surfaces away from watercourses and wells
 - Provide a spill kit on site during work.
 - Provide fast and accurate reporting of spills
 - Restore areas immediately upon completion with identical or compatible native species
 - Employ tree protection measures where applicable
 - Employ trenchless installation methods under wooded / ecologically sensitive areas if / where necessary.
- Disruption to Traffic
 - Cross Wallace Ave N (Road 164 / Hwy 23 Connecting Link) with infrastructure installation using trenchless means wherever feasible (geotechnical investigation report in advance is recommended)
 - Align infrastructure so that trenches are beyond the travelled portion of roadways wherever feasible.
 - Contractor to submit a traffic management and safety plan for approval in advance of starting construction; plan to be monitored by the attending Consultant.
- Disruptions due to noise, dust and vibration
 - Employ and monitor appropriate noise and dust control measures
 - Conform to reasonable working hours
 - Educate adjacent owners and occupants on necessity and benign effects of vibratory compaction / conduct pre-construction building condition inspections where buildings are very close, apparently fragile or if historic significance.
- Climate Change Impacts
 - Specify the employment of modern, fuel-efficient heavy construction equipment wherever feasible in order to minimize short-term green house gas emissions, and/or consider incentives or encouragement for the use of zero-emission or hybrid site crew vehicles during construction
 - Ensure schedules and work plans minimize vulnerabilities to more intensive storms during construction.

- Support of WHPA Class C Zone
 - Aesthetic concerns
 - Disturbance to Fairview Cemetery
- Ensure contract items for erosion control measures include an identified component or allowance for the potential of increased monitoring and maintenance to account for more frequent or intense rainfall events due to climate change.
 - Encourage SPS design requirements to consider the use of modern, highly efficient pumps and motors, low energy consumption (LED) lighting, improved insulation factors, water conserving fixtures, and consideration for low-emission back-up generators with a reliable fuel source during extended power outages (such as natural gas).
 - Ensure storm sewers and roadways are designed to accommodate and convey minor and major storm flows to SWM facilities using conservative idf curve parameters that account for foreseeable climate change impacts, such as MTO model data for the specific locations.
 - Ensure SWM facilities are designed to hold and release flows at appropriate peak rates based on similar idf curve parameters and that release rates observe not only post = pre event rates for all storms but also account for the capacity of the downstream receiving conveyance system.
 - Occasionally monitor wastewater influent quality at SPS#1 to ensure the absence of chemicals classified as 'dense non-aqueous phase liquids' (DNAPLs) such as solvents, metal paints and sealants; if found, trace and eliminate the source contributor.
 - Occasionally monitor the SPS#1 wet-well for signs of exfiltration and make timely repairs if and when necessary.
 - Considering SPS#1's proximity to nearby residential lands to the east, and SPS#2's location at a major gateway to the community, due consideration to building aesthetics will be required during subsequent detailed design and construction stages.
 - Closely consult all cemetery records for potential presence of graves within the Rhine St. r.o.w.
 - Invoke cautious construction methods while removing road gravel from the cemetery property.
 - Design proposed road and infrastructure works as far from the cemetery property limits as reasonably possible
 - Consider use of GPR survey to identify graves in advance of all area work.
 - Have a contingency plan in place during construction to deal with unexpected discoveries.

6.3 Property Considerations

As noted above, property will need to be acquired to facilitate completion of a municipally-owned SWM facility in the southeast area of the study limits. Also, to permit installation, operation, and access for maintenance and repair of some of the proposed municipal infrastructure, some form of easement(s) will need to be granted to the municipality (facility owner and operator) by the landowners wherever the services are not within a public road allowance or designated utility corridor. These easements should be a minimum of 5m in width. The stakeholders have acknowledged and agreed to the preferred servicing concepts and their implied easement requirements. Details of the formal agreements can be completed during the detailed design phase.

No other property requirements associated with the preferred solution have been identified.

6.4 Preliminary Cost Estimate

As indicated on the comparative assessment matrices in Figures 5A-1 and -2, and 6A, at this time the preliminary estimated capital cost of implementing the Preferred Sanitary Solutions (i.e. two sewage pumping stations and associated outletting forcemains) is approximately \$5.0 million, including allowances for engineering and contingencies; no cost estimates have been prepared yet at this time for other storm and water servicing solutions. This estimate should be updated once subsequent detailed designs are complete. The applicability of these costs or any portion of these costs to the Municipality's Development Charges background study and by-law may be determined under a separate process where applicable. Where services are to be provided by the Municipality in advance of and to facilitate area development, a formal, public competitive tendering process will ultimately determine applicable unit prices for the work. Where Developers undertake works that are to be shared with the Municipality through a front-ending agreement or reimbursement through Development Charges, a competitive tendering process will need to be conducted and confirmed (private or public).

6.5 Monitoring Recommendations

Considering the low potential for environmental impacts associated with the Preferred Servicing Concept Solutions, the following is a brief list of suggested monitoring requirements during construction and operation of the municipal services:

- During Construction:
 - Provide daily inspection of construction methods and condition of environmental protection measures (silt fences, etc.).
 - Have contractor perform appropriate watermain pressure and bacteriological tests and sewer infiltration / exfiltration tests, and supply a satisfactory camera inspection video and report of the sewers prior to commissioning the new systems.
 - Ensure that abandonment and decommissioning of any existing wells and septic systems is completed according with applicable regulations and specifications.
- After Construction:
 - Monitor sanitary sewage flow records at the sewage pumping stations for unusually high or low volumes which may indicate system infiltration, exfiltration or blockages, and occasionally monitor influent quality for unwanted DNAPLs in SPS #1.
 - Monitor SPS energy and backup fuel consumption to help identify system inefficiencies and minimize unnecessary direct or indirect greenhouse gas emissions.
 - Flush the sanitary sewers occasionally to avoid accumulations of debris that may result in a blockage and backup into buildings.
 - Have the original contractor video-inspect the sewers prior to the end of the warranty period.
 - Provide routine inspection and maintenance of the watermains, storm sewers and stormwater management facilities.
 - Routinely camera-inspect the sanitary sewers every 5 to 10 years for possible deficiencies.

- Remove sediment accumulations in the SWM facilities on a regular basis (as recommended by the designer and Conservation Authority).
- Requirements for additional water supply and treatment capacity should be revisited regularly as the community grows.
- Requirements for additional water storage capacity should be evaluated by the Municipality well in advance of any theoretical projected deficiency.

Further detailed monitoring requirements for stormwater management facilities should also be prepared for the approval of the Municipality and the MVCA during the detailed design stages and prior to construction.

7. CONCLUSIONS AND RECOMMENDATIONS

Based on the foregoing, it can be concluded that:

- The Municipality of North Perth, as the project proponent, has adequately and appropriately completed this assessment according to the Master Plan requirements and Schedule 'B' (Phases 1 and 2) of the prescribed Municipal Class EA Process;
- The problem being addressed is valid and the process used to solve it is justified;
- The solutions assessed are not considered to have a significant impact on, or vulnerability to, climate change;
- **The Preferred Solutions / Servicing Concepts, as shown on Figures 4, 6 and 7 represent the most appropriate and beneficial solutions to the problem**, having the least impact on the existing natural and socio-economic environments;
- The project team has concluded that all of the servicing solutions described in Section 6.1 are Schedule 'B' projects and as such are also subject to public circulation and Part II Order requests, and;
- Based on the limited number and minor nature of initial comments on the draft ESR for this Master Plan (all of which have been accommodated within this final version), we understand that the MECP has no objections to the proposed undertakings / proposed servicing solutions presented herein.

The following recommendations are therefore made:

- That the Municipality of North Perth Steering Committee endorse and approve of this report, and its conclusions;
- That the enclosed Notice of Final Completion be publicly advertised, displayed and circulated to the entire Contact list, and;
- That pending completion of the 30-day period without receipt of a Part II Order request to the Minister of the Environment, the municipality consider proceeding, or permit Developers to proceed, with implementation of the Preferred Servicing Solutions.

GM BluePlan Engineering Ltd. has prepared this Master Servicing Plan / Environmental Study Report for the Municipality of North Perth with the intent of complying with the requirements of the Ontario Environmental Assessment Act, all of which is respectfully submitted.

GM BluePlan Engineering Ltd.

Per:

A handwritten signature in blue ink, appearing to read 'John C. Kerr'.

John C. Kerr, P. Eng.
Sr. Project Manager, Partner

JK/

**APPENDIX A:
PROJECT TEAM & STAKEHOLDER MEETING MINUTES**

From: John Kerr - GM BluePlan

Sent: Thursday, June 14, 2018 4:38 PM

To: Steve MacMillan - GM BluePlan <Steve.MacMillan@gmblueplan.ca>

Cc: Matt Ash - GM BluePlan <Matt.Ash@gmblueplan.ca>; Jennette Walker - GM BluePlan <Jennette.Walker@gmblueplan.ca>; Ben Gowing - GM BluePlan <Ben.Gowing@gmblueplan.ca>

Subject: 311003 - Listowel NEMP

Steve – For the record, the following are my notes from this morning’s meeting at the Town – let me know if I’ve missed or messed-up anything.

- Meeting lasted from about 10:00 a.m. until 12:00 noon and was attended by Kriss, Lyndon, Ed P, Pierre, Andrea, you and me – Sean Y was invited but is currently out of the country;
- Ecological study is being done by Aboud – should be doing field work today;
- Market Study is being done by Altus Group – possibly ready mid-July(?);
- Crozier anticipates that the TIS might be ready by early to mid-July;
- MHBC will revise their plans to show a new full 4-way / cross intersection at Wallace Ave N and Street Four, allowing for the closure of the existing Tee intersection of Wallace and Fairlaine Rd., and will advise Crozier accordingly;
- Kriss agreed that HMBC should show daylight triangles at appropriate intersections;
- It was agreed that Davidson Ave N should be designed as a consistent 20m or 66’ wide r.o.w.;
- GMBP will request that Wilson Ford provide an AutoCAD version of their reference plan (Project No. 8772 PADFIELD) received previously as a pdf, showing the 5 properties that will need to provide land for the extension of Davidson Ave N;
- Proposed infrastructure on Walton Ave N within the Study Limits should be shown in the same colours as the rest of the study are works;
- SPS2 should be moved from Gery Donegan’s vacant lot on Wallace industrial Row to within the Municipality’s lands north of Donegan’s Haulage;
- We should consider showing the proposed trail link along the edge of the SWM facility on our dwgs similar to MHBC’s dwgs;
- Extend the sanitary sewer and watermain on Wallace Ave N to Line 87;
- An additional alternative SPS1 location should be shown on Hudson’s property on the west side of Davidson Ave N south of David St.;
- We should remove the MVCA ISI area from our dwgs;
- MHBC will denote the Zone C Wellhead Protection Area limits on their dwgs or make reference to it accordingly;
- Remove any reference to proposed watermains in the northeast area beyond the study limits;
- Proposed SWM areas beyond the Town’s property should be shown more schematically with say fainter ovals not connected to roadways;
- The proposed SWM pond on the east side of Walton Ave within the study area should be shown partially within the study area and partially on farm lands to the east;
- The proposed SWM pond on the east side of Walton Ave north of the study limits should be eliminated;
- Please eliminate the SWM alternative indicating a larger 3.6 ha pond within the town’s lands;
- JK to send the draft Contact / Circulation list to Kriss;
- JK to provide a fee estimate to the Town via MHBC Planning for a Phase 1 ESA for the town-owned lands;
- JK to email pdf’s of the plates reviewed today to staff including Jenny;
- Following revisions, GMBP to send everyone revised pdf’s of all plates and charts, etc.;

- MHBC to draft a combined Commencement Notice for review;
- MHBC to arrange a meeting with Sean Y and Allan R at the County;
- Kriss is ok with publishing an initial Commencement Notice before scheduling meetings with the 5 landowners along Davidson Ave n extension;
- Ed expressed concern about the apparent need and size of the isolated wetland, and Lyndon asked if SWM adjacent to it would be beneficial;

Hope this covers most of it correctly...

JK

John Kerr, P. Eng.

Sr. Project Manager, Partner

GM BluePlan Engineering Limited

975 Wallace Avenue North | Listowel ON N4W 1M6

t: 519.291-9339 ext.3225 | c: 519-404-7010

john.kerr@gmblueplan.ca | www.gmblueplan.ca



From: John Kerr - GM BluePlan

Sent: Monday, November 06, 2017 9:50 AM

To: Pierre Chauvin MCIP, RPP (pchauvin@mhbcplan.com) <pchauvin@mhbcplan.com>; Kriss Snell (ksnell@northperth.ca) <ksnell@northperth.ca>; Lyndon Kowch (lkowch@northperth.ca) <lkowch@northperth.ca>

Cc: Steve MacMillan C.E.T. <Steve.MacMillan@gmblueplan.ca>

Subject: Listowel Northeast Master Plan (Listowel NEMP) - our file 311003

Fellas,

The following are my brief notes (in no specific order) from our meeting Friday afternoon – please let me know what I’ve missed or messed-up – thanks.

1. Name – the project will be called the Listowel Northeast Master Plan (Listowel NEMP);
2. There will not be a formal Steering Committee with Council members, but rather all communication should be channeled through Kriss and Lyndon;
3. CF Crozier & Associates has received authorization to start the traffic study, while Aboud & Associates has been authorized to complete the ecological study (primarily focused on the currently identified wetland);
4. We briefly discussed the implications of two recent / anticipated development applications in the study area, including the agreement and drawing present at Council on Oct 30 regarding the residential lots between Walton Ave N and the future extension of Davidson Ave N, and Larry Hudson’s / Go-Glass’ desire to construct a building and lot on the south side of David St.;
5. North Perth will follow up with the residential proponent to try to obtain an AutoCAD version of the plan by Wilson Ford;
6. GMBP will ask for permission and circulate updated AutoCAD dwgs from Hudson’s building designer for the Go-Glass site once received – note that Hudson’s intent is to transfer ownership of the existing SWM pond (along the Mayberry Municipal Drain), including access from David St., to the Municipality;
7. It is anticipated that the proposed Go-Glass site will be able to be readily serviced with a watermain extension and long pressurized sanitary service to Wallace Ave N similar to that designed by GMBP a few years ago for the same site (different proponent), in advance of full urban servicing of the street (to a probable small sewage pumping station near the intersection of David St and Davidson Ave N.);
8. North Perth will contact the 5 landowners along the proposed Davidson Ave N extension in advance of the publication of a Commencement Notice;
9. MHBC will update their Concept Plan to indicate the proposed extension of Street Three from Wallace Ave N westward to Fairlane Rd. accompanied by a closure of the existing intersection of Fairlane Rd and Wallace Ave N to the north, and will advise Crozier accordingly;
10. Given that the connecting link ends on the south side of the intersection of Wallace Ave N and Line 87, MTO circulation / involvement is anticipated;
11. MHBC will draft a combined Commencement Notice meeting both Planning Act and the Environmental Assessment Act requirements;
12. JK anticipates being ready for the first (only?) Public Information Centre (PIC) by approximately early February, if drafts of the traffic study and ecological study are completed in advance;

I've probably missed a few other key points...

TTYL

JK

John Kerr, P. Eng.

Sr. Project Manager, Partner

GM BluePlan Engineering Limited

975 Wallace Avenue North | Listowel ON N4W 1M6

t: 519.291-9339 ext.3225 | c: 519-404-7010

john.kerr@gmblueplan.ca | www.gmblueplan.ca



**APPENDIX B:
CIRCULATION LIST**

NORTHEAST MASTER PLAN
SCHEDULE 'B' CLASS ENVIRONMENTAL ASSESSMENT

NOTICE CIRCULATION LIST & RESPONSE MATRIX

Organization	First Name	Last Name	Position	Address	City	Prov	Postal Code	Phone Number	Email Address	Notes / Alternative Contact	Response to Notices: Date / Comment	GMBP Replies: Date / Comment
Federal Agencies												
Fisheries and Oceans Canada	Sara	Eddy	A/Team Leader, Triage and Planning	867 Lakeshore Rd, P.O. Box 5050	Burlington	ON	L7R 4A6	905-336-4535	Sara.Eddy@df-o-mpo.gc.ca			
Fisheries and Oceans Canada	Jim	Mitchell	Support Analyst	520 Exmouth Street	Sarnia	ON	N7T 8B1	519-464-5133	jim.mitchell@df-o-mpo.gc.ca			
Transport Canada	Monique	Mousseau	Regional Manager, Environment and Engineering	4900 Yonge St.	Toronto	ON	M2N 6A6	416-952-0485	monique.mousseau@tc.gc.ca	EnviroOnt@tc.gc.ca	Email of Jan 21, 2019 - circulation no longer required	N/A - remove from list
Environment Canada	Rob	Dobos	Manager, Environmental Assessment Section	867 Lakeshore Rd.	Burlington	ON	L7R 4A6	905-336-4953	rob.dobos@canada.ca			
Indigenous Services Canada	Cheyenne	Loon	Sr Environmental Advisor	25 St. Clair Avenue East, 8th Floor	Toronto	ON	M4T 1M2	416-301-8026	cheyenne.loon@canada.ca			
Indigenous Services Canada	Leea	Litzgus	Associate Regional Director	25 St. Clair Avenue East, 8th Floor	Toronto	ON	M4T 1M2	416-973-8111	EACoordination_ON@aadnc-aandc.gc.ca	leea.litzgus@canada.ca		
Indigenous Services Canada	Don	Boswell	Sr. Claims Analyst	10 rue Wellington, Room 1310	Gatineau	QU	J8X 4J4					
Indigenous Services Canada	Allison	Berman	Program Officer, Consultation & Accommodation Unit	300 Sparks St., Room 205	Ottawa	ON	K1A 0A4					
House of Commons, Canada	John	Nater	MP, Perth-Wellington	59 Lorne Avenue East, Unit A	Stratford	ON	N5A 6S4	519-273-1400	John.Nater@parl.gc.ca			
Provincial Agencies												
Ministry of the Environment Conservation and Parks	Craig	Newton	Regional Environmental Planner	733 Exeter Rd., 2 nd Floor	London	ON	N6E 1L3	519-873-5014	craig.newton@ontario.ca		Email of Jan. 22 and letter of Feb 1, 2019	N/A
Ministry of the Environment Conservation and Parks	Barbara	Slattery	EA / Planning Coordinator	733 Exeter Rd., 2nd Floor	London	ON	N6E 1L3	519-973-5000	barbara.slattery@ontario.ca		Letter dated March 4, 2020 re: comments on draft ESR	
Ministry of Indigenous Relations and Reconciliation	Michael	MacPherson	Manager, Indigenous Relations Unit	9th Flr, 160 Bloor St E	Toronto	ON	M7A 2E6	416-326-4214	michael.macpherson@ontario.ca			
Ministry of Indigenous Relations and Reconciliation	Ayn	Cooney	Executive Assistant (Acting)	4th Floor, 160 Bloor St E	Toronto	ON	M7A 2E6	416-325-1067	ayn.cooney@ontario.ca			
Ministry of Natural Resources and Forestry	Cam	McCaughey	Management Biologist	615 John St N	Aylmer	ON	N5H 2S8	519-773-4732	cam.mccauley@ontario.ca			
Ministry of Natural Resources and Forestry	Anne Marie	Laurence	Management Biologist	1st Floor 1 Stone Rd W	Guelph	ON	N1G 4Y2	519-826-4132	annemarie.laurence@ontario.ca			
Ministry of Municipal Affairs	Linda	Tam	Project Manager	College Park 27th Flr, 777 Bay St	Toronto	ON	M7A 2J8	416-325-0255	linda.tam@ontario.ca			
Ministry of Municipal Affairs	Alejandro	Cifuentes	Issues Coordinator (Acting)	College Park 13th Flr, 777 Bay St	Toronto	ON	M5G 2E5	416-585-6569	Alejandro.Cifuentes@ontario.ca			
Ministry of Municipal Affairs	Tyler	Shantz	Planner	659 Exeter Road, 2nd Floor	London	ON	N6E 1L3	519 873-4695	Tyler.Shantz@Ontario.ca			
Ministry of Agriculture, Food and Rural Affairs	Carol	Neuman	Rural Planner	6484 Wellington Rd 7 Unit 10	Elora	ON	N0B 1S0	519-846-3393	Carol.neumann@ontario.ca			
Ministry of Tourism, Culture and Sport	Brooke	Herczeg	Heritage Planner	401 Bay St, Suite 1700	Toronto	ON	M7A 0A7	416-314-7133	brooke.herczeg@ontario.ca			
Ministry of Tourism, Culture and Sport	Shari	Prowse	Archaeology Review Officer - London	900 Highbury Ave N	London	ON	N5Y 1A4	519-675-6898	shari.prowse@ontario.ca			
Ministry of Tourism, Culture and Sport	Nancy	Fallis	Tourism Industry Advisor - London (RTO 3)	659 Exeter Rd., 2nd Floor	London	ON	N6E 1L3	519-873-4482	nancy.fallis@ontario.ca			
Ministry of Transportation	Zsolt	Katzirz	Corridor Management Planner	659 Exeter Rd. 1st Floor	London	ON	N6E 1L3	519-873-4598	zsolt.katzirz@ontario.ca		Email of Sept. 26, 2019 - concern with location of services w.r.t. future potential roundabout	Email response provided Dec. 19, 2019 - will be negotiated in detail during the design phase
Ministry of Transportation	Kirstie	Houston	Planner - Environmental	659 Exeter Rd. 1st Floor	London	ON	N6E 1L3	519-873-4563	kirstie.houston@ontario.ca			
Queens Park, Ontario	Randy	Pettapiece	MPP, Perth-Wellington	55 Lorne Avenue East, Unit 2	Stratford	ON	N5A 6S4	800-461-9701	randy.pettapiece@pc.ola.org			
County / Municipal Agencies												
County of Perth	Lori	Wolfe	Interim CAO	1 Huron St.	Stratford	ON	N5A 5S4	519-271-0531 x210	lwolfe@perthcounty.ca	Assumed position following R Pullia		
County of Perth	Sally	McMullen	Director of Planning & Development	1 Huron St.	Stratford	ON	N5A 5S4	519-271-0531 x410	smcmullen@perthcounty.ca	Assumed position following A Rothwell		
Municipality of North Perth	Kriss	Snell	CAO	330 Wallace Ave N	Listowel	ON	N4W 1L3	519-292-2040	ksnell@northperth.ca			
Municipality of North Perth	Sean	Yilmaz	Planner	331 Wallace Ave N	Listowel	ON	N4W 1L4	519-292-2041	syilmaz@northperth.ca			
Municipality of North Perth	Lyndon	Kowch	Manager of Operations	332 Wallace Ave N	Listowel	ON	N4W 1L5	519-292-2042	lkowch@northperth.ca			
Maitland Valley Conservation Authority	Patrick	Huber-Kidby	Environmental Planner / Regulations Officer	1093 Marietta St.	Wroxeter	ON	N0G 2X0	519-335-3557 x237	pheber-kidby@mvc.ca		Emails dated Jan 21 and Feb 7, 2019	N/A
Ausable-Maitland Drinking Water Source Protection, c/o Ausable-Bayfield Conservation Authority (ABCA)	Donna	Clarkson	Co-Program Supervisor	71108 Morrison Line R. R. #3	Exeter	ON	N0M 1S5	519-335-3557 x224	dclarson@abca.ca		Email of Feb 7, 2019	N/A
North Perth Chamber of Commerce	Sharon	D'Arcey	General Manager	580 Main St. W	Listowel	ON	N4W 1A8	519-291-1551	sdarcey@nperchamber.com			
First Nations												
Saugeen First Nation	Lester	Anoquot	Chief	6493 Highway 21	Southampton	ON	N0H 2L0	800-680-0744	sfn@saugeen.org		Band Administrator: Cheree Urscheler	
Chippewas of Nawash Unceded First Nation	Greg	Nadjiwon	Chief	135 Lakeshore Blvd.	Neyaashiingmiing	ON	N0H 2T0	519-534-1689	chiefsdesk@nawash.ca		Band Administrator: Joselyn Keeshig cadministrator@nawash.ca	
Aamjiwnaang First Nation	Christine	James	Environment Consultant Worker	978 Tashmoo Avenue	Sarnia	ON	N7T 7H5	519-336-8410	cjames@aamjiwnaang.ca			
Aamjiwnaang First Nation	Sharilyn	Johnston	Environment Coordinator	978 Tashmoo Avenue	Sarnia	ON	N7T 7H5	519-336-8410	sjohnston@aamjiwnaang.ca			See telephone record of 02-14-2019 & email of 05-02-2019
Aamjiwnaang First Nation	Chris	Plain	Chief	978 Tashmoo Avenue	Sarnia	ON	N7T 7H5	519-336-8410	chief@aamjiwnaang.ca			
Saugeen Ojibway Nation - Environment Office	Nicole	D'atri	Executive Assistant	1972 Virgil Avenue	Neyaashiingmiing	ON	N0H 2T0	519-336-8410	execassistant@saugeenojibwaynation.ca			Email sent 05-02-2019
Six Nations of the Grand River	Arleen	Maracle	Community Liaison Officer	1695 Chiefswood Rd., PO Box 5000	Ohswéken	ON	N0A 1M0	519-445-2201	arleenmaracle@sixnations.ca		Lonny Bomberry, Lands & Resources Director	
Haudenosaunee Confederacy Chiefs' Council				16 Sunrise Court, Suite 600, PO Box 714	Ohswéken	ON	N0A 1M0	519-445-4222	hdi2@bellnet.ca			
Métis Nation of Ontario	Margaret	Froh	President	Suite 1100 - 66 Slater Street	Ottawa	ON	K1P 5H1	800-263-4889	thegreatlakesmetis@gmail.com			
Great Lakes Metis Council	Peter	Coture	President	380 9th St. E., Lower Level	Owen Sound	ON	N4K 1P1	519-370-0435	thegreatlakesmetis@gmail.com			
Oneida Nation of the Thames	Jessica	Hill	Chief	2212 Elm Ave.	Southwold	ON	N0L 2G0	519-652-3244	jessica.hill@oneida.on.ca			
Oneida Nation of the Thames	Cherilyn	Hill	Council Assistant	2212 Elm Ave.	Southwold	ON	N0L 2G0	519-652-6161	cherilyn.hill@oneida.on.ca			
Oneida Nation of the Thames	Brandon	Doxtator	Environmental Coordinator	2212 Elm Ave.	Southwold	ON	N0L 2G0	519-652-6922	environment@oneida.on.ca		Only concerned if archaeological work proposed	See telephone record of 03-06-2019 and email of 05-02-2019
Oneida Nation of the Thames	Grant	Doxtator	Councillor	2212 Elm Ave.	Southwold	ON	N0L 2G0	519-652-6922	hgrant.doxtator@oneida.on.ca			
Walpole Island First Nation (Bkejwanong Territory)	Dean	Jacobs	Consulation Manager	2185 River Rd, RR#3	Wallaceburg	ON	N8A 4K9	519-627-1475	dean.jacobs@wfn.org			See telephone records of Feb 2 & Mar. 6, 2019 and email of 05-02-2019
Walpole Island First Nation (Bkejwanong Territory)	Dan	Miskokomon	Chief	117 Tahgahoning Rd, RR#3	Wallaceburg	ON	N8A 4K9	519-627-1481	dmskoke@wfn.org	7.dmskoke@wfn.org		
Walpole Island First Nation (Bkejwanong Territory)	Janet	Macbeth	Project Review Coordinator	2185 River Rd, RR#3	Wallaceburg	ON	N8A 4K9	519-627-1481	janet.macbeth@wfn.org			See telephone records of Feb 2 & Mar. 6, 2019 and email of 05-02-2019
Chippewas of Kettle and Stony Point First Nation	Jason	Henry	Chief	6247 Indian Lane	Lambton Shores	ON	N0N 1J1	519-786-2125	jason.henry@kettlepoint.org			
Chippewas of Kettle and Stony Point First Nation	Valerie	George	Community Consultation Officer	6247 Indian Lane	Lambton Shores	ON	N0N 1J1	519-786-2125	valerie.george@kettlepoint.org		No comments, per email of 05-02-2019	See telephone records of Feb 2 & Mar. 6, 2019 & email of 05-02-2019
Chippewas of the Thames First Nation	Myeengun	Henry	Chief	320 Chippewa Road	Muncey	ON	N0L 1Y0	519-289-5555	myeengun@cottfn.com			
Chippewas of the Thames First Nation	Fallon	Burch	Consultation Coordinator	320 Chippewa Road	Muncey	ON	N0L 1Y0	519-289-5555 x251	consultation@cottfn.com	fburch@cottfn.com	Letter of 02-15-2019 - minimal concern	N/A
Chippewas of the Thames First Nation	Kelly	Riley	Lands and Environment Director	320 Chippewa Road	Muncey	ON	N0L 1Y0	519-289-5555	kriley@cottfn.com			See telephone record of 02-14-2019
Historic Saugeen Metis	Chris	Hachey	Assistant Coordinator, Lands Resources & Consultation	204 High Street	Southampton	ON	N0H 2L0	519-483-4000	hmasstlrcc@bmts.com	saugeenmetis@bmts.com	Email of Jan 21, 2019	N/A
Local Utilities, Interested Groups and Businesses												
Avon Maitland District School Board	Lisa	Walsh	Director of Education and Secretary of the Board	62 Chalk St. N.	Seaforth	ON	N0K 1W0	519-527-0111 x106	lisa.walsh@ed.amdsb.ca			
MHBC	Pierre	Chauvin							pchauvin@mhbcplan.com			
Huron-Perth Catholic District School Board	Denise	DeJong		87 Mill St., Box 70	Dublin	ON	N0K 1E0	519-345-2440 x8070	ddejong@hpcdsb.ca			

NOTICE CIRCULATION LIST & RESPONSE MATRIX

Organization	First Name	Last Name	Position	Address	City	Prov	Postal Code	Phone Number	Email Address	Notes / Alternative Contact	Response to Notices: Date / Comment	GMBP Replies: Date / Comment
Union Gas	Amanda	Zocco		PO Box 5353 Station A	London	ON	N6A 4P1	519-667-4100 x5153453	azocco@uniongas.com	broberts@uniongas.com		
Union Gas	Gwen	Keep	Construction & Growth Manager	603 Kumpf Dr., PO Box 340	Waterloo	ON	N2J 4A4	519-885-7400	gkeep@uniongas.com			
Hydro One Networks Inc.	Walter	Kloostra	Manager - Tran. Lines - Sustainable Investment Planning	483 Bay St., 15th Floor North Tower	Toronto	ON	M5G 2P5	416-345-5114	walter.kloostra@hydroone.com			
Hydro One Real Estate Management	Kent	Taylor		185 Clegg Rd.	Markham	ON	L6G 1B7	905-946-6230	kent.taylor@hydroone.com	Secondarylanduse@hydroone.com	Letter of 09/13/19 re: no transmission assets in the area	Send future notices to alternate email address per request
Bell Canada	Nick	Kellar	Implementation Manager	870 4th Ave. East, PO Box 400	Owen Sound	ON	N4K 2N7	519-371-3125	nicholas.kellar@bell.ca			
Eastlink Communications	Dan	Oswald	Project Manager - Engineering	1 David St	Listowel	ON	N4W 3S7	226-430-1016	Dan.Oswald@corp.eastlink.ca			
Wightman Telecom Ltd.	Paul	Rhody	Supervisor of Contracting	100 Elora St. N., P.O. Box 70	Clifford	ON	N0G 1M0	519-327-9286	prhody@wightman.ca			
Mornington Communications Co-Operative	Greg	Fries	Outside Plant Supervisor	16 Mill St E, PO Box 70	Milverton	ON	N0K 1M0	519-595-6515	gregf@mornington.ca			
Maitland Valley Snowmobile Club	Brad	Brooks						519-291-8290				
Labreche Patterson & Assoc's Inc.	Scott	Patterson	Sr. Planner, Principal	330-F Trillium Dr.	Kitchener	ON	N2J2 3J2	519-896-5955 x25	scott@lpplan.com			
Emergency Services												
OPP - North Perth Detachment	Rob	Scott	Detachment Commander	330 Wallace Ave N	Listowel	ON	N4W 1L3	519-291-1414	rob.scott@opp.ca			
North Perth Fire Dept.	Ed	Smith	Fire Chief	620 Wallace Ave S	Listowel	ON	N4W 1Y4	519-291-6825	esmith@northperth.ca			
Perth County Emergency Management	Dave	Colvin	Emergency Management Coordinator	480 Douro St.	Strafford	ON	N5A 0E6	519-271-0531 ext. 540	dcolvin@perthcounty.ca			
Property Owners												
Larry Hudson Chevrolet Buick GMC	Sean	Hudson	General Manager	1000 Wallace Ave N	Listowel	ON	N4W 1M5	519-291-3791	seanh@larryhudson.com			
Listowel Honda	Keith	Blackwood	General Manager	1020 Wallace Ave N	Listowel	ON	N4W 1M5	888-985-9805	keith@listowelhonda.com			
Leis Feed & Supply	Tim	Lichti	General Manager	110 David St E	Listowel	ON	N4W 0C5	519-291-4040	info@leisfeed.ca			
New Horizons Rehabilitation Services Inc.	June	Williamson	Owner	1100 Wallace Ave N	Listowel	ON	N4W 1M5	519-291-5402	june@newhorizonsrehab.com			
Our Town Crossfit				1100B Wallace Ave N	Listowel	ON	N4W 1M5	519-418-2201	info@ourtowncrossfit.com			
Long Haul Trailer Sales				1150 Wallace Ave N	Listowel	ON	N4W 1M5	888-453-9105				
Donegan's Haulage (2010) Ltd.	Ryan	Donegan		8348 Perth Road 164	Listowel	ON	N4W 3H2	519-291-4530	sara.doneganshaulage@bellnet.ca			
Kilberg Properties Inc.	Morrie	Kilberg	President	3-600 Barber Ave N	Listowel	ON	N4W 1S3	519-574-7705	kilberg.properties@gmail.com	morrie@kilberg.ca		
Gateman-Milloy Inc.	Mike	Milloy	President	270 Shoemaker Street	Kitchener	ON	N2E 3E1	519-748-6500 x12	mmilloy@gatemanmilloy.com			
Edee's Place	Curtis	Martin	Landlord	1180 Wallace Ave. N.	Listowel	ON	N4W 1M5	519-291-5164	edeesplace@wightman.ca			
Fletcher's Landscaping Inc.	Murray	Fletcher		1190 Wallace Ave N	Listowel	ON	N4W 1M5	519-291-3267	fletchersinc@wightman.ca			
Creative Casuals	Mari-Lou	Lowry		1196 Wallace Ave N	Listowel	ON	N4W 1M5	519-291-4607	marilou@creativecasuals.com			
New Lift Hydraulics				8307 Rd 164 / 1182 Wallace Ave N	Listowel	ON	N4W 1M5	519-291-4413	newliftshop@bellnet.ca			
Four H Automotive				8324 Rd 164	Listowel	ON	N4W 1M5	519-291-_____				
Moore's Produce Limited				8325 Rd 164 / PO Box 6	Listowel	ON	N4W 3H2	519-291-_____				
Palmerston Rent-All				8394 Fairlane Rd	Listowel	ON	N4W 3G6	519-291-1230				
Motion Auto Parts				8382 Fairlane Rd	Listowel	ON	N4W 3G6	519-291-3270	motionauto@wightman.ca			
Listowel Super Storage				8392 Fairlane Rd	Listowel	ON	N4W 3G6	519-291-5067	office@listowelsuperstorage.com			
Meyer's Transmission Service	Kevin	Meyer		8392 Fairlane Rd.	Listowel	ON	N4W 3G6	519-291-5677				
Rob Carere Flooring	Rob	Carere		8382 Fairlane Road, Unit 3, PO Box 216	Listowel	ON	N4W 3G6	519-291-6241	info@robcarereflooring.com			
Listowel Community Family Funeral Home	Bob	Trench		8372 Fairlane Rd., PO Box 111	Listowel	ON	N4W 3G6	519-291-4947	info@listowellfuneralhome.com			
Riverside Power Equipment				8368 Fairlane Rd.	Listowel	ON	N4W 3G6	519-418-3126	riversidelg@wightman.ca			
Hutchison Welding				8360 Fairlane Rd.	Listowel	ON	N4W 3G6	519-291-1375	info@hutchisonprecision.ca			
Croskill Overhead Doors Ltd.	Lynda	Croskill		8358 Fairlane Rd., PO Box 102	Listowel	ON	N4W 3G6	519-291-1034	croskilldoors@bellnet.ca			
GD Rogers Industrial Sales				8350 Fairlane Rd.	Listowel	ON	N4W 3G6	519-291-_____				
Precision Equipment Rental				8340 Fairlane Rd.	Listowel	ON	N4W 3G6	226-767-1250	tt@precisionequipmentrental.com			
Conex Freight Forwarding Inc			Owner	PO Box 56	Listowel	ON	N4W 3H2	519-291-4332				
Harmony Organic	Rob	Inhaber	Sales Rep	6013 Perth Line 87	Listowel	ON	N4W 3G6	519-291-9733	rob@harmonyorganic.ca			
HLA Attachments				8082 Road 129	Listowel	ON	N4W 3G8	519-291-4162			Concerned about their lot drainage at PIC#2	Discussed at PIC#2 - see GMBP email of 08-21-2019
	Doug	Kuyvenhoven	Owner		Listowel	ON	N4W 3G6	519-291-_____				
	Gerry	Donegan	Owner	6045 Perth Line 87	Listowel	ON	N4W 3G6	519-291-_____				
	Bruce	Wight	Resident	1010 Walton Ave N	Listowel	ON	N4W 3S2	519-418-1188	fixit@wightman.ca		Concerned re: Mayberry Drain at PIC#2; provided email of 9/10/19 objecting to SE SWM pond location	Discussed at PIC#2 - see GMBP email of 08-21-2019 and email response from North Perth of Sept 19, 2019
	Sheila	Smith	Resident	8257 Walton Ave N	Listowel	ON	N4W 3S2	519-291-_____				
	Brad	Hamiton	Resident	8264 Walton Ave N	Listowel	ON	N4W 3S2	519-291-_____				
	Derek & Nancy	Cleary	Resident	8269 Walton Ave N	Listowel	ON	N4W 3S2	519-291-6743				
	Matthew	Reesor	Resident	8273 Walton Ave N	Listowel	ON	N4W 3S2	519-502-5497	info@reesorlandscaping.ca			
	Ronald	Schildroth	Resident	8277 Walton Ave N	Listowel	ON	N4W 3S2	519-291-_____				
	Donald	Gibson	Resident	8283 Walton Ave N	Listowel	ON	N4W 3S2	519-291-_____				
			Resident	8285 Walton Ave N	Listowel	ON	N4W 3S2	519-291-_____				
	Bob & Carole	Uptigrove	Resident	8295 Walton Ave N	Listowel	ON	N4W 3S2	519-291-3262			Met with KS of North Perth early March 2019	See email from KS 03-11-2019
	Venneta (Neddy)	Vyse	Resident	8296 Walton Ave N	Listowel	ON	N4W 3S2	519-291-_____				
	Harry	Donegan	Resident	830 Wood Dr.	Listowel	ON	N4W 0C4	519-291-1338	sherdonegan66@gmail.com		Expressed interest during Council meeting 2019-08-12	Added to mailing list; GMBP called 08-27-2019
	Joan	Hartung	Resident	325 Jane St.	Palmerston	ON	N0G 2P0				Attended PIC#2	Added to mailing list after PIC#2
	Beth	Hartung	Resident	18 Dufferin Vista Ct.	Schomberg	ON			berichon@sympatico.ca		Concerned about SE SWM pond at PIC #2	Discussed at PIC#2 - see GMBP email of 08-21-2019
	Leon	Perkin	Resident	585 Pleasant View Dr.	Listowel	ON	N4W 3R8	519-291-3864	helenandleon@gmail.com		Interested with san sewer depth at PIC#2	Discussed at PIC#2 - see GMBP email of 08-21-2019
	Sherri	Hicks	Resident	520 Boyne Ave.	Listowel	ON	N4W 3V6					
	Howard & Ruth Anne	Pehlke	Resident	5959 Line 87	Listowel	ON	N4W 3G8				Pleased with solutions at PIC#2	
Genry Consulting Inc.	Bill	Bryck		2 George Henry Blvd	North York	ON	M2J 1E2	647-406-7713	bill.bryck@sympatico.ca		Requested to be on mailing list late August 2019	
South Saugeen Developments Ltd.	John	Padfield	President	1021 Walton Avenue North	Listowel	ON	N4W 3S2	519-323-6647	johnp@w-u.on.ca		Letter of Aug 21, 2019 sent to Munic. By R Davidson	Email reply provided by MHBC Planning 08-22-2019
Ron Davidson Land Use Planning Consultants	Ron	Davidson		265 Beattie St.	Owen Sound	ON	N4K 6X2	519-371-6829	ronaldavidson@rogers.com			
PK Custom Homes	Maria	Kyveris	Manager, Building & Land Development	PO Box 33070, Ira Needles Blvd	Waterloo	ON	N2T 0A2	519-404-3971	maria.kyveris@rogers.com		Letter of March 11, 2019; pleased with PIC#2	Verbal confirmation provided by Municipality
Snapstone Enterprises Ltd.	Bruce	Kempston	President	5 Griffith Court	Listowel	ON	N4W 0G1	519-291-8590	kempston@wightman.ca			

**APPENDIX C:
PUBLIC NOTIFICATIONS**

Notice of Study Commencement and Notice of Public Information Centre # 1

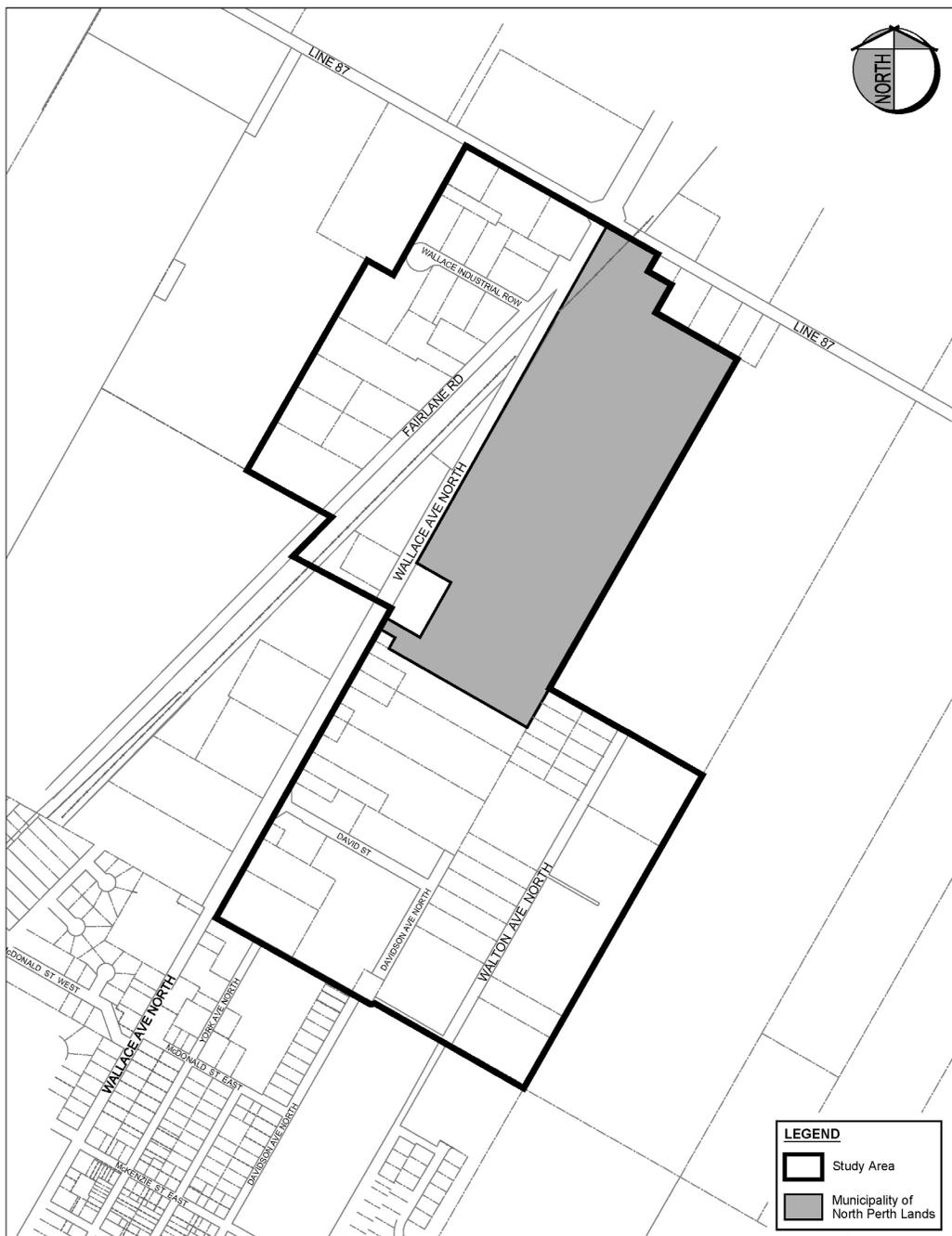
Municipality of North Perth –Northeast Master Plan and related Planning Applications

The Study

The Municipality of North Perth is undertaking a Master Plan and related Planning Applications (Official Plan Amendment, Draft Plan of Subdivision) for lands located in northeast Listowel, within the Municipality of North Perth. The overall purpose of the Northeast Master Plan (NEMP) is to guide the development of designated Urban Fringe lands (22 ha) owned by the Municipality, as well as to establish a servicing strategy for other lands within the broader Study Area. The NEMP will integrate environmental, servicing, transportation and land use planning components and will include a traffic and transportation study; servicing studies (roads, stormwater, sanitary sewer, and water); an environmental study and a market study.

Study Area

The Study Area encompasses approximately 79 hectares in northeast Listowel. There will be two levels of study in the Northeast Master Plan –General Study Area and Development Study Area. The General Study Area will include all northeast Listowel lands (including developed lands) as identified below and will be characterized primarily through review of secondary source information. The Development Study Area encompasses the municipally owned lands designated Urban Fringe as the focus area for the study and will be characterized through detailed studies and secondary source information.



Northeast Master Plan and Planning Application Process

The Northeast Master Plan is proceeding in accordance with the Master Plan requirements (A.2.7) of the Municipal Engineers Association Class Environmental Assessment (EA) process and will fulfill the requirements of a Schedule 'B' Class EA process. Public consultation is encouraged and Public Information Centres (PIC) are planned. The study will develop an understanding of existing conditions, the preparation and assessment of servicing alternatives and identification of a preferred Plan. The completed study will be submitted to Council for adoption.

Pursuant to Section A.2.9 of the Municipal Class EA, an Integrated Approach to consider the Planning Act and Class Environmental Assessment (EA) processes together in order to determine the preferred servicing solution can be taken. The Class EA provides that an Official Plan Amendment or Plan of Subdivision are appropriate Planning Act applications to use the integrated approach.

Public Consultation

The public is invited to attend the Public Information Centres (PIC) throughout the study process. PIC#1 will introduce the study and present the background information and conditions and describe the study process. The first PIC is scheduled for:

Date: February 19, 2019

Time: 5:00 – 7:00 pm

Location: Municipality of North Perth, Council Chambers

Before any decisions are made on a recommendation, or acceptance of the study, there will be further public consultation. Notification of each meeting will be provided at the appropriate time by means of a similar advertisement in the Listowel Banner, Independent and on the Municipality's website. Following completion of the study, the study report will be completed and presented to Council of the Municipality of North Perth.

The project team will keep a mailing list of all persons expressing an interest in the Study. A notice of all meetings will be mailed to all persons on the mailing list.

Comments

We are interested in hearing any comments that you may have about the study. All comments will become part of the public record. Please address your comment or inquiries or further information to:

Pierre Chauvin
MHBC
540 Bingemans Centre Drive, Suite 200
Kitchener, ON N2B 3X9
Tel: (519) 576 3650
pchauvin@mhbcplan.com

Lyndon Kowch, Manager of Operations
Municipality of North Perth
330 Wallace Ave. N.
Listowel, ON N4W 1L3
Tel: (519) 292-2040
lkowch@northperth.ca

John Kerr, P. Eng.
GM BluePlan Engineering Ltd.
975 Wallace Ave. N.
Listowel, ON N4W 1M6
Tel: (519) 291-9339
John.kerr@gmblueplan.ca

PUBLIC NOTICES

PUBLIC NOTICES

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**Notice of Study Commencement and Notice of Public Information Centre # 1
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Northeast Master Plan and Planning Application Process

The Northeast Master Plan is proceeding in accordance with the Master Plan requirements (A.2.7) of the Municipal Engineers Association Class Environmental Assessment (EA) process and will fulfill the requirements of a Schedule 'B' Class EA process. Public consultation is encouraged and Public Information Centres (PIC) are planned. The study will develop an understanding of existing conditions, the preparation and assessment of servicing alternatives and identification of a preferred Plan. The completed study will be submitted to Council for adoption.

Pursuant to Section A.2.9 of the Municipal Class EA, an Integrated Approach to consider the Planning Act and Class Environmental Assessment (EA) processes together in order to determine the preferred servicing solution can be taken. The Class EA provides that an Official Plan Amendment or Plan of Subdivision are appropriate Planning Act applications to use the integrated approach.

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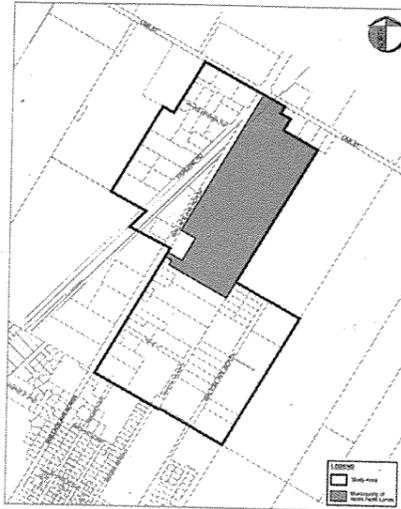
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Kitchener, ON N2B 3X9
Tel: (519) 576 3650
pchauvin@mhbcplan.com

Lyndon Kowch, Manager of Operations
Municipality of North Perth
330 Wallace Ave. N.
Listowel, ON N4W 1L3
Tel: (519) 292-2040
lkowch@northperth.ca

John Kerr, P. Eng.
GM BluePlan Engineering Ltd.
975 Wallace Ave. N.
Listowel, ON N4W 1M6
Tel: (519) 291-9339
John.kerr@gmblueplan.ca



The Annual Meeting of Trillium Mutual Insurance Company will be held on Tuesday, March 26, 2019 at 10:30am at 495 Mitchell Road S., Listowel ON. Lunch will be provided.

Notice of Annual Meeting

Purpose:

1. To receive the financial statements of the Corporation for the fiscal year ending December 31, 2018 and approve the auditor's report thereon;
2. To appoint auditors for 2019;
3. To transact any regular business that may be introduced in the interest of the company;
4. To elect two (2) Directors for a three-year term;
5. To consider amendment of the Bylaws of the Corporation as recommended by the Board of Directors so as to change the number of minimum required Board of Directors Meetings from "monthly" to "at least quarterly," facilitating more scheduling control by the Chair of the Board and so as to support more robust Board Committee Involvement; and
6. To consider a recommendation by the Board of Directors modernizing and updating Board remuneration.

Note that in accordance with the Bylaws of the Corporation, any person wishing to seek election or re-election as a Director must file an intention to stand for election in writing with the Secretary of the Corporation not later than thirty (30) days prior to the Annual Meeting or General Meeting called for the purpose of electing Directors, ie. on or before February 25, 2019. In accordance with governance best practices, the Board appoints Directors to fill vacancies after a comprehensive application and interview process; the membership, however, ultimately retains the right to confirm appointments or elect Directors. If you would like to learn about our Director selection process, please contact our Corporate Secretary at 1-800-265-3020 or bhicks@trilliummutual.com.

The proposed Bylaw amendment and the annual statement will be available on the Corporation's website on or before March 4, 2019, or a member may obtain copies by sending a written request to the Corporation's head office.

Members unable to attend in person will be able to view the meeting via live internet stream - details will be published in the notice mailer. Please note: in accordance with the Bylaws, only members attending in person will have the right to vote at the meeting; personal attendance is strongly encouraged.

By order of the Board of Directors
B. Hicks, B.A., LL.B.
Corporate Secretary

LET EVERYONE KNOW WHAT SERVICES YOU OFFER

Advertise in the **SERVICES** section of the

Listowel Banner.

and/or **Independent Plus**

Call 519-291-1660
Ext: 101 or email
peggy@northperth.com
for more details and pricing!

IN MEMORIAMs

IN LOVING MEMORY OF DON & BETTY KELLUM

*Your memories are our keepsake
With which we will never part
God has you's in his Keeping
We have you's in our Hearts*

Your loving Family xoxo

ARTICLES FOR SALE

30' STABLE CLEANER CHUTE - 2 - 54" fans, milk pump, vacuum pump, receiver jar, 5 calf water bowls and 300 gallon poly tank with pump for plate cooler water. 519-291-7712.

GERBERS' FIREWOOD - Ready for Winter??? Delivering quality bodywood and slabwood across SW Ontario. 519-656-2057 or 519-441-2085.

LAMINATE - Lots of in-stock specials from .99 sf. Wellesley Home Centre - Flooring Division, 2196 Gerber Rd., Wellesley. Phone 519-656-3533

CARPET I have several 1000 yds. of new Stainmaster and 100% Nylon carpet. Will do living room and hall for \$200.

APPLIANCES

BLOW OUT SPECIAL - 25 cu Chest Freezer \$899; Battery Stove \$699; 22 cu Chest Freezer \$749; 8 cu upright freezer \$350; 60 pint dehumidifier \$199; compact fridge \$99; 5 cu chest freezer \$199; 10 cu fridge \$399; 4 cu bar fridge \$150. SUPER SPECIAL: 18 cu Fridge \$599; 21 cu Upright Freezer \$799; Gas Stove \$499; Convertible Fridge/Freezer \$799; Twin Tub \$499; 4 cu Top Load Washer \$499; Dryer \$399; electric stove \$499; dishwasher \$399. SCRATCH & DENT: 18 cu All Fridge \$799; 11 cu All Fridge \$549; air conditioner \$149; dehumidifiers \$199; 9 cu fridge \$399... much more available in store. USED SPECIAL: All Fridge \$499; Various chest freezers; Washer/Dryer Combo \$599; Gas stove \$369; gas dryer \$225; Fridges \$249; Stoves \$169; Washers \$229; Sudsavers \$399... much more in store. Air Conditioner Tune up \$129. Air Cond Installed starting at \$1999. Water Heaters installed starting at \$660. Featuring a full line of new & used Whirlpool Appliances. Elmira Home Comfort, 1 Union Street, Elmira 519-669-4600. ehc@hotmail.ca (Div. of Belmont Anni.

GENERAL HELP WANTED

DEKROON FARMS in Dublin is looking for a full time A-Z driver to deliver feed. Competitive wage and benefits are available. Contact: Tonydekroon@hotmail.com or 519-272-4446.

GENERAL HELP WANTED

FOSTER TRANSPORT hiring an AZ driver for hauling livestock, experience with livestock an asset, willing to train. Please fax resume and abstract to 519-698-2444. For more info call 519-698-2907.



Summer Student Opportunities

The County of Perth has openings for the following positions:

- Tourism Summer Student
- Archives Summer Student
- Public Works, Roads - Summer Student
- Public Works, Facilities - Summer Student
- Planning Division Summer Student
- Technology Services Summer Student

For more information please visit:

www.perthcounty.ca/employment

If a position interests you, please apply online by **Friday February 15, 2019 at 4:30 pm.**

We thank all applicants for their interest and advise that only those candidates selected for an interview will be contacted. Personal information is collected under MFIPPA and is used to determine eligibility for positions.

NOTICE

Due to Family Day Holiday on Monday, February 18 deadlines for the Listowel Banner, February 20 edition and Independent Plus, February 21 edition will be Thursday, February 14 at noon.

Listowel Banner
185 Wallace Ave. N., Listowel

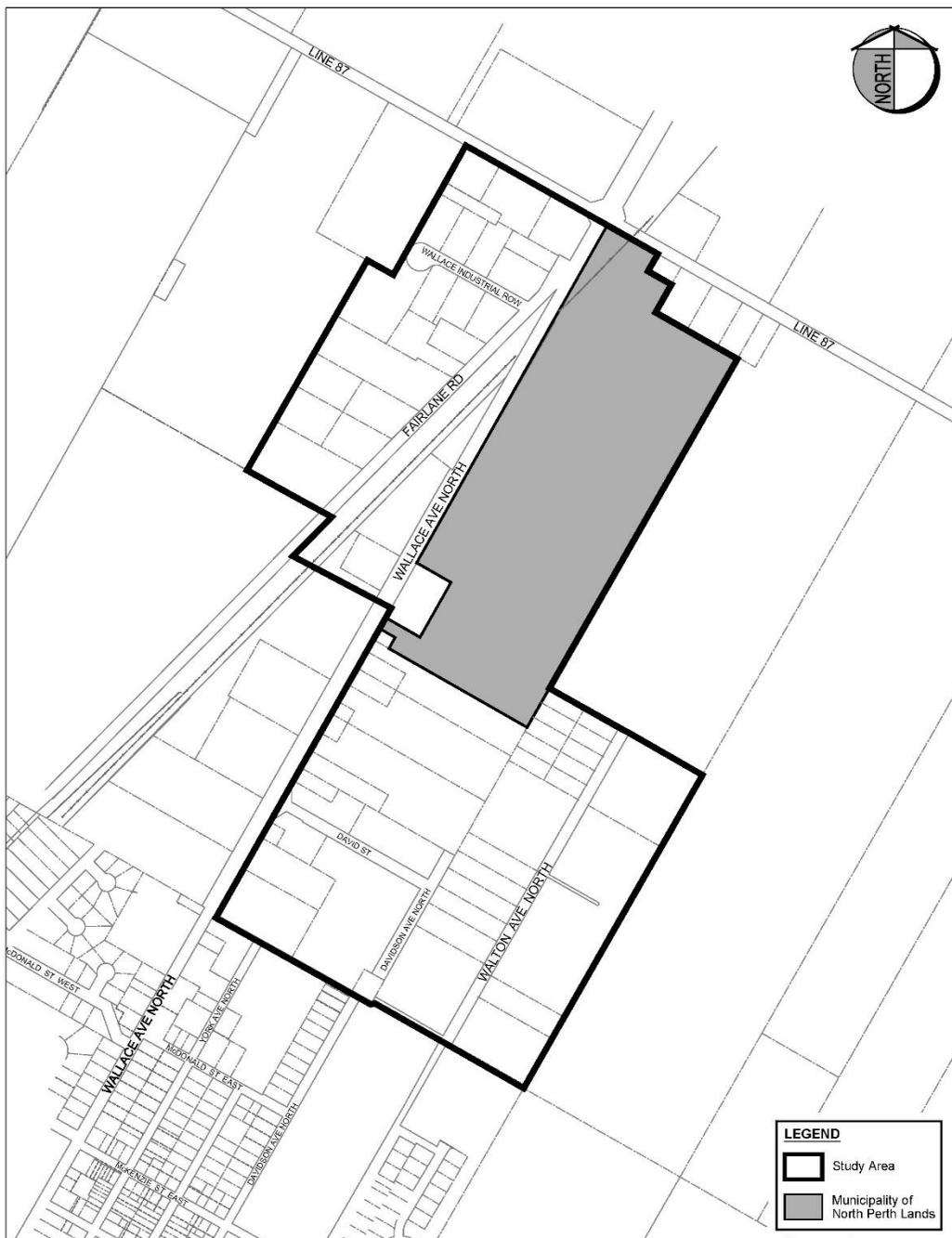
PROPERTY OWNERS AND INTERESTED PARTIES ARE NOTIFIED OF

THE SECOND PUBLIC INFORMATION CENTRE (PIC) TO CONSIDER

A SCHEDULE 'B' CLASS ENVIRONMENTAL ASSESSMENT IN ACCORDANCE WITH SECTION A.2.7
AND A.2.9 OF THE MUNICIPAL ENGINEER'S ASSOCIATION
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT

Municipality of North Perth –Northeast Master Plan and related Planning Applications

An integrated approach with the Planning Act is being undertaken for the Environmental Assessment to determine the preferred servicing solution for approximately 79 hectares in northeast Listowel referred to as the Northeast Master Plan. This project is being planned under Schedule "B" of the Municipal Class Environmental Assessment. The proposed study area is shown on the attached map.



Property owners, residents, stakeholders, agencies, authorities and applicable First Nations communities who submit written comments will receive a response and also be provided with a copy of the Class EA Completion Notice when later published, denoting the availability of the Environmental Study Report for review and the date by which a 'Part II Order' request would need to be filed in order to appeal the final project report (30 days following publication of the Notice).

As part of this study, two (2) Public Information Centres (PICs) are planned. The second (discretionary) PIC is scheduled for **Tuesday, August 20, 2019 from 4:30 to 6:30 p.m. and will be held at the Municipality of North Perth at 330 Wallace Avenue North, Listowel in the Council Chambers.** The PIC will present the draft preferred servicing solution. This PIC is intended to provide an opportunity for public and government agency review and comment. Representatives from the Municipality and the Consultant Team will be present at the PIC to answer questions and discuss the next steps in this study.

Public Consultation is vital to the Class EA process. The Municipality wishes to ensure that anyone with an interest in this study has the opportunity to get involved and provide input before a final decision is made on the preferred solution for the Northeast Master Plan. With the exception of personal information, all comments will become part of the public record.

ADDITIONAL INFORMATION regarding the problem statement for the EA, the preliminary alternatives, the draft evaluation criteria, and the comparative analysis is also available on the Municipality's website. The draft ESR report summarizing the preferred option will be available on the municipal website August 13, 2019. Any questions regarding this integrated EA process may be directed to:

John Kerr, P. Eng.
GM BluePlan Engineering Ltd.
975 Wallace Ave. N.
Listowel, ON N4W 1M6
Tel: (519) 291-9339
John.kerr@gmblueplan.ca

Lyndon Kowch, Manager of Operations
Municipality of North Perth
330 Wallace Ave. N.
Listowel, ON N4W 1L3
Tel: (519) 292-2040
lkowch@northperth.ca

Pierre Chauvin
MHBC
540 Bingemans Centre Drive, Suite 200
Kitchener, ON N2B 3X9
Tel: (519) 576 3650
pchauvin@mhbcplan.com

LEGAL NOTICES

NOTICE TO EDITORS

the Estate of Donald Neil Alexander

PERSONS having claims in the Estate of Donald Neil Alexander, late of Gowanstown, deceased who died on or about September 7, 2018, are hereby notified to send full particulars of the claims to the undersigned solicitors, Executors on or before August 6, 2019, after which date the claims shall be distributed having regard to the claims of which the estate shall then have notice.

at North Perth, Ontario this 2019

H DICKEY GILLER
DIATES

nal Corporation
s and Solicitors
er Ave. S.

67
Ontario

for the Executors.

APPLIANCES

T SPECIAL - 25cu Chest Freezer \$699; Battery Stove \$699; 22cu upright freezer \$799; 8cu upright freezer \$199; compact 5cu chest freezer \$199; 10cu bar fridge \$150. **SUPER** 18cu Fridge \$599; 21cu Upright Fridge \$799; Gas Stove \$499; Fridge/Freezer \$799; Twin 4cu Top Load Washer \$499; electric stove \$499; dishwasher. **SCRATCH & DENT:** 18cu Fridge \$149; dehumidifiers \$199; 399... much more available in **D SPECIAL:** All Fridge \$599; chest freezers; Washer/Dryer \$299; Gas stove \$299; gas dryer \$249; Stoves \$169; Wash-dryers \$399... much more available in **Conditioner Tune up \$129.** installed starting at \$1999. Wash-dryer installed starting at \$660. full line of new & used Whirlpools. Elmira Home Comfort, 1000 Elmira 519-669-4600. il.ca (Division of Belmont Ap-

REMEMINDER!
DEADLINES:
Fridays 5pm

PUBLIC NOTICES



Municipality of North Perth

PROPERTY OWNERS AND INTERESTED PARTIES ARE NOTIFIED OF THE SECOND PUBLIC INFORMATION CENTRE (PIC) TO CONSIDER A SCHEDULE 'B' CLASS ENVIRONMENTAL ASSESSMENT IN ACCORDANCE WITH SECTION A.2.7 AND A.2.9 OF THE MUNICIPAL ENGINEER'S ASSOCIATION MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT

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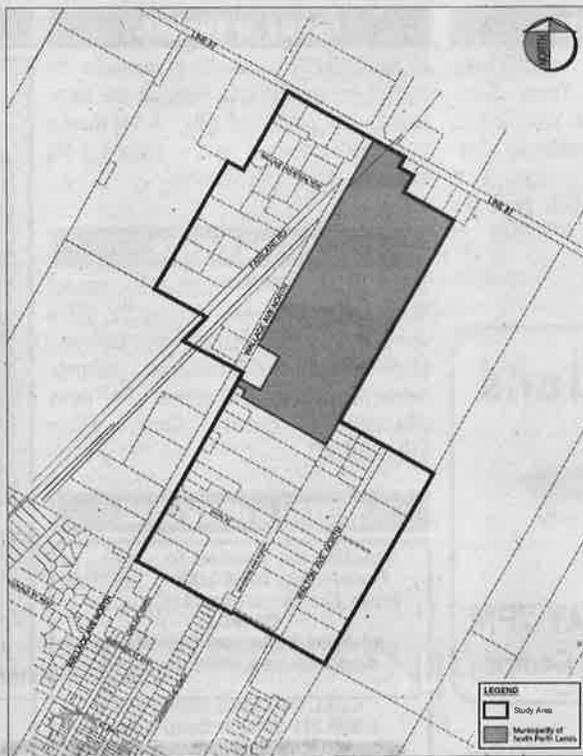
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- | | | |
|--|--|---|
| John Kerr, P. Eng.
GM BluePlan Engineering Ltd.
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Listowel, ON N4W 1M6
Tel: (519) 291-9339
John.kerr@gmblueplan.ca | Lyndon Kowch, Manager of Operations
Municipality of North Perth
330 Wallace Ave. N.
Listowel, ON N4W 1L3
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lkowch@northperth.ca | Pierre Chauvin
MHBC
540 Bingham Centre Drive, Suite 200
Kitchener, ON N2B 3X9
Tel: (519) 576 3650
pchauvin@mhbcp.com |
|--|--|---|



ARTICLES FOR SALE

FOR SALE - Ramp & Tailgate Snowbear Trailer, Stereo cassette player & turntable, Movie projector & screen, Editor, Oak table and 4 chairs, 3 boxes of records, 1 set car mats and Umbrella clothesline (new) 519-807-8331.

GERBERS' FIREWOOD - Spring has sprung! Winter is coming! Quality bodywood and slabwood for over 10 years! Delivery and Taxes included! 519-656-2057 or 519-441-2085.

ARTICLES FOR SALE

LAMINATE - Lots of in-stock specials from .99 sf. Wellesley Home Centre - Flooring Division, 2196 Gerber Rd., Wellesley. Phone 519-656-3533

CARPET I have several 1000 yds. of new Stainmaster and 100% Nylon carpet. Will do living room and hall for \$489. Includes carpet, pad and installation (25 sq. yards) no payments, no interest for 3 months. Steve 519-576-7387 or 519-763-5836 CarpetDeals.ca

PUBLIC NOTICES

LIVESTOCK/POULTRY

PIGS FOR SALE - 100 sew's per available, alliance genetics. 226-622-1985.

GARAGE/STORAGE SPACE

STORAGE UNITS - Available for various sizes. Located one mile e Listowel on Hwy. 86 at Carson Ave. Call 519-291-2049.

GENERAL HELP

DOM CONSTRUCTION HELP

Full-time positions available in field. Experience preferred but individuals showing potential. Benefits offered.

APPLY IN PERSON ONLY AT 7:00am - 5:00pm

STOLTZ SALES & SERVICE

We are seeking a motivated individual to join our team to perform administrative tasks, submitting electronic records, logging various administrative tasks as assigned. Mon.-Tues. and Saturday weekly. Some holiday Monday hours required. Candidate must be reliable, have strong organizational skills and excellent communication skills.

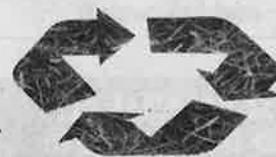
To apply please drop off resume at: Branch Manager at listowel@stoltz.com

Subscribe NOW

FARM PRODUCE

FRESH LOCAL PRODUCE and fresh Niagara fruit, in season. Windy Pine Bulk Food, Carthage. Call 519-595-7578.

SMALL SQUARE STRAW for sale baled and delivered. Contact 519-635-5416.



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peggy@

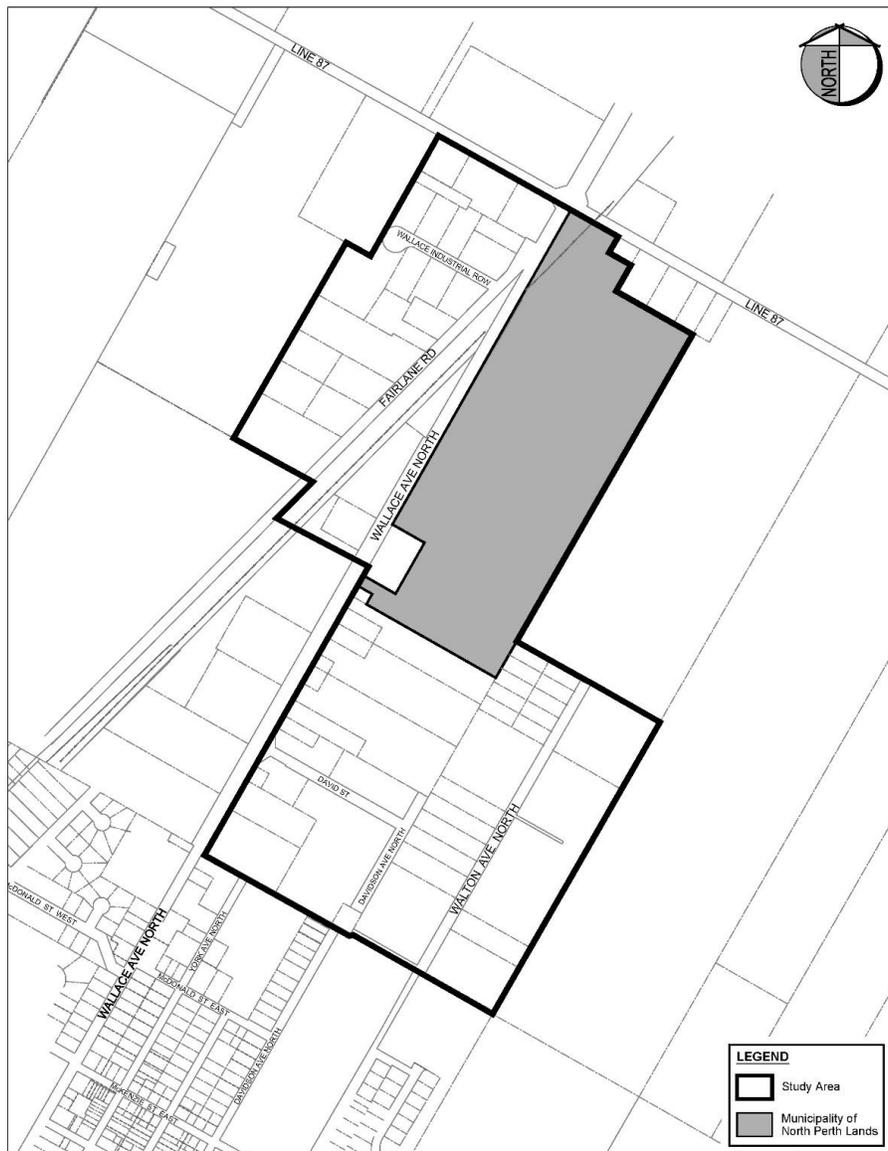


MUNICIPALITY OF NORTH PERTH

NOTICE OF COMPLETION

NORTHEAST MASTER PLAN MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT

The Municipality of North Perth has undertaken a Master Servicing Plan to determine the most efficient, effective, environmentally sustainable and least disruptive method of providing municipal infrastructure (sanitary sewage collection, potable water distribution, and stormwater conveyance and management) to facilitate growth and development in the study area described as the Northeast Community, as shown on the map below.



This study has been planned in conformance with **Schedule B** of the **Municipal Class Environmental Assessment** process. Subject to comments received as a result of this Notice, and the receipt of necessary approvals, the Municipality intends to proceed with, and/or permit developers to proceed with, the implementation (design and construction) of the Preferred Servicing Solutions.

The Master Plan / Environmental Study Report as received recently by the Municipality's Committee is available for viewing at <https://www.northperth.ca/Modules/News/search.aspx> or by contacting the following individuals:

Municipality of North Perth
Public Works Department
330 Wallace Avenue North
Listowel, ON N4W 1L3
Contact: Mr. Lyndon Kowch
Manager of Operations
Mon - Fri : 9:00 a.m. – 5:00 p.m.
Tel: (519) 292-2068
Email: lkowch@northperth.ca

GM BluePlan Engineering Ltd.
(Consulting Engineer)
975 Wallace Avenue North
Listowel, ON N4W 1M6
Contact: Mr. John Kerr, P. Eng.
Project Engineer
Mon - Fri : 8:00 a.m. – 5:00 p.m.
Tel: (519) 291-9339 x3225
Email: john.kerr@gmblueplan.ca

Interested persons should provide written comments to the Municipality on the proposal within 30 calendar days from the first publication date of this Notice. Comments should be directed to either the Manager of Operations or the Consulting Engineer.

If concerns arise regarding this project, which cannot be resolved in discussion with the Municipality, a person or party may request that the Minister of the Environment, Conservation and Parks order a change in the project status and require a higher level of assessment under an individual Environmental Assessment process (referred to as a Part II Order). Reasons must be provided for the request. Requests must be received by the Minister at the address below within 30 calendar days of first notice. A copy of the request must also be sent to the Environmental Approvals Branch, the Consulting Engineer and the Municipality's Operations Manager.

Minister, Ministry of the Environment Conservation and Parks
Ferguson Block, 77 Wellesley St. W, 11th Floor
Toronto ON M7A 2T5
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Request forms are available at

<http://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/FormDetail?OpenForm&ACT=RDR&TAB=PROFILE&SRCH=&ENV=WWE&TIT=2206&NO=012-2206E>

If there is no request received by 5:00 p.m. on May 9, 2020 the Municipality may proceed to implement the preferred solutions as presented in the report.

Please note that ALL personal information included in a Part II Order submission – such as name, address, telephone number and property location – is collected, maintained and disclosed by the Ministry of the Environment, Conservation and Parks for the purpose of transparency and consultation. The information is collected under the authority of the Environmental Assessment Act or is collected and maintained for the purpose of creating a record that is available to the general public as described in s.37 of the Freedom of Information and Protection of Privacy Act. Personal information you submit will become part of a public record that is available to the general public unless you request that your personal information remain confidential. For more information, please contact the ministry's Freedom of Information and Privacy Coordinator at 416-327-1434.

This Notice published on April 9 and 16, 2020.

**APPENDIX D:
SELECTED SITE PHOTOGRAPHS**



David St. looking east



At Moore Produce looking north



At SW corner of Municipal property looking northeast



Wallace Industrial Row looking west



At Rd 164 & Line 87 looking southeast



Davidson Ave N looking north



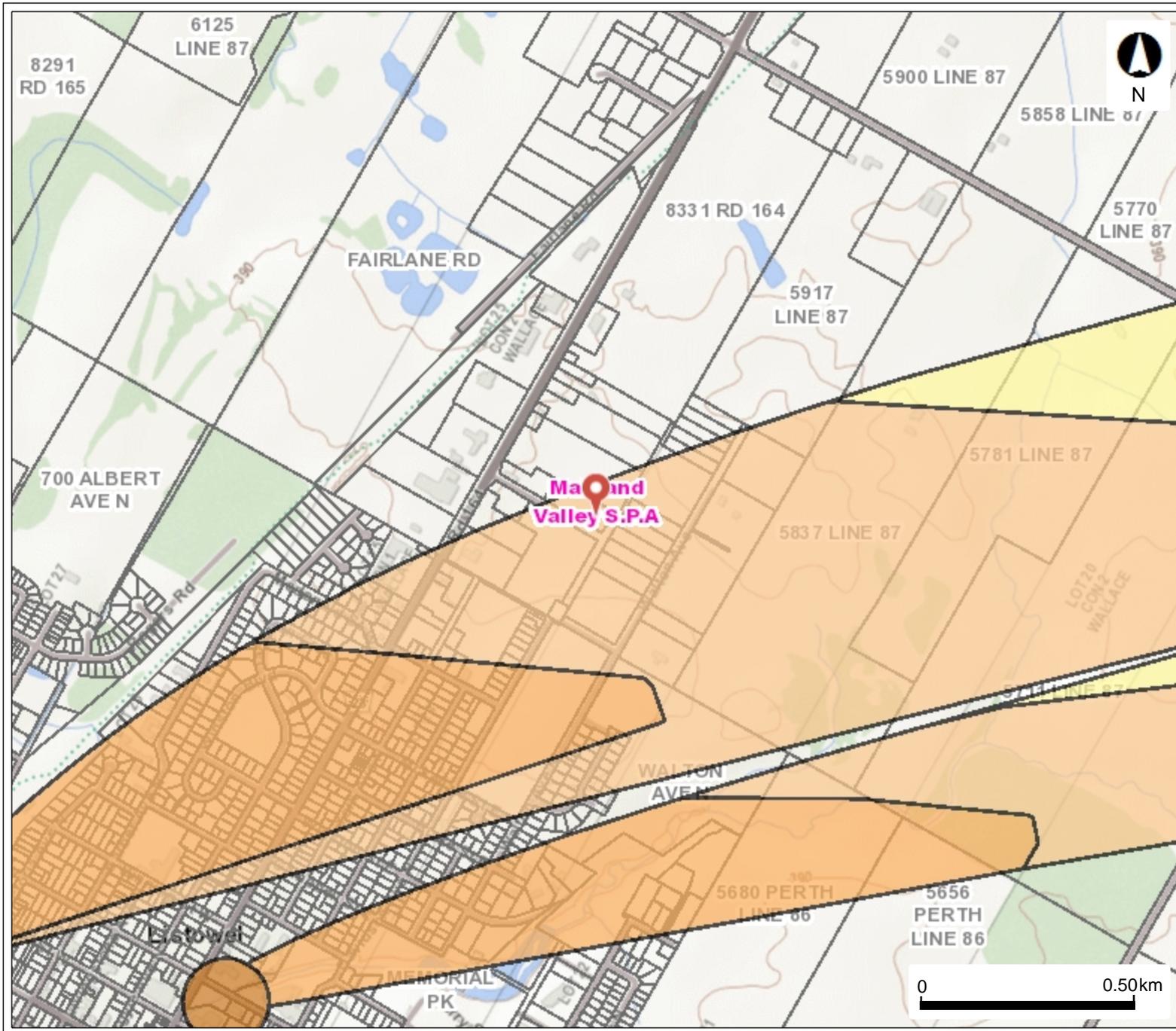
From Rhine St. looking northeast



Walton Ave N looking north

**APPENDIX E:
EXCERPTS FROM RELEVANT DOCUMENTS, POLICIES AND
REPORTS**

North Perth - Northeast Master Plan



Legend

- Source Protection Areas
- Intake Protection Zone Q
- Wellhead Protection Area Q1
- Issue Contributing Areas
- WHPA Groundwater Under Direct Influence (WHPA-E)
- Wellhead Protection Area
 - A
 - B
 - C
 - C1
 - D
 - F
- Intake Protection Zone 1
- Event Based Areas
- Intake Protection Zone 2
- Assessment Parcel

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Environment, Conservation and Parks (MECP) shall not be liable in any way for the use or any information on this map. of, or reliance upon, this map.

Listowel Ward Secondary Plan

Municipality of North Perth

Natural Heritage – Existing Conditions

Prepared for:

Municipality of North Perth

MHBC Planning, Urban Design & Landscape Architecture

Project Numbers:

AA17-014A

Date:

February 14, 2019

ABOUD & ASSOCIATES INC.
Consulting Arborists • Ecologists • Landscape Architects



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4.0 Summary and Conclusion

The following is a summary of the existing natural heritage conditions assessed and identified within the study area of the subject lands. A summary of significant features is provided in Table 6.

4.1 Summary of Existing Conditions

4.1.1 Vegetation

A one-season ELC evaluation and botanical inventory was completed for the study area. No offsite adjacent lands were investigated due to access restrictions.

1. Three natural or naturalized vegetation communities, as well as two cultural communities, were identified, characterised and mapped. None of the ELC communities are considered provincially rare.
2. Forty-one species or distinct sub-species of plants were identified within the study area through field inventory and background sources. 46% of identified species are native to Ontario, with the remaining 54% of identified species exotic to Ontario.
3. No provincial or federal Species at Risk were identified within the study area.

4.1.3 Wildlife

1. Where access was permitted, surveys for amphibians, and a site assessment for Significant Wildlife Habitat, and Habitat for SAR were completed in appropriate habitats in the study area.
 - a. AA completed three rounds of calling amphibian surveys at one candidate locations in April, May and June 2018.
 - b. An assessment of the study area for candidate Significant Wildlife Habitat and Species at Risk Habitat were conducted during the ELC and botanical survey.
2. Two frog, 10 bird, and one turtle species were observed in the study area over the course of all field investigations.
3. Two species listed under the ESA were identified during field investigations: Snapping Turtle (SC) and Barn Swallow (THR).
 - a. Remnant Snapping Turtle egg shells were observed immediately adjacent the isolated pond.
 - b. Barn Swallow was observed flying overhead of the Open Agriculture community. No breeding evidence or potential nesting structures were observed within the subject lands.
4. No species observed are considered Area Sensitive.

5. No species identified are Partners in Flight (PIF) Priority species.

4.1.4 Significant Wildlife Habitat (SWH)

1. A review of the study area using a combination of methods presented in the Ecoregion 6E criteria guide, air photo interpretation and field investigations assessed the study area for Significant Wildlife Habitat that may occur in ecoregion 6E.
2. A total of three types of SWH were identified as candidate in the study area, two were confirmed significant using the results of all surveys completed in the study area and background resources. One is unconfirmed, pending further surveys pre-construction.
3. Turtle Nesting Habitat and Habitat for Special Concern and Rare Wildlife Species were identified as candidate, confirmed through field studies and delineated in the study area.
4. Reptile Hibernaculum was identified as candidate in the study area, assumed significant and delineated in the study area. Further surveys are proposed where pre-construction impacts to candidate habitat may occur.

4.1.5 Species at Risk Habitat Assessment

1. A review of the study area was completed, using habitat requirements from reference documents, air photo interpretation and field investigations, to assess for habitat that may be suitable for Species at Risk. This list included all species identified through background review as occurring in Perth County (Pers. Comm., Anne Marie Laurence, 2018), identified in Wildlife Atlases or identified through NHIC (2018) that may occur in the study area.
2. Potential habitat for nine species was identified in the study area. Surveys were conducted that targeted habitat that may be suitable for these species through the completion of amphibian surveys, vegetation surveys and incidental observations.
3. During all surveys completed in the study area by AA, two of the wildlife species with candidate habitat were identified in the study area. Of those, one (Snapping Turtle) was completing an important life stage within the study area, and one was observed incidentally, showing no signs of breeding evidence or nesting (Barn Swallow).

4.2 Summary of Significant Features

A summary of existing conditions of natural heritage features are provided in Section 4.1. Several natural heritage features are considered significant, including but not limited to, Species at Risk listed under Ontario's Endangered Species Act and Significant Wildlife Habitat under the Provincial Policy Statement. In addition to the natural heritage features present within the study area, features identified as significant are provided varying levels of protection and management. A summary of significant features is provided in Table 6.

Significance /Type	Site Assessment and Observations	Legislation, Policy and Management Considerations	Figure
Species at Risk	<ul style="list-style-type: none"> ▪ Snapping Turtle (SC) nesting evidence observed adjacent to the isolated pond. ▪ Barn Swallow (THR), observed in the study area, no evidence of breeding. 	<p><i>Endangered Species Act, 2007</i></p> <ul style="list-style-type: none"> •Species listed as Special Concern (SC) are not afforded general habitat protection under the ESA. •Threatened (THR) and Endangered (END) species are afforded General Habitat Protection under the ESA. <p><i>Provincial Policy Statement, 2014</i></p> <ul style="list-style-type: none"> •The habitat of Species listed as Special concern is protected under the PPS as Significant Wildlife Habitat. 	3
Significant Wildlife Habitat (SWH)	<ul style="list-style-type: none"> ▪ Habitat for Special Concern and Rare Wildlife Species ▪ Turtle Nesting Area 	<p><i>Provincial Policy Statement, 2014</i></p> <ul style="list-style-type: none"> •Under the PPS, "<i>Public Infrastructure including but not limited to roads, sanitary sewers, utilities, water supply wells, well house, and pipeline ...may be permitted in accordance with the policies in Section 7.1.2 - 7.1.3 – General Policies, provided that it can be demonstrated that:</i> <p><i>a) an Environmental Assessment or other comprehensive plan supported by the GRCA, demonstrates that all alternatives to avoid wetland loss or interference have been considered and that the proposed alignment minimizes wetland loss or interference to the greatest extent possible, and</i></p> <p><i>b) where unavoidable, intrusions on significant natural features or hydrologic or ecological functions are minimized and it can be demonstrated that best management practices including site and infrastructure design and appropriate remedial measures will adequately and enhance features and functions.</i></p>	3

Table 6. Summary of Significant Features

Significance /Type	Site Assessment and Observations	Legislation, Policy and Management Considerations	Figure
Landscape Features	<ul style="list-style-type: none"> The watercourse identified by MVCA in the north-west corner of the study area is regulated by the MVCA. 	<p><i>MVCA Ontario Regulation 164/06 (2016) Section 3.1- "The authority may grant permission for development in or on the areas described in subsection 2 (1) if, in its opinion, the control of flooding, erosion, dynamic beaches, pollution or the conservation of land will not be affected by the development."</i></p> <p><i>Provincial Policy Statement, 2014</i></p> <ul style="list-style-type: none"> Under the PPS, "The diversity and connectivity of natural features in an area, and long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features. 	1

4.3 Conclusion

The Natural Heritage – Existing Conditions report was completed as part of a Secondary Plan being developed by the Municipality of North Perth. The proposed uses for the subject property include commercial, industrial, residential, open space, stormwater management and roads.

The Natural Heritage- Existing Conditions report has identified significant species within the study area, which should be considered when reviewing potential options and concept plans and selection of a final site plan.

Retail Market Demand Study Listowel, ON

Prepared for:

**The Municipality of North Perth and
Nichol Properties**

Prepared by:

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November 30 2018

DRAFT

EXECUTIVE SUMMARY

Altus Group Economic Consulting (“Altus Group”) was retained by the Municipality of North Perth (“Municipality” or “North Perth”) and Nichol Properties to evaluate the market opportunity for additional commercial land supply to be added in the ‘fringe areas’ of the Listowel Settlement Area (“Listowel” or “Community”). This study is intended to estimate the intensity of market demand to support new commercial space in the Municipality in the future and provide recommendations relating to the appropriate size, scale, location and ultimate distribution of new general commercial land use permissions in Listowel.

BACKGROUND

Listowel is designated as one of the primary settlement areas of the County of Perth (the “County”) and the primary commercial centre of the Municipality of North Perth. The Community offers a full range of municipal services which sustain the vast majority of the North Perth’s business activities and non-agricultural related land uses. These services have also been vital for accommodating a significant share of the County’s overall population growth in the Community.

In recent years, industry-wide trends throughout the retail economy have disrupted Listowel’s retail sector, resulting in several major tenanting changes. However, this activity has also resulted in only a limited and gradual development of any new commercial supply in the Community over the past decade.

The County is currently developing a new Official Plan intended to guide the long-term future vision for the growth and development of the communities within the County including North Perth. This new Official Plan is intended to be developed in a coordinated fashion with local municipalities to build a comprehensive strategy from which new opportunities can be cultivated throughout the County.

Attracting new retailers and restaurants to Listowel is one of the top priorities identified for the Community. In order to plan for the future, the Municipality has requested Altus Group provide an independent, unsolicited opinion as to the appropriate scale of commercial lands required in Listowel to allow for the future growth of its retail economy. These conditions define the scope for this market assessment.

COUNTY OF PERTH OFFICIAL PLAN

The work plan for this market opportunity assessment has been designed to satisfy the policy requirements of the County of Perth Official Plan policy

8.5.8.1.5 (a) relating to a market/impact study for all major new and/or expanded retail developments. Specifically, these studies are required to:

- (i) "identify the type and size of retail facilities that are warranted or will be warranted by a certain year;
- (ii) provide updated information on the performance of the Listowel and surrounding area retail sector and identify the impact of the proposed development in other significant retail locations in the Listowel and surrounding area;
- (iii) satisfy the local municipal Council that the proposed development is warranted and appropriate from both the market and impact perspectives;
- (iv) enable the local municipal Council to identify the specific requirements and limitations, if any, which should be included in any conditions of approval."

It is the intention of this study to address these policy requirements in evaluating the intensity of market demand to support new commercial space in the Municipality.

The following comments summarize Altus Group's findings pertaining to market demand and impacts of adding new commercial space in the Municipality in the future.

Listowel's retail sector is generally healthy and stable in terms of its tenant profile and vacancy levels. Several market characteristics indicate the potential to support new competition.

- Listowel is the primary shopping destination in North Perth and offers the the largest concentration of retail and service businesses in the Municipality.
- The tenant profile of Listowel demonstrates that all retail categories are generally represented. However, there is limited direct business to business competition in many of the merchandise categories. Also, there is a limited presence of the leading national chain retailers operating in Listowel.
- The overall vacancy level in Listowel is estimated at 5.6% and is considered to be within the normal vacancy range for a stable market.
- These market characteristics indicate there may be potential to support additional new competition in the market both now and in the future.

Listowel's businesses and services attracts people from a broad geographic area resulting in the Community functioning as a regional service centre for surrounding urban settlements and the rural area. This characteristic is an attractive feature of the Community for retail tenants.

- The Community's retail sector offers some of the largest retail tenants in the industry.
- Based on the results of the empirical license plate survey research, Listowel's retail sector attracts customers from a broad geographic area covering portions of each of the surrounding Counties of Huron, Waterloo, Wellington, Bruce and Grey.
- The Community sustains the vast majority of North Perth's and surrounding rural areas' business activities and non-agricultural related land uses.
- Listowel provides many of the essential service functions to the surrounding regional including access to hospital and medical services, financial, government and other institutional uses. These functions contribute directly to the attraction and stability of the Community as a regional service centre.

The Listowel retail sector offers several established major chain retailers which provide the primary attraction of the Community's retail economy. Opportunities exist to complement these businesses with additional retail and service uses.

- Major chain retailers that have already been established in Listowel include:
 - Walmart;
 - Canadian Tire;
 - Giant Tiger;
 - Dollarama;
 - Shoppers Drug Mart;
 - Pharmasave;
 - Zehrs;
 - Food Basics;
 - Mark's Work Wearhouse
 - Home Hardware;
 - TSC;
 - LCBO; and
 - the Beer Store.
- These tenants are the prevailing retailers in the Community and the surrounding rural area and generate the primary draw of the customer base attracted to Listowel.
- Often, the presence of these types of anchor tenants will provide a catalyst for attracting other complementary and ancillary tenants to the Community.

Examining Listowel's tenant profile indicates there are tenanting gaps in the retail sector that would provide opportunities for additional competition.

- The Convenience-Oriented Retail categories, which general serve the day-to day needs of market area residents, provide some of the most significant opportunities to increase competition in Listowel.
 - Listowel currently has two supermarket anchor tenants
 - a full-service supermarket (Zehrs) and
 - discount (Food Basics) supermarket formats.These stores are operated by two of the national supermarket chain operators Loblaw and Metro. Sobeys, the third national supermarket chain operator, currently does not have a store either in Listowel or elsewhere in the North Perth.
 - There is only one convenience store and very limited specialty food retailing, such as baked goods, butcher / meats bulk foods, etc. operating in Listowel. Typically, these types of businesses can often be found in most regional serving shopping destinations.
 - Shoppers Drug Mart and Pharmasave currently operate locations in Listowel. Rexall and the McKesson Group (operator of Guardian Drugs, IDA and The Medicine Shoppe) do not operate stores in Listowel. This provides an opportunity for new drug competition in the market.
 - There are no optical or cosmetic retailers operating in the Community.

These types of retail operators are some of the more active businesses opening new stores in today's retail climate.

- Listowel's retail sector offers a limited degree of comparison goods shopping. These categories provide perhaps the biggest opportunity to grow the Community's retail sector over the long term.
 - Specifically, market gaps exist in the clothing & fashion, furniture, electronics and appliances, as well as a variety of the specialty merchandise classes.
 - The presence of chain retailers established in these categories is very limited in Listowel.
- Opportunities also exist for an increased level of direct business-to-business competition.
- The service sector represents a significant component of any market's local economy. Overall, service uses occupy approximately 31.0% of the commercial space in Listowel. Based on the current distribution of space, the Community's service sector may be undersized considering Listowel's role as a regional service centre to surrounding rural areas.

Empirical consumer research, completed for the analysis, indicates that a significant share of local residents' expenditures are currently being made outside of Listowel. Recapturing a portion of these expenditures in the future would support new commercial space in the Community.

- In terms of the convenience-oriented retail categories such as supermarkets and drug stores, research indicates that a significant share of Study Area residents' expenditures are made at store locations situated outside of the Study Area. This is one indication that the market may be underserved in terms of competitive offerings.
- In terms of the comparison goods retail categories including clothing & fashion; furniture, electronics and appliances, and specialty merchandise, less than 20% of Study Area residents expenditures are captured in Listowel. Increasing this share, through recapture, would support additional comparison goods retail businesses in the Community.

Market growth forecast in Listowel and throughout the Study Area will generate additional demand for new retail space over the period 2017-2031.

- The population levels of the Study Area are forecasted to increase by approximately 14.6% percent between 2017 and 2031, achieving a population level of 62,750 people.
- The majority of forecast population growth is expected to occur in Listowel and in settlement situated in the immediate surrounding rural area.
- Study Area residents' expenditure potential growth forecast by 2031 is estimated to increase by \$129.8 million by 2031, an increase of approximately 27.5%.
- These variables will contribute to demand for new retail space over the study period in the future for Listowel. Furthermore, this demand for new retail space is in addition to the opportunity to support new retail space in the Community through the recapture of existing residents' expenditure currently leaving the Study Area.

Residual market demand has the potential to increase commercial supply in the Listowel by up to 258,000 square feet by 2020 and 446,000 square feet by 2031.

- A residual demand model has been used to estimate the "net" amount of growth-related expenditure potential available to support new commercial competition without relying upon sales transfers from other existing retail commercial uses in the local market in the future.

- The demand analysis demonstrates there is an immediate opportunity for new supermarket and drug store anchor tenant competition in Listowel to be added by 2020. In addition, a variety of other convenience-oriented retail uses including ancillary specialty food, personal care retail, and personal services are also warranted immediately.
- Demand for new and additional services in Listowel is forecast to increase over the period 2020 to 2031. The amount of commercial space needed to support the growth of Listowel's service is estimated to be approximately 114,000 square feet by 2020 increasing to 160,000 by 2031.
- Through achieving a reasonable level of recapture, combined with localized market growth, demand for new comparison goods retail categories space in Listowel is estimated to warrant 37,700 square feet by 2020 increasing up to 94,600 square feet by 2031.
- Overall, this level of demand generates the requirement for new commercial land supply to be added in Listowel in order to satisfy both the short term and long term needs of the Community in the future and to allow for the continued growth of Listowel's retail sector.

Attracting new comparison goods competition to Listowel is likely to take a longer timeframe and could occur more incrementally.

- The comparison goods categories provide the biggest opportunity to grow and diversify Listowel's retail sector, particularly through the attraction and market penetration of new retail chains. However, these categories are perhaps the most competitive and well established in other larger shopping destinations surrounding Listowel.
- In smaller markets, comparison goods can often be added as ancillary uses to a larger anchor tenant. Depending on the timing and outcome of attracting new anchor tenants to the Community, demand for new comparison goods competition may be delayed until later in the future.
- Often the biggest obstacle for small market locations to attract new chain retail tenants is not necessarily the state of local market conditions but more often the general lack of retail operators prepared to operate small market stores, particularly in today retail climate.

Adding both the Nichol Property as well as potential new commercial land supply proposed in the draft north fringe area Secondary Plan will be vital to ensuring adequate land supply is readily available to the continue the growth of Listowel's retail sector in the future.

- To satisfy demand forecast for new commercial space in Listowel will require up to 41 acres (16.6 ha) of new commercial land by 2031 assuming a 25% site coverage ratio. More than half of this land will be needed in the short term.
- By 2020, the demand forecast indicates there is an opportunity for upwards of 258,000 square feet of new commercial space. Assuming a 25% site coverage ratio this would require a minimum of 23.7 acres (9.6 ha) of vacant commercial land.
- These forecasts provide a need for new land supply that could be provided by both the Nichol Property as well as new commercial land supply proposed through the draft north fringe area Secondary Plan.

The site and location characteristics of each candidate location are well suited to support commercial uses in the future. However, each location offers distinct features that are likely to influence the types of commercial space that will be added to Listowel in the future as described below:

The Nichol Property:

- The site is located opposite of some of the largest retailers operating in Listowel (i.e. Walmart, Zehrs, Canadian Tire and Mark's) and would benefit from traffic generated by these anchor tenants. This feature would be in high demand by other complimentary retail and service tenants.
- The site is a logical extension of the critical mass of retail business established in the Mitchell Rd. Corridor.
- The site has the appropriate dimensions and land parcel size to accommodate up to 60,000 square feet of development capacity.
- These characteristics make the Nichol Property a prime location to immediately expand Listowel's retail sector with additional Community-serving retailing permissions.

Wallace North Parcels:

- The new commercial land supply proposed in the draft north fringe area Secondary Plan of Listowel would provide the opportunity to add new land inventory offering larger parcel sizes as well as a scale of contiguous land area. These land use characteristics are currently limited elsewhere in Listowel.

- These lands would build upon the existing highway commercial uses that have already been oriented north Listowel and would benefit from its exposure to the largest volume of traffic in North Perth generated by activities in the area.
- These characteristics provide the opportunity to attract and accommodate a new large format major national retail chains or develop a larger shopping centre format in the Community in the future.
- Adding these lands provides additional flexibility and adaptability to address the Community's longer-term commercial needs, allowing for the incremental growth of Listowel's retail sector.
- The development of these lands will also complement the future employment lands planned for the area, providing opportunities for new retail and services to be conveniently accessible to Listowel residents and the Community's expanding employment base.

Conclusion

Based on the empirical research and analysis provided in this report, it is the professional opinion of Altus Group Economic Consulting that forecast market growth, in association with achieving a reasonable rate of recapture of existing expenditure potential already generated in the marketplace, provides the opportunity for new retail space to be added in Listowel in the future.

To accommodate market demand will require the addition of new commercial land supply in the Community for the purposes developing new commercial inventory in support of the growth of Listowel's retail sector. Based on our assessment of each candidate location under consideration, it is the professional opinion of Altus Group Economic Consulting that both locations are well suited to address a portion of demand forecast in the future. Therefore, this analysis concludes these locations are warranted in Listowel based on market demand without impacting the existing commercial land use structure of the Community and should be designated for commercial uses.

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1 INTRODUCTION

1.1 INTRODUCTION

Altus Group Economic Consulting (“Altus Group”) was retained by the Municipality of North Perth (“Municipality” or “North Perth”) and Nichol Properties to evaluate the market opportunity for additional commercial land supply to be added in the ‘fringe areas’ of the Listowel Settlement Area (“Listowel” or “Community”). This study is intended to estimate the intensity of market demand to support new commercial space in the Municipality in the future and provide recommendations relating to the appropriate size, scale, location and ultimate distribution of new general commercial land use permissions in Listowel.

1.2 BACKGROUND

Listowel is designated as one of the primary settlement areas of the County of Perth (the “County”) and the primary commercial centre of the Municipality of North Perth. The Community offers a full range of municipal services which sustain the vast majority of North Perth’s business activities and non-agricultural related land uses. These services have also been vital for accommodating a significant share of the County’s overall population growth in the Community.

In the mid-to-late 1990’s, Listowel’s retail sector underwent an expansion by several major national chain retailers. Starting in 1995, an 80,000 square foot Zellers department store (later to be converted to Walmart) was opened at Carriage Shopping Centre on Mitchell Rd. S. This established a new major retail anchor within the Community and was later followed by the development of other new retail operations along Mitchell Rd. S. in the form of a relocated and expanded Zehrs supermarket and the opening of a new Canadian Tire store. A limited selection of other major chain retailers would also be established in the Community during this period.

However, in recent years, various industry-wide trends impacting the Canadian retail economy have disrupted Listowel’s retail sector, resulting in several major tenanting changes. These trends have contributed to slowing the development of new commercial supply in the Community over the past decade.

The County is currently developing a new Official Plan intended to guide the long-term future vision for the growth and development of the communities within the County including North Perth. This new Official Plan is intended to be developed in coordination with the Strategic Plans and Asset Management Plans of its local member municipalities, in order to build a

TRAFFIC IMPACT STUDY
NORTHEAST MASTER PLAN
LISTOWEL WARD
MUNICIPALITY OF NORTH PERTH

PREPARED FOR:
MUNICIPALITY OF NORTH PERTH

PREPARED BY:
C.F. CROZIER & ASSOCIATES INC.
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MILTON, ON L9T 6P4

JUNE 2019

CFCA FILE NO. 1467-4770

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1.0 Executive Summary

C.F. Crozier & Associates Inc. was retained by the Municipality of North Perth to complete a Traffic Impact Study (TIS) for a proposed subdivision at the southeast corner of the Line 87 at Road 164 intersection in North Listowel, within the Municipality of North Perth.

The project proposal is for a mixed commercial/industrial development consisting of up to 414,550 ft² of Industrial space and up to 242,220 ft² of commercial space. Two accesses on Wallace Avenue North are proposed for traffic to ingress and egress from the site. It should be noted that the intersection of Road 164 at Fairlane Road is proposed to be re-aligned with the future "Street Four" as indicated in Figure 2 prior to the 2030 horizon year.

The proposed development is expected to generate 439 two-way (303 inbound and 136 outbound) trips during the weekday a.m. peak hour, 1212 two-way (537 inbound and 675 outbound) trips during the weekday p.m. peak hour, and 1245 two-way (647 inbound and 598 outbound) trips during the Saturday mid-day peak hour.

During the AM, PM and Saturday peak hours in the future background traffic conditions for the 2040 horizon year, the intersections of Street Four at Wallace Avenue North, Street Two at Wallace Avenue North, David Street at Wallace Avenue North and Line 87 at Wallace Avenue North are expected to function under-capacity with acceptable levels of service;

The proposed accesses along Wallace Avenue North (Street Two and Street Four) as well as the intersection of Line 87 at Road 164 are anticipated to function over-capacity under stop control conditions.

- With the inclusion of traffic signals, the intersection of Street Four at Road 164 is projected to operate at a Level of Service "C" during the Saturday mid-day peak hour. Maximum volume-to-capacity ratios of 0.83 and 0.96 are expected during the weekday p.m. and Saturday mid-day peak hours respectively.
 - With the addition of southbound and westbound Left-turn lanes, the intersection of Street Four at Road 164 is projected to operate at a Level of Service "A" during all peak hours with maximum volume-to-capacity ratios of 0.48 and 0.62 during the weekday p.m. and Saturday mid-day peak hours respectively.
- With the inclusion of traffic signals the intersection of Street Two at Road 164 is projected to operate at a Level of Service "B" during the weekday p.m. and Saturday mid-day peak hours. Maximum volume-to-capacity ratios of 0.76 and 0.82 are projected for the weekday p.m. and Saturday mid-day peak hours respectively.
 - With the addition of southbound and westbound Left-turn Lanes, the intersection of Street Two at Road 164 is projected to operate at a Level of "A" during each peak period. The maximum volume-to-capacity ratios are projected to be 0.62 during the weekday p.m. peak hour and 0.70 during the Saturday mid-day peak hour.

- With the inclusion of traffic signals, the intersection of Line 87 at Road 164 is projected to operate at a Level of Service "A" during the weekday p.m. and Saturday mid-day peak hours. Maximum volume-to-capacity ratios of 0.50 and 0.52 are expected during the weekday p.m. and Saturday mid-day peak hours.
 - With the addition of a westbound Left-Turn Lane, the intersection of Line 87 at Road 164 is projected to operate at a Level of "A" during each peak period. The maximum volume-to-capacity ratios are projected to be 0.43 during the weekday p.m. peak hour and 0.49 during the Saturday mid-day peak hour.

The analysis undertaken herein was prepared using the Site Plan prepared by MHBC Planning, dated February 15, 2019. Any minor changes to the plan will not materially affect the conclusions contained within this report.

The proposed development can be supported from a traffic operations perspective as the boundary road system can accommodate the increase in traffic volumes attributable to the proposed development.

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2.0 Introduction

C.F. Crozier & Associates Inc. (Crozier) was retained by the Municipality of North Perth to undertake a Traffic Impact Study (TIS) in support of the proposed subdivision in the Listowel Ward. The purpose of the study is to assess the impacts of the proposed residential development on the boundary road network and to recommend required mitigation measures, if warranted.

The study has been completed in accordance with the procedures set out in the Ministry of Transportation (MTO) Traffic Impact Study Guidelines with the associated analysis and findings outlined herein.

Additionally, in order to confirm the scope of work used in this Traffic Impact Study, the Ministry of Transportation was contacted via email and telephone correspondence. The correspondence with the MTO is shown in Appendix A.

3.0 Existing Conditions

3.1 Development Lands

The subject lands cover an area of approximately 22.0 hectares and are currently vacant. The property located in a mixed industrial/commercial area, is bounded by Line 87 to the north, Wallace Avenue North to the west, industrial and residential properties to the south and agricultural properties to the east. Refer to Figure 1 for the site location.

3.2 Boundary Road Network

Wallace Avenue North/Road 164 is a north-south roadway with a two-lane cross section, one lane per direction. Wallace Avenue North has a posted speed limit of 50 km/h up until approximately 600 metres north of David Street where it changes to a posted speed limit of 60km/h and also a posted speed limit of 80km/h north of Line 87. Wallace Avenue North is under the jurisdiction of the Municipality until approximately 7 metres south of the Line 87 intersection.

Fairlane Road is a north-south roadway with a two-lane cross section, one lane per direction. Fairlane Road has a posted speed limit of 50 km/h and is under the jurisdiction of the Municipality of North Perth.

David Street is an east-west roadway with a two-lane cross section, one lane per direction. David Street is under the jurisdiction of the Municipality of North Perth and is defined as a local road with an assumed speed limit of 50 km/h.

Line 87 is an east-west roadway with a two-lane cross section, one lane per direction. Line 87 is under the jurisdiction of the Municipality of North Perth and is defined as a local road with a speed limit of 80km/h.

3.3 Cycling Routes

No cycling routes exist along the study network.

As seen in Table 21, a roundabout is reasonable to consider at the intersection of Line 87 at Wallace Avenue North.

Should be noted that based on the assumed inscribed diameter of approx. 40m, additional ROW may be required at the intersection. Based on Municipal staff correspondence, it is understood that the municipality has acquired land around the intersection therefore minimizing any property acquisition costs.

Although it is reasonable for a roundabout to be considered when traffic operations warrant capacity improvements, it is recommended to monitor intersection operations throughout the building phases.

Depending on the final design constraints, pedestrian accessibility could be considered as an addition to the roundabout, depending on the demand for pedestrian accessibility in the future.

Additionally, should roundabouts be considered in the future, a full roundabout screening analysis is recommended to determine costs, potential safety impacts and any potential property acquisition required.

12.0 Recommendations

Based on the traffic analysis completed for the Listowel Master Plan, the recommended roadway improvements and the recommended year for implementation can be seen in Table 22 below.

Table 22: Recommended Improvements

Intersection	Road Improvements	Implementation Year
Line 87 and Road 164/Wallace Avenue North	<ul style="list-style-type: none"> • Monitor intersection operations moving forward • Installation of traffic signals or roundabout may be required to address the Level of Service "F" although not warranted. • Reduction of speed limits on Road 164/ Wallace Avenue North to 60 km/h north of the intersection and to 50km/h south of the intersection due to future urbanization 	2030-2040
Street Four and Road 164/Wallace Avenue North	<ul style="list-style-type: none"> • Installation of traffic signals • Provide auxiliary lanes with the following storage lengths <ul style="list-style-type: none"> ○ Southbound left-turn = 70 metres; ○ Westbound left-turn = 40 metres. 	2030
Street Two and Wallace Avenue North	<ul style="list-style-type: none"> • Installation of traffic signals • Provide auxiliary lanes with the following storage lengths: <ul style="list-style-type: none"> ○ Southbound left-turn = 30 metres; ○ Westbound left-turn = 70 metres; 	2030
David Street and Wallace Avenue North	<ul style="list-style-type: none"> • Monitor intersection operations moving forward 	2030-2040

13.0 Conclusions

The findings and conclusions of our analysis are represented as follows:

- The study area intersections are operating at acceptable levels of service and below capacity in the existing traffic conditions during the AM, PM and Saturday peak hours;
- During the AM, PM and Saturday peak hours in the future background traffic conditions for the 2040 horizon year, the intersections of Street Four at Wallace Avenue North, Street Two at Wallace Avenue North, David Street at Wallace Avenue North and Line 87 at Wallace Avenue North are expected to function under-capacity with acceptable levels of service;
- The proposed development is expected to generate 439 two-way (303 inbound and 136 outbound) trips during the weekday a.m. peak hour, 1212 two-way (537 inbound and 675 outbound) trips during the weekday p.m. peak hour, and 1245 two-way (647 inbound and 598 outbound) trips during the Saturday mid-day peak hour;
- The proposed accesses along Wallace Avenue North (Street Two and Street Four) as well as the intersection of Line 87 at Road 164 are anticipated to function over-capacity under stop control conditions during 2040 total traffic conditions.
 - With the inclusion of traffic signals, the intersection of Street Four at Road 164 is projected to operate at a Level of Service "C" during the Saturday mid-day peak hour. Maximum volume-to-capacity ratios of 0.83 and 0.96 are expected during the weekday p.m. and Saturday mid-day peak hours respectively.
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 - With the inclusion of traffic signals, the intersection of Line 87 at Road 164 is projected to operate at a Level of Service "A" during the weekday p.m. and Saturday mid-day peak hours. Maximum volume-to-capacity ratios of 0.50 and 0.52 are expected during the weekday p.m. and Saturday mid-day peak hours
 - With the addition of a westbound Left-Turn Lane, the intersection of Line 87 at Road 164 is projected to operate at a Level of "A" during each peak period. The maximum volume-to-capacity ratios are projected to be 0.43 during the weekday p.m. peak hour and 0.49 during the Saturday mid-day peak hour.

- It is recommended that traffic signals are to be installed at the intersections below:
 - Street Four at Road 164
 - Street Two at Road 164
 - Line 87 at Road 164
- A preliminary roundabout screening analysis was conducted and it is recommended that a roundabout is reasonable to consider at the intersection of Line 87 at Wallace Avenue North. It also recommended that a full roundabout screening analysis to be conducted to determine costs, potential safety impacts and space required.
- The analysis undertaken herein was prepared using the most recent Concept plan. Any minor changes to the plan will not materially affect the conclusions contained within this report;

We trust that this review satisfies any transportation concerns associated with the Concept Plan for this development. Please feel free to contact the undersigned for any further information required.

Respectfully submitted,

C.F. CROZIER & ASSOCIATES INC.


Michael Linton P.Eng
Associate, Transportation

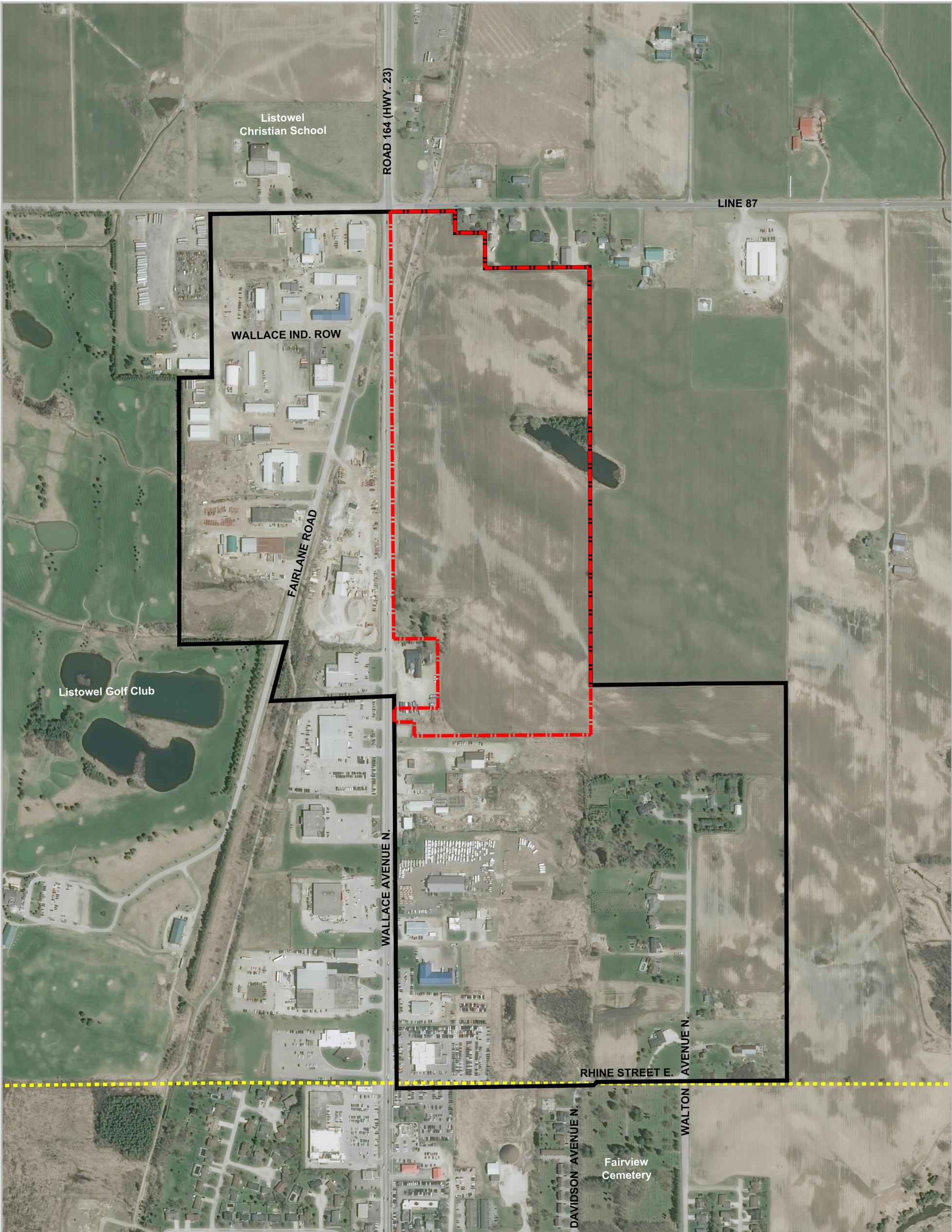


C.F. CROZIER & ASSOCIATES INC.


R. Aaron Wignall
Associate, Transportation

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**APPENDIX F:
PUBLIC INFORMATION CENTRES**



Context Plan

Northeast Community
Municipality of North Perth



LEGEND

-  Municipality of North Perth Lands (±22.0 ha)
-  Study Area
-  Listowel Settlement Area

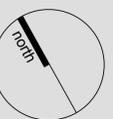
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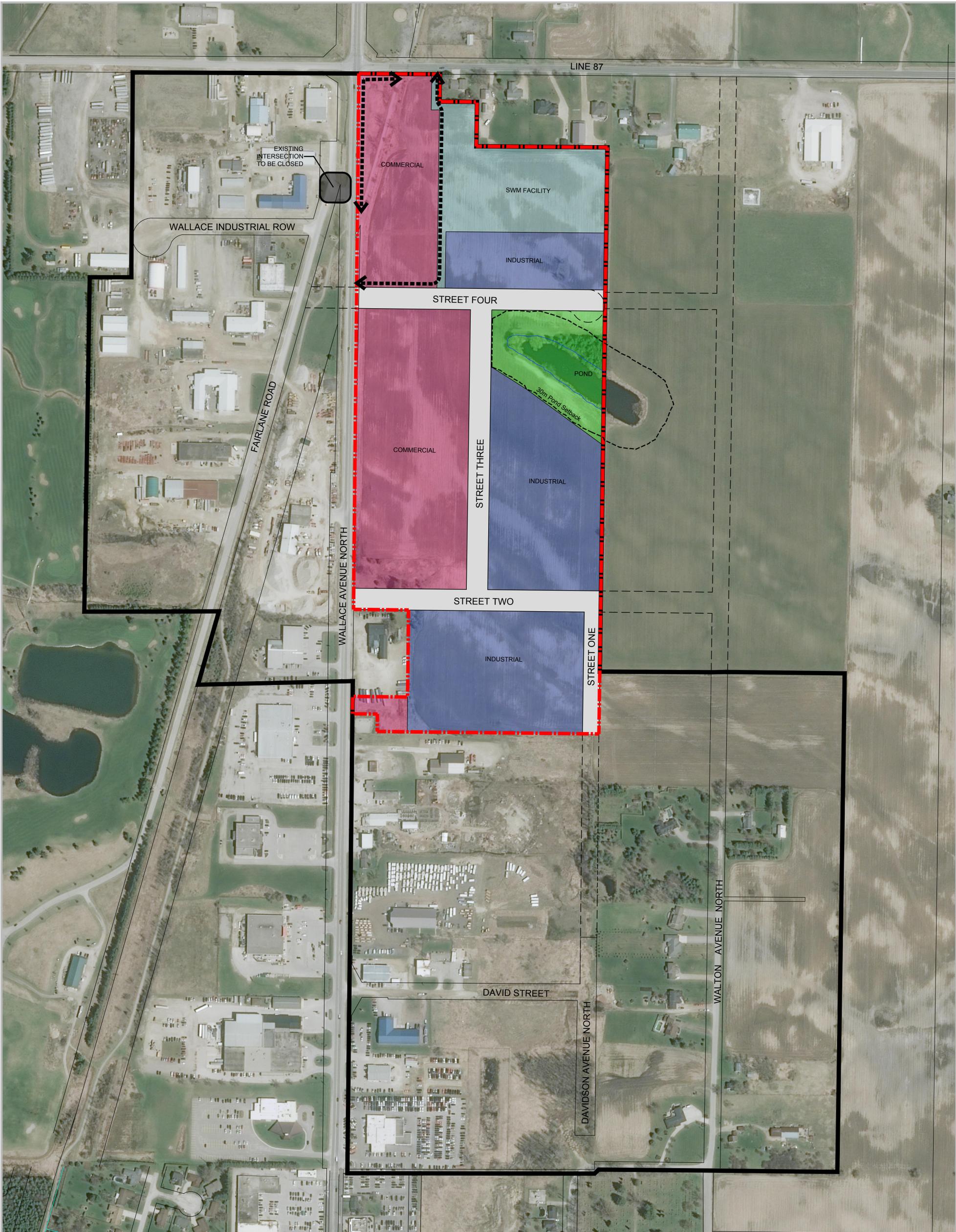
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FILE: 09127E

DRAWN: DGS





Northeast Community Preliminary Concept Plan

Northeast Community
Municipality of North Perth



LEGEND

-  Municipality of North Perth Lands (±22.0 ha)
-  Study Area

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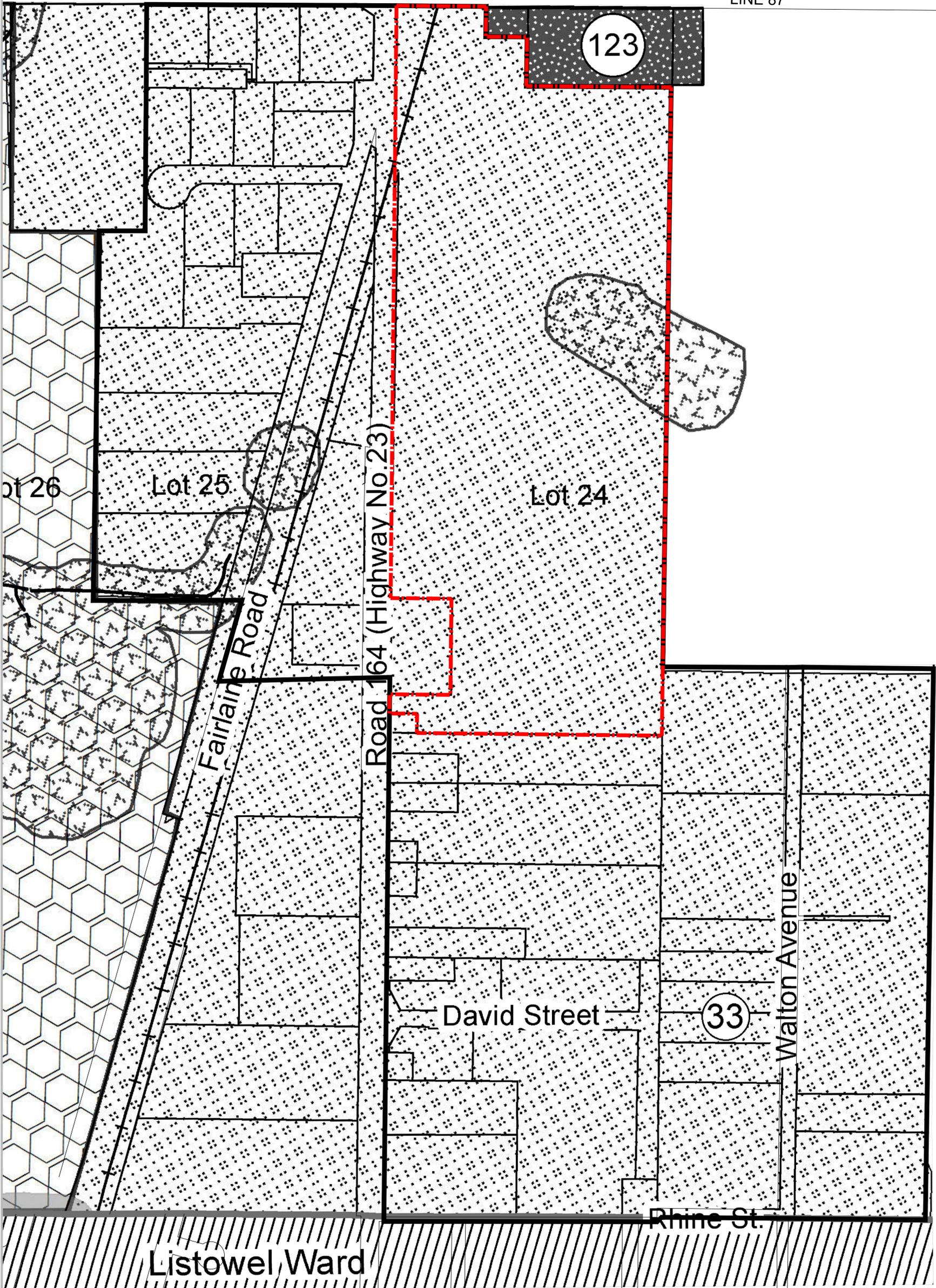
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**County of Perth
Official Plan
Schedule 'A4-1'**

Northeast Community
Municipality of North Perth



LEGEND

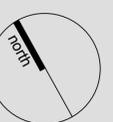
-  Municipality of North Perth Lands (±22.0 ha)
-  Study Area
-  Urban Fringe
-  Infilling
-  Recreation
-  Agriculture
-  Adjacent Land

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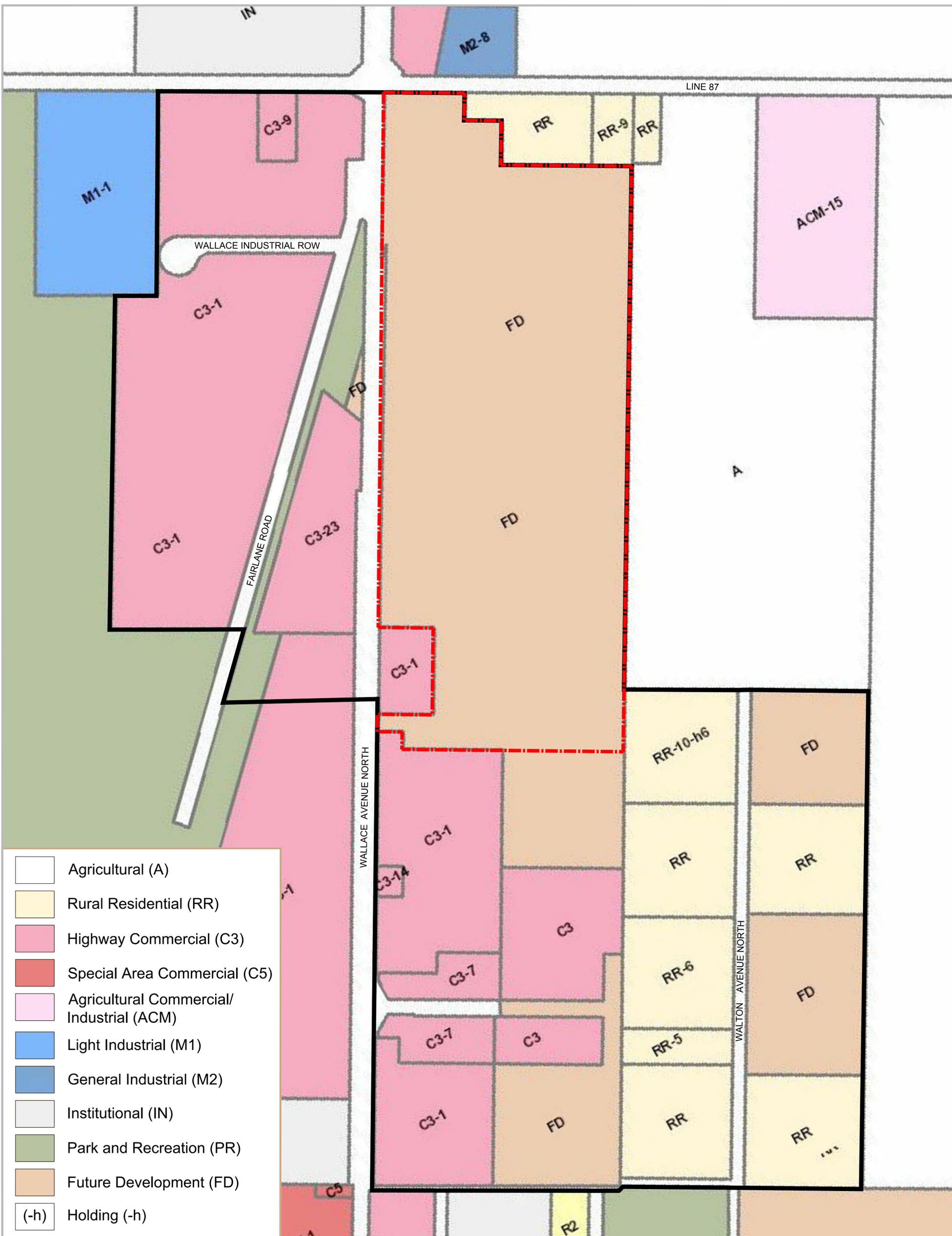


Source:

County of Perth Official Plan, Schedule 'A4-1' North of Listowel,
Municipality of North Perth - Wallace Ward (February 2018)

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
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- Agricultural (A)
- Rural Residential (RR)
- Highway Commercial (C3)
- Special Area Commercial (C5)
- Agricultural Commercial/Industrial (ACM)
- Light Industrial (M1)
- General Industrial (M2)
- Institutional (IN)
- Park and Recreation (PR)
- Future Development (FD)
- (-h) Holding (-h)

Municipality of North Perth Zoning By-law

Northeast Community
Municipality of North Perth



LEGEND

- Municipality of North Perth Lands (±22.0 ha)
- Study Area

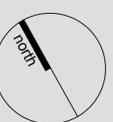
Source: Perth County Maps! OnPoint Map Viewer online mapping program (June 2018)

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**MUNICIPALITY OF NORTH PERTH
NORTHEAST MASTER PLAN
(AND CLASS ENVIRONMENTAL ASSESSMENT)**

PUBLIC INFORMATION CENTRE

**TECHNICAL INFORMATION PACKAGE
AND COMMENT SHEET**

Tuesday, February 19, 2019

5:00 p.m. to 7:00 p.m.

at

**Municipality of North Perth Municipal Office
330 Wallace Ave. N., Listowel**



CLASS EA STUDY PROCESS DESCRIPTION

1. The Municipality of North Perth is currently undertaking a Master Plan, with the intent in part of fulfilling the requirements of a Municipal Class Environmental Assessment (Class EA) Study, to examine alternatives to provide municipal services needed for growth and development to the Listowel Northeast community.

This evening's Public Information Centre (PIC) is a forum for you to participate by:

- Reviewing the alternative solutions considered and their comparative evaluations
- Considering the preliminary preferred solutions, and
- Providing comments and input on all aspects of the study

2. The Class EA document (on display during this PIC) prepared by the Municipal Engineers Association (MEA) describes the integration of Master Infrastructure Plans with the Planning Act and concurrent Planning activities / applications such as Official Plan Amendments and Zone Change Applications, and also describes the procedures for ensuring that Master Plans comply with the requirements of a Schedule "B" Class EA.

This project has been integrated with applications to amend the Official Plan of the Municipality of North Perth (Listowel Ward), amend the North Perth Zoning By-law and prepare a draft plan of subdivision as coordinated by MHBC Planning on behalf of the Municipality. During this process future land uses throughout the study area have been identified and associated road patterns proposed, which assists in determining municipal servicing needs, capacities and costs.

A Municipal Class EA is a decision-making process to promote sound environmental planning. Key features include:

- public consultation,
- consideration and systematic evaluation of a reasonable range of alternatives,
- assessment of environmental effects, and
- clear documentation of the decision-making process.

For a group or "class" of projects with similar characteristics, such as municipal infrastructure projects including roads, water and wastewater projects, the Environmental Assessments are approved subject to compliance with the approved "Class EA" process. The approved Class EA process, called the Municipal Class EA, follows a multi-phase approach with mandatory public consultation at key decision points.

The Northeast Master Plan is being undertaken in accordance with Schedule "B" of the Municipal Class EA Process for municipal water and wastewater projects. Please refer to Appendix A for additional information regarding the Master Plan and Municipal Class EA Process.

3. A Steering Committee consisting of staff from the Municipality of North Perth is directing this study. The consulting firm of GM BluePlan Engineering Limited (GMBP) is providing technical assistance and is also a member of this Steering Committee. Committee members include:

Kriss Snell – C.A.O.
Lyndon Kowch – Manager of Operations
Sean Yilmaz - Planner

John Kerr – GMBP
Ed Podniewicz - CBO
Pierre Chauvin – MHBC Planning

4. The Study Area is generally described as the under-developed lands north of Rhine St., west of Walton Ave. extension, south of Perth Line 87, and east of the Listowel Golf & Country Club. The study area is comprised of lands within the Listowel Ward. Please see the attached key plan in Appendix B.
5. The Listowel northeast area has been identified as a potential urban growth area for a number of years. Recent development inquiries, and North Perth's acquisition of the majority of the former Moore property, have motivated the Municipality to identify the entire area's overall servicing needs and the most appropriate means to provide such, in a well-orchestrated and environmentally sound way.

PROBLEM STATEMENT:

As part of the Municipal Class EA the Steering Committee has developed the following Problem Statement for this Project:

"In order to facilitate growth and development in the Listowel Northeast community, there is an associated need to identify the subject area's long-term servicing requirements considering the most efficient, effective and least disruptive methods to provide, operate and maintain municipal servicing, including sanitary sewage collection, stormwater management and conveyance, potable water distribution and municipal street patterns."

STUDY OBJECTIVES:

1. Review and analyse existing infrastructure and consider alternative servicing solutions and cost / benefit improvements related to this study.
2. Consider various alternatives to determine a preferred solution which will:
 - a. Address the problem statement
 - b. Be environmentally sound, and
 - c. Be economically responsible for the local developers and the Municipality of North Perth to implement
6. After initially evaluating a number of potential alternative servicing solutions the study team has pared the list and identified the most viable alternatives for presentation to the public and for further assessment and comparative evaluation, building on the proposed ultimate land uses and arterial and major collector street road pattern generated by MHBC Planning.

Please refer to Appendix C for plan views illustrating the current proposed alternative servicing plan options.

7. Prior to identifying the Preferred Solutions, we are asking for the public's input. Comments received from today's Public Information Centre will be summarized and used by the Steering Committee to further evaluations and to select the preferred solutions. The recommended preferred solutions will then be presented in a report to Municipal Council at a regular council meeting.

When Municipal Council approves the recommended Preferred Solutions, the Master Servicing Plan component of this exercise will be completed. The "filing" of the Master Servicing Plan Class EA would then proceed by means of advertised notices indicating that the document is available for public viewing. There is a 30-day appeal period after the notice is advertised, to request that the project be subject to a more detailed review (previously referred to as a "bump-up" request). The Ontario Minister of the Environment must receive requests for such in writing.

8. Municipal Council has *not* made a decision at this time as to how implementation of the preferred solutions will be funded. Typically services are installed and initially paid for by each developer when needed, with over-sizing costs being refunded by the Municipality from their Development Charges fund. In other cases, where up-front capital costs are too onerous for the first or downstream landowner to implement resulting in stagnation of growth, the Municipality may exercise their option to install the necessary infrastructure (or components therefore) in advance of development, recovering the cost for such from each benefiting developer upon registration or building permit application.

There may be other options that arise as time goes on. Council may debate the matter.

9. All members of the public registering at this Public Information Centre will receive direct notification of the next public steps in the process via mail or emailed notices. Advertisements will also be placed in the local newspaper and on the Municipality's website advising the public of the proposed date of the applicable Municipal Council meeting.
10. In order to assist us in addressing any comments or concerns you might have regarding this project, we ask that you please fill out the attached comment sheet and leave it in the box provided at the registration table. Alternatively, you can mail, fax or e-mail your comments to GM BluePlan Engineering Limited.

We thank you for your involvement, and should you have any questions or concerns regarding the technical servicing / Class EA component of this exercise please contact:

John Kerr, P. Eng., Sr. Project Manager, Partner
GM BluePlan Engineering Limited
975 Wallace Ave. N.
Listowel, ON N4W 1M6

Telephone: (519) 291-9339
Fax: (519) 291-5172
E-mail: john.kerr@gmblueplan.ca

APPENDIX A

**MASTER PLANS AND THE
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT PROCESS**

MASTER PLANS AND THE MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT PROCESS NORTHEAST MASTER PLAN

The Municipality of North Perth is undertaking this study to determine the most appropriate means of providing municipal services to the subject area. This project is being planned as a Master Plan, which is intended to fulfill the requirements of Schedule "B" in accordance with the requirements of the Municipal Class Environmental Assessment (Class EA).

The purpose of this handout is:

- To provide an overview of the Municipal Class Environmental Assessment Process; and,
- To explain the role of the public in the process and the opportunities to get involved.

ONTARIO ENVIRONMENTAL ASSESSMENT ACT

The purpose of the Ontario Environmental Assessment Act (EA Act) is "the betterment of the people of the whole or any part of Ontario by providing for the protection, conservation and wise management of the environment in Ontario". Environment is applied broadly and includes the natural, social, cultural, built and economic components.

Environmental Assessment (EA) is a decision making process to promote good environmental assessment planning. The key features are:

- Early consultation;
- Consideration of a reasonable range of alternatives;
- Assessment of environmental effects;
- Systematic evaluation of alternatives;
- Clear documentation and traceable decision making.

There are 2 basic types of EA processes:

- Individual EA
 - Requires Terms of Reference approved by the Ministry of Environment (MOE)
 - Requires that an Environmental Assessment report be submitted to MOE for review and approval by the province.
- Class EA
 - Project is approved subject to compliance with an approved Class EA process for a group or "class" of projects
 - The Class EA Document (on display during the Public Information Centre) authored by the Municipal Engineers Association (MEA) describes the integration of Master Infrastructure Plans with the Planning Act and concurrent Planning activities / applications such as Official Plan Amendments and Zone Change Applications, and also describes the procedures for ensuring that Master Plans comply with the requirements of a Schedule "B" Class EA.

MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT (CLASS EA)

The Municipal Class EA is an approved process that applies to municipal infrastructure projects including roads, water and wastewater.

There are three types of projects or activities:

Schedule "A"

- Municipal maintenance, operation and emergency activities
- These activities are pre-approved; therefore the municipality can proceed without further approval under the EA Act

Schedule "B"

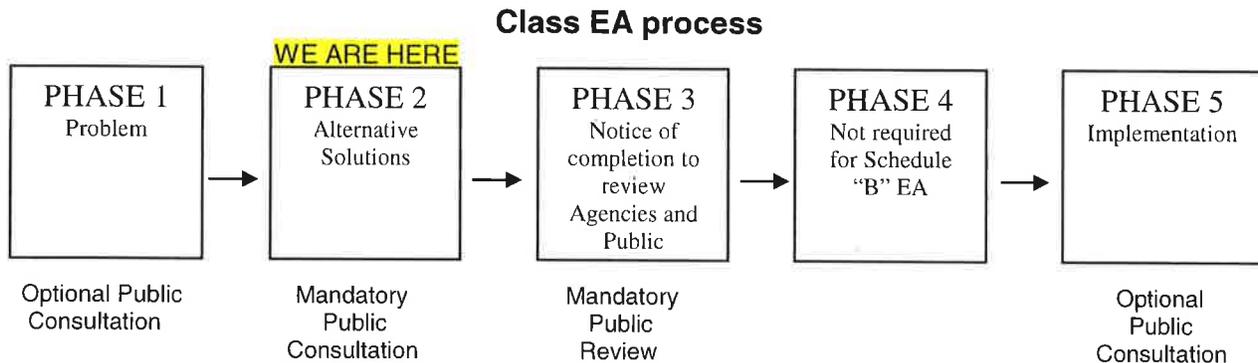
- Projects with the potential for some adverse environmental effects
- These are approved subject to a screening process including consultation with the directly affected public and agencies

Schedule "C"

- Projects with the potential for significant environmental effects
- These projects must proceed under the planning and documentation procedures outlined in the Municipal Class EA document

PUBLIC INVOLVEMENT

The role of those members of the public with an interest in a study is to provide background information, to advise of their support and concerns and to review and provide comments and input about the study findings. For Schedule "B" projects there are two mandatory opportunities for public involvement as shown below.



Change in Project Status – Appeal Provision

It is recommended that all stakeholders (including the Town, public and review agencies) work together to determine the preferred means of addressing a problem or opportunity. If you have any concerns, you should discuss them with the Town and try to resolve them. In the event that there are major issues which cannot be resolved, you may request the Minister of the Environment by order to require a proponent to comply with Part II of the EA Act before proceeding with a proposed undertaking which has been subject to Class EA requirements. This is called a "Part II Order". The Minister will make one of the following decisions:

1. Deny the request
2. Refer the matter to mediation
3. Require the Proponent to comply with Part II of the EA Act by one of the following:
 - a. Submitting the ESR for government review and approval, or
 - b. Completing an individual EA for government review and approval, or
 - c. Preparing a Terms of Reference governing the preparation of an individual EA.

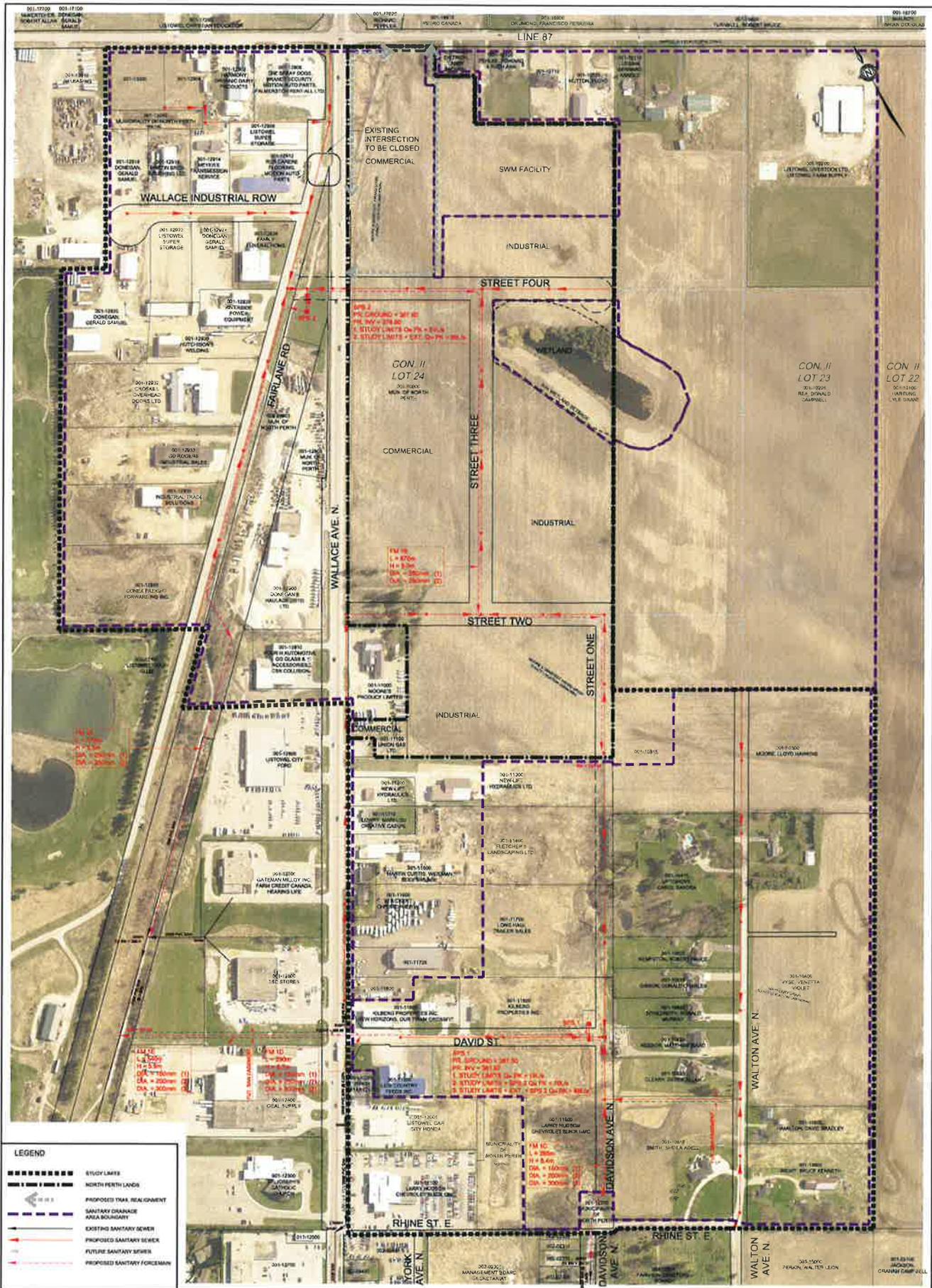
All stakeholders are urged to try to resolve issues since it is preferable for them to be resolved by the municipality in which a project is located, rather than at the provincial level.

APPENDIX B

STUDY AREA – KEY PLAN

APPENDIX C

PRELIMINARY ALTERNATIVE SERVICING SOLUTIONS



- LEGEND**
- STUDY LIMITS
 - NORTH PERTH LANDS
 - PROPOSED TRAIL REALIGNMENT
 - SANITARY DRAINAGE AREA BOUNDARY
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - FUTURE SANITARY SEWER
 - PROPOSED SANITARY FORCE MAIN

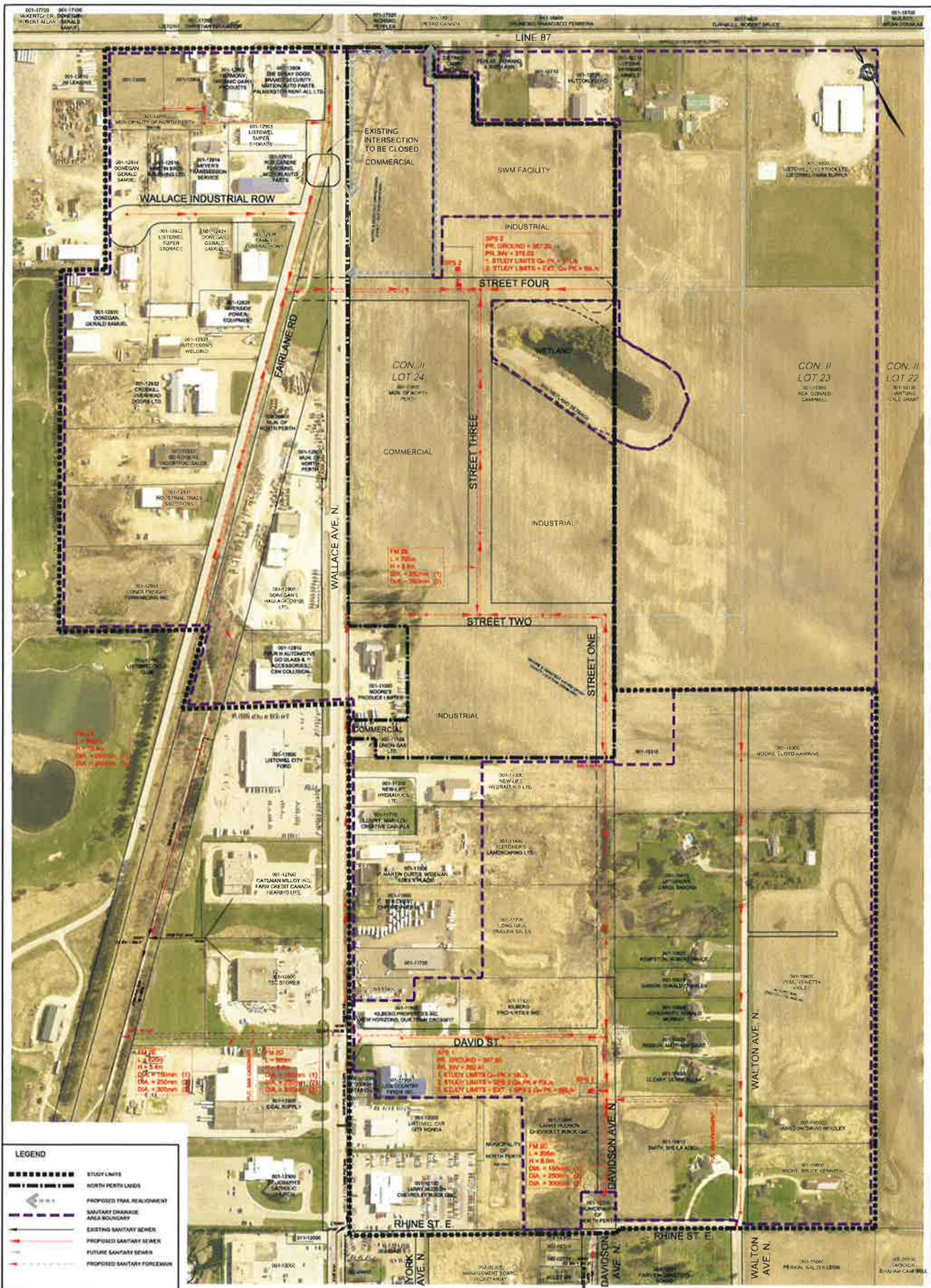
- NOTES:**
1. EXISTING TOPOGRAPHY AND FEATURES FROM NORTHWAY MAPPING, DATED APRIL 1994.
 2. PROPERTY FABRIC RECEIVED FROM PPRIN COUNTY GIS DATABASE, FEBRUARY 2011.
 3. STREET LAYOUT AND PROPOSED ZONING FROM M/B/C PLANNING, DATED DECEMBER 12, 2011.

PRELIMINARY



NORTHEAST MASTER PLAN
MUNICIPALITY OF NORTH PERTH
SANITARY SERVICING
ALTERNATIVE 1

DESIGNED BY	APPROVED BY	DATE	SCALE
B. M. J. R.	J. K.	DECEMBER 2011	1:200



- LEGEND**
- STUDY LIMITS
 - NORTH PARISH LANDS
 - PROPOSED TRAIL REALIGNMENT
 - SANITARY DRAINAGE AREA BOUNDARY
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - FUTURE SANITARY SEWER
 - PROPOSED SANITARY FORCEMAIN
- NOTES**
- EXISTING TOPOGRAPHY AND FEATURES FROM NORTHWAY MAPPING, DATED APRIL 1988.
 - PROPERTY BOUNDARIES DERIVED FROM FORTH COUNTY GIS DATABASE, FEBRUARY 2011.
 - STREET LAYOUT AND PROPOSED ZONING FROM H-BC PLANNING, DATED DECEMBER 11, 2011.

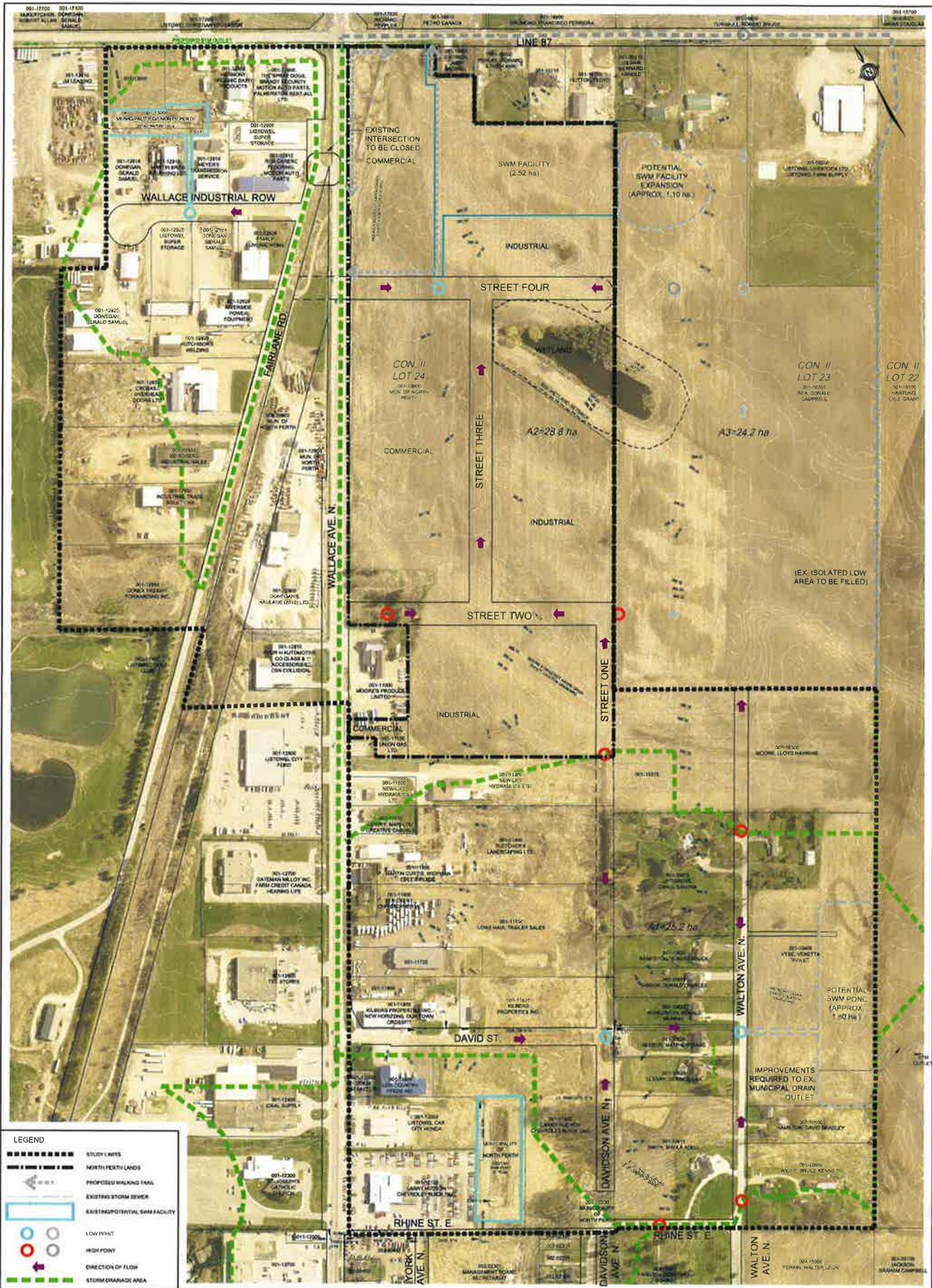
PRELIMINARY

1	1/21/18	GONJAL REV 5/03	JR
2	1/22/18	DESIGN REVIEW	GND

BluePlan
ENGINEERING

1000-1000 BROADWAY, SUITE 1000, DALLAS, TX 75201
TEL: 214-424-1000

NORTHEAST MASTER PLAN			
MUNICIPALITY OF NORTH PERTH			
SANITARY SERVICING			
ALTERNATIVE 2			
DRAWN BY S.M.	APPROVED BY J.K.	PROJECT NO. 31103	DATE DECEMBER 2017
			5



LEGEND

- STUDY LIMITS
- NORTH PERTH LANDS
- PROPOSED WALKING TRAIL
- EXISTING STORM SEWER
- EXISTING/POTENTIAL SWM FACILITY
- LOW POINT
- HIGH POINT
- DIRECTION OF FLOW
- STORM DRAINAGE AREA

- NOTES**
- EXISTING TOPOGRAPHY AND FEATURES FROM NORTHWAY MAPPING DATED APRIL 2006.
 - PROPERTY FABRIC RECEIVED FROM PERTH COUNTY GIS DATABASE FEBRUARY 2011.
 - STREET LAYOUT AND PROPOSED ZONING FROM MAHC PLANNING DATED DECEMBER 12, 2011.

PRELIMINARY

NO.	REVISION	DATE	BY	REASON FOR REVISION
1	ISSUED FOR REVIEW			
2	REVISED			
3	REVISED			

BluePlan
ENGINEERING

SOUTH EAST POND REVISED

15.00% REVISION
15.00% REVISION
REVISION DESCRIPTION

DATE: 15/01/2012
BY: J.M.A.
PROJECT NO: 211003
SCALE: 1:2500

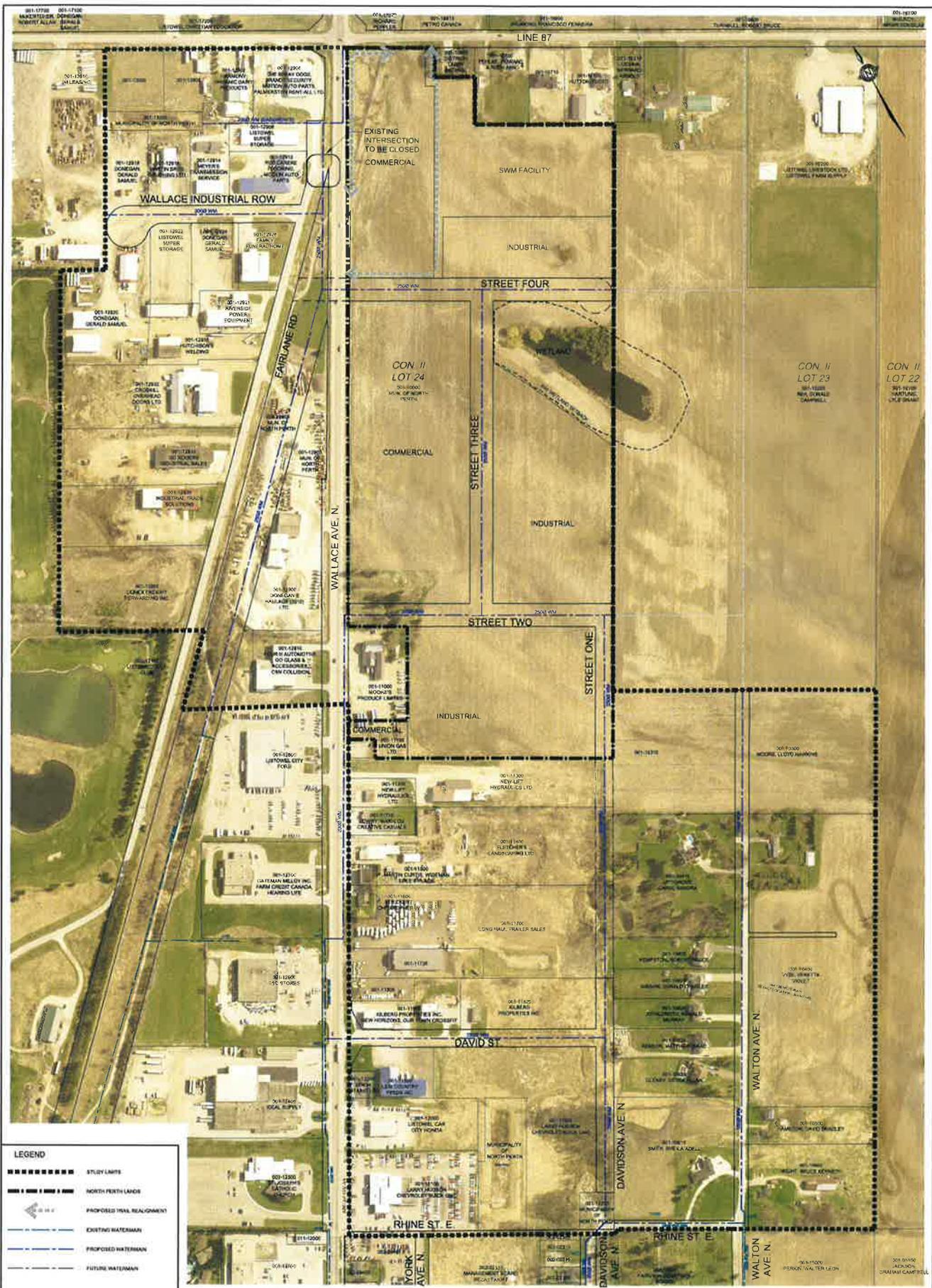
NORTHEAST MASTER PLAN

MUNICIPALITY OF NORTH PERTH

STORMWATER MANAGEMENT

SERVICING ALTERNATIVE

DATE: 15/01/2012	BY: J.M.A.	PROJECT NO: 211003	DRAWING NO: 6
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LEGEND

- STUDY LIMITS
- NORTH-SOUTH LANES
- PROPOSED TRAIL REALIGNMENT
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- FUTURE WATERMAIN

- NOTES:**
- EXISTING TOPOGRAPHY AND FEATURES FROM NORTHWAY MAPPING DATED APRIL 1998.
 - PROPERTY FABRIC RECEIVED FROM PERTH COUNTY GIS DATABASE, FEBRUARY 2011.
 - STREET LAYOUT AND PROPOSED ZONING FROM MDC PLANNING DATED DECEMBER 12, 2017.

PRELIMINARY

BluePlan
ENGINEERING

1 2/27/18 GENERAL REVISION JPK
 2 3/29/18 CLARIFY REVIEW JPK
 3 4/10/18 REVISIONS FOR COMMENTS JPK

6000 100th Street, Suite 100, North York, Ontario M2H 3C9
 Tel: 416-291-1414

NORTHEAST MASTER PLAN			
MUNICIPALITY OF NORTH PERTH			
WATERMAIN SERVICING CONCEPT PLAN			
DESIGNED BY	APPROVED BY	PROJECT NO.	DRAWING NO.
DATE	DATE	31102	7
5/27/18	DECEMBER 2017		

MUNICIPALITY OF NORTH PERTH
NORTHEAST MASTER PLAN
(AND CLASS ENVIRONMENTAL ASSESSMENT)

Next Steps:

1. Review public and agency comments from the Public Information Centre (PIC)
2. Confirmation of the Preferred Servicing Solution(s)
3. Finalize and submit Planning Act applications (Official Plan and Zoning By-law Amendments and Draft Plan of Subdivision)
4. Prepare the Master Servicing Plan ESR for circulation and presentation to Senior Municipal Staff
5. Presentation of Preferred Solution to Municipal Council and Planning Act Statutory Public Meeting
6. Publish Notice of Study Completion
7. Thirty-day Review and Appeal Period
8. Permit Implementation
9. Adoption of Official Plan Amendment, Zoning By-law Amendment and approval of Draft Plan of Subdivision



SIGN-IN SHEET

MUNICIPALITY OF NORTH PERTH NORTHEAST MASTER PLAN (AND CLASS ENVIRONMENTAL ASSESSMENT)

PUBLIC INFORMATION CENTRE – TUESDAY, FEBRUARY 19, 2019

Please print your full name and include your complete mailing address if you would like to receive any additional forthcoming information regarding this project.

NAME (please print)	COMPLETE MAILING ADDRESS AND EMAIL
John Kerr	GM BluePlan
Pierre Chauvin	MHBC Planning
Andrea Sinclair	MHBC Planning
TERRI SMITH	559 MAIN ST. E. LISTOWEL, ON N4W 2C5 dumpallbinservice@gmail.com
RYAN ROZENDAL	461 MAPLE AVE N LISTOWEL ON.
Bert Johnson	412 Victoria Ave S Listowel Ont N4W 2A1
LYNDA CROSKILL	P.O. Box 102 Listowel On N4W3H2 lynda@croskilldoors.ca
JEFF CROSKILL	" " " " "
John Adfield	1021 Walton Ave N (Listowel) ON N4W 3S2
Curtis Martin	1480 6053 Line 89 RR1 Gowans town NOG1Y0
M J Musselman	R1 Yowanstown NOG 1Y0 8615 Rd 146
Howard Butcher	RR3 Listowel (5959 Line 87) NOG N4W
Sara Mehring } Donegan's	8348 Perth Road 164 PoBox 99 Listowel ON N4W 3H2
Kevin Mehring } Haulage	Kevin@doneganshaulage.com / sara.doneganshaulage@bellnet.ca







MUNICIPAL
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Next Steps:

1. Review public and ag
Information Centre (F
2. Confirmation of the Pr
3. Finalize and submit Pl
Zoning By-law Amend

Prepare the Master Se
presentation to Senior

Presentation of Preferr
Planning Act Statutory I

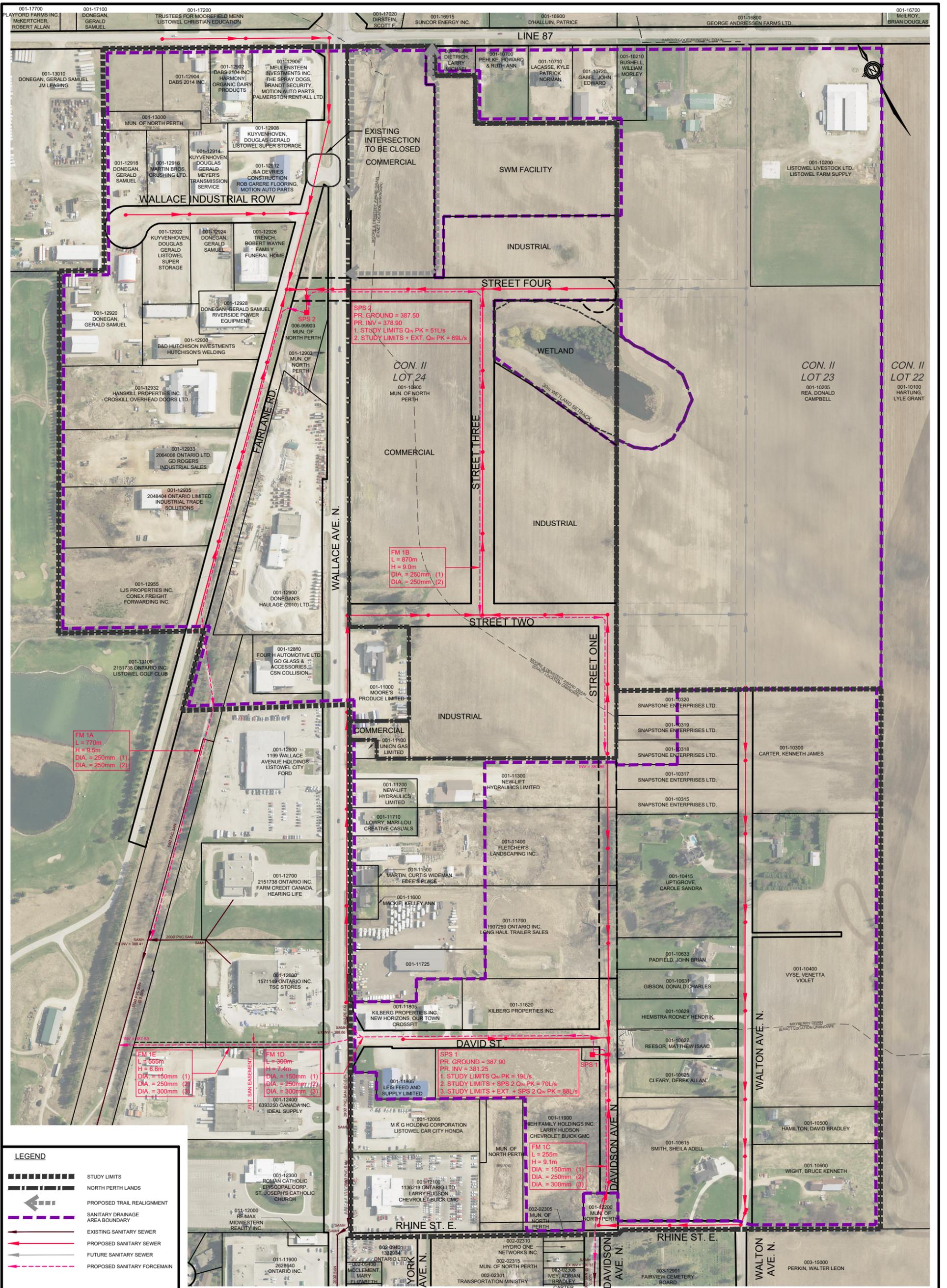
ublish Notice of Study

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Implementation

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MH



LEGEND

- STUDY LIMITS
- NORTH PERTH LANDS
- PROPOSED TRAIL REALIGNMENT
- SANITARY DRAINAGE AREA BOUNDARY
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- FUTURE SANITARY SEWER
- PROPOSED SANITARY FORCEMAIN

NOTES:

- EXISTING TOPOGRAPHY AND FEATURES FROM NORTHWAY MAPPING, DATED APRIL 1998.
- PROPERTY FABRIC RECEIVED FROM PERTH COUNTY GIS DATABASE, FEBRUARY 2011.
- STREET LAYOUT AND PROPOSED ZONING FROM MHBC PLANNING, DATED DECEMBER 12, 2017.

PRELIMINARY

NO.	MM/DD/YY	REVISION DESCRIPTION	CHKD
2	07/22/19	GENERAL REVISIONS	J.K.
1	07/27/18	GENERAL REVISIONS	J.K.
0	06/04/18	CLIENT REVIEW	J.K.

BluePlan
ENGINEERING

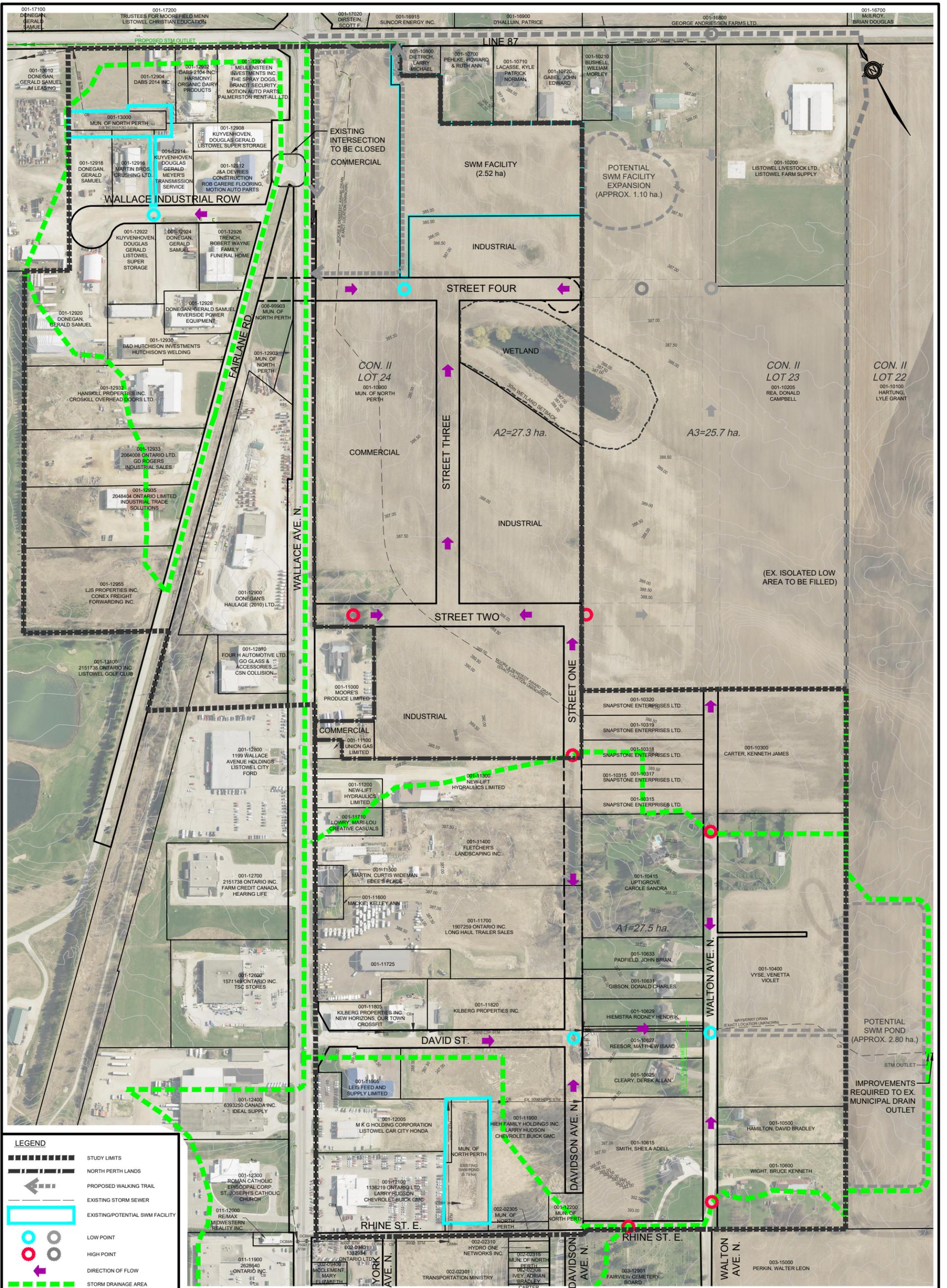
GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
975 WALLACE AVENUE NORTH, LISTOWEL, ON N4W 1M6
TEL: 519-291-9339 www.gmbplan.ca

NORTHEAST MASTER PLAN

MUNICIPALITY OF NORTH PERTH

PREFERRED SANITARY SERVICING ALTERNATIVE

DRAWN BY: S.M.	APPROVED BY: J.K.	PROJECT NO.: 311003	DRAWING NO.: 4
DESIGNED BY: S.M./J.K.	DATE: DECEMBER 2017	SCALE: 1:2,000	



LEGEND

- STUDY LIMITS
- NORTH PERTH LANDS
- PROPOSED WALKING TRAIL
- EXISTING STORM SEWER
- EXISTING/POTENTIAL SWM FACILITY
- LOW POINT
- HIGH POINT
- DIRECTION OF FLOW
- STORM DRAINAGE AREA

NOTES:

- EXISTING TOPOGRAPHY AND FEATURES FROM NORTHWAY MAPPING, DATED APRIL 1998.
- PROPERTY FABRIC RECEIVED FROM PERTH COUNTY GIS DATABASE, FEBRUARY 2011.
- STREET LAYOUT AND PROPOSED ZONING FROM MHBC PLANNING DATED DECEMBER 12, 2017.

PRELIMINARY

NO.	MM/DD/YY	REVISION DESCRIPTION	CHKD
3	07/22/19	SOUTHEAST POND REVISED	J.K.
2	01/29/19	SOUTHEAST POND REVISED	J.K.
1	07/27/18	GENERAL REVISIONS	J.K.
0	06/04/18	CLIENT REVIEW	J.K.

BluePlan
ENGINEERING

GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
975 WALLACE AVENUE NORTH, LISTOWEL, ON N4W 1M6
TEL: 519-291-9339 www.gmbplan.ca

NORTHEAST MASTER PLAN
MUNICIPALITY OF NORTH PERTH
PREFERRED STORMWATER
MANAGEMENT SERVING
ALTERNATIVE

DRAWN BY: S.M.	APPROVED BY: J.K.	PROJECT NO.: 311003	DRAWING NO.: 6
DESIGNED BY: S.M./J.K.	DATE: DECEMBER 2017	SCALE: 1:2,000	

**MUNICIPALITY OF NORTH PERTH
NORTHEAST MASTER PLAN
(AND CLASS ENVIRONMENTAL ASSESSMENT)**

PUBLIC INFORMATION CENTRE #2

**TECHNICAL INFORMATION PACKAGE
AND COMMENT SHEET**

Tuesday, August 20, 2019

4:30 p.m. to 6:30 p.m.

at

**Municipality of North Perth Municipal Office
330 Wallace Ave. N., Listowel**



CLASS EA STUDY PROCESS DESCRIPTION

1. The Municipality of North Perth is currently undertaking a Master Plan, with the intent in part of fulfilling the requirements of a Municipal Class Environmental Assessment (Class EA) Study, to examine alternatives to provide municipal services needed for growth and development to the Listowel Northeast community. A first mandatory Public Information Centre (PIC) #1 for this project was previously held on February 19, 2019 at the Municipality's Council Chambers.

This evening's Public Information Centre # 2 is a second, discretionary (non-mandatory) forum for you to participate by:

- Reviewing the alternative solutions considered and their comparative evaluations
- Considering the preliminary preferred solutions, and
- Providing comments and input on all aspects of the study

2. The Class EA document (on display during this PIC) prepared by the Municipal Engineers Association (MEA) describes the integration of Master Infrastructure Plans with the Planning Act and concurrent Planning activities / applications such as Secondary Plan, Official Plan Amendments and Zone Change Applications, and also describes the procedures for ensuring that Master Plans comply with the requirements of a Schedule "B" Class EA.

This project has been integrated with applications to amend the Official Plan of the Municipality of North Perth (Listowel Ward) as coordinated by MHBC Planning on behalf of the Municipality. During this process future land uses throughout the study area have been identified and associated road patterns proposed, which assists in determining municipal servicing needs, capacities and costs.

A Municipal Class EA is a decision-making process to promote sound environmental planning. Key features include:

- public consultation,
- consideration and systematic evaluation of a reasonable range of alternatives,
- assessment of environmental effects, and
- clear documentation of the decision-making process.

For a group or "class" of projects with similar characteristics, such as municipal infrastructure projects including roads, water and wastewater projects, the Environmental Assessments are approved subject to compliance with the approved "Class EA" process. The approved Class EA process, called the Municipal Class EA, follows a multi-phase approach with mandatory public consultation at key decision points.

The Northeast Master Plan is being undertaken in accordance with Schedule "B" of the Municipal Class EA Process for municipal water and wastewater projects. Please refer to Appendix A for additional information regarding the Master Plan and Municipal Class EA Process.

3. A Steering Committee consisting of staff from the Municipality of North Perth is directing this study. The consulting firm of GM BluePlan Engineering Limited (GMBP) is providing

technical assistance and is also a member of this Steering Committee. Committee members include:

Kriss Snell – C.A.O.
Lyndon Kowch – Manager of Operations
Sean Yilmaz - Planner

John Kerr – GMBP
Ed Podniewicz - CBO
Pierre Chauvin – MHBC Planning

4. The Study Area is generally described as the under-developed lands north of Rhine St., west of Walton Ave. extension, south of Perth Line 87, and east of the Listowel Golf & Country Club. The study area is comprised of lands within the Listowel Ward. Please see the attached key plan in Appendix B.
5. The Listowel northeast area has been identified as a potential urban growth area for a number of years. Recent development inquiries, and North Perth's acquisition of the majority of the former Moore property, have motivated the Municipality to identify the entire area's overall servicing needs and the most appropriate means to provide such, in a well-orchestrated and environmentally sound way.

PROBLEM STATEMENT:

As part of the Municipal Class EA the Steering Committee has developed the following Problem Statement for this Project:

"In order to facilitate growth and development in the Listowel Northeast community, there is an associated need to identify the subject area's long-term servicing requirements considering the most efficient, effective and least disruptive methods to provide, operate and maintain municipal servicing, including sanitary sewage collection, stormwater management and conveyance, potable water distribution and municipal street patterns."

STUDY OBJECTIVES:

1. Review and analyse existing infrastructure and consider alternative servicing solutions and cost / benefit improvements related to this study.
2. Consider various alternatives to determine a preferred solution which will:
 - a. Address the problem statement
 - b. Be environmentally sound, and
 - c. Be economically responsible for the local developers and the Municipality of North Perth to implement
6. After initially evaluating a number of potential alternative servicing solutions the study team has pared the list and identified the most viable alternatives for presentation to the public, building on the proposed ultimate land uses and arterial and major collector street road pattern generated by MHBC Planning.

Please refer to Appendix C for plan views illustrating the current proposed and preferred alternative servicing plan options.

7. Prior to confirming the Preferred Solutions, we are asking for the public's input. Comments received from today's Public Information Centre will be summarized and used by the Steering Committee to further evaluations and to select the preferred solutions. The recommended preferred solutions will then be presented in a final draft

report to Municipal Council and the Ministry of the Environment, Conservation and Parks (MECP).

With Municipal Council's endorsement / approval of the recommended Preferred Solutions, the Master Servicing Plan component of this exercise will be completed. The "filing" of the Master Servicing Plan Class EA would then proceed by means of advertised notices indicating that the document is available for public viewing. There is a 30-day appeal period after the notice is published, to allow individuals to request that the project be subject to a more detailed review (previously referred to as a "bump-up" request). The Ontario Minister of the Environment must receive requests for such in writing.

8. Municipal Council has not yet made a decision at this time as to how implementation of the preferred solutions will be funded. Typically services are installed and initially paid for by each developer when needed, with over-sizing costs being refunded by the Municipality from their Development Charges fund. In other cases, where up-front capital costs are too onerous for the first or downstream landowner to implement resulting in stagnation of growth, the Municipality may exercise their option to install the necessary infrastructure (or components therefore) in advance of development, recovering the cost for such from each benefiting developer upon registration or building permit application.

There may be other options that arise as time goes on. Council may debate the matter.

9. All members of the public registering at this Public Information Centre will receive direct notification of the next step in the process (completion notice) via mail or emailed notices. Advertisements will also be placed in local newspapers (Banner and Independent) and on the Municipality's website advising the public of the proposed date of the applicable Municipal Council meeting.
10. In order to assist us in addressing any comments or concerns you might have regarding this project, we ask that you please fill out the attached comment sheet and leave it at the registration table. Alternatively, you can mail, fax or e-mail your comments to GM BluePlan Engineering Limited.

We thank you for your involvement, and should you have any questions or concerns regarding the technical servicing / Class EA component of this exercise please contact:

John Kerr, P. Eng., Sr. Project Manager, Partner
GM BluePlan Engineering Limited
975 Wallace Ave. N.
Listowel, ON N4W 1M6

Telephone: (519) 291-9339
Fax: (519) 291-5172
E-mail: john.kerr@gmblueplan.ca

APPENDIX A

**MASTER PLANS AND THE
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT PROCESS**

MASTER PLANS AND THE MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT PROCESS NORTHEAST MASTER PLAN

The Municipality of North Perth is undertaking this study to determine the most appropriate means of providing municipal services to the subject area. This project is being planned as a Master Plan, which is intended to fulfill the requirements of Schedule "B" in accordance with the requirements of the Municipal Class Environmental Assessment (Class EA).

The purpose of this handout is:

- To provide an overview of the Municipal Class Environmental Assessment Process; and,
- To explain the role of the public in the process and the opportunities to get involved.

ONTARIO ENVIRONMENTAL ASSESSMENT ACT

The purpose of the Ontario Environmental Assessment Act (EA Act) is "the betterment of the people of the whole or any part of Ontario by providing for the protection, conservation and wise management of the environment in Ontario". Environment is applied broadly and includes the natural, social, cultural, built and economic components.

Environmental Assessment (EA) is a decision-making process to promote good environmental assessment planning. The key features are:

- Early consultation;
- Consideration of a reasonable range of alternatives;
- Assessment of environmental effects;
- Systematic evaluation of alternatives;
- Clear documentation and traceable decision making.

There are 2 basic types of EA processes:

- Individual EA
 - Requires Terms of Reference approved by the Ministry of Environment (MOE)
 - Requires that an Environmental Assessment report be submitted to MOE for review and approval by the province.
- Class EA
 - Project is approved subject to compliance with an approved Class EA process for a group or "class" of projects
 - The Class EA Document (on display during the Public Information Centre) authored by the Municipal Engineers Association (MEA) describes the integration of Master Infrastructure Plans with the Planning Act and concurrent Planning activities / applications such as Official Plan Amendments and Zone Change Applications, and also describes the procedures for ensuring that Master Plans comply with the requirements of a Schedule "B" Class EA.

MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT (CLASS EA)

The Municipal Class EA is an approved process that applies to municipal infrastructure projects including roads, water and wastewater.

There are three types of projects or activities:

Schedule “A”

- Municipal maintenance, operation and emergency activities
- These activities are pre-approved; therefore the municipality can proceed without further approval under the EA Act

Schedule “B”

- Projects with the potential for some adverse environmental effects
- These are approved subject to a screening process including consultation with the directly affected public and agencies

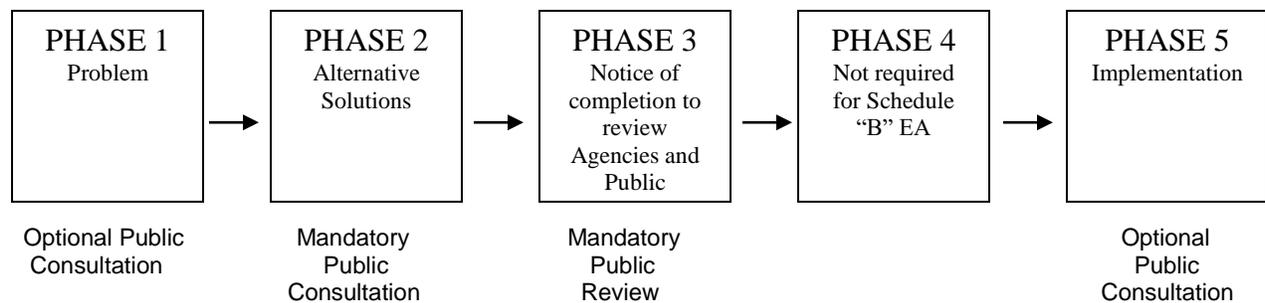
Schedule “C”

- Projects with the potential for significant environmental effects
- These projects must proceed under the planning and documentation procedures outlined in the Municipal Class EA document

PUBLIC INVOLVEMENT

The role of those members of the public with an interest in a study is to provide background information, to advise of their support and concerns and to review and provide comments and input about the study findings. For Schedule “B” projects there are two mandatory opportunities for public involvement as shown below.

Class EA process



Change in Project Status – Appeal Provision

It is recommended that all stakeholders (including the Municipality, public, First Nations and review agencies) work together to determine the preferred means of addressing a problem or opportunity. If you have any concerns, you should discuss them with the Municipality and try to resolve them. In the event that there are major issues which cannot be resolved, you may request the Minister of the Environment by order to require a proponent to comply with Part II of the EA Act before proceeding with a proposed undertaking which has been subject to Class EA requirements. This is called a “Part II Order”. The Minister will make one of the following decisions:

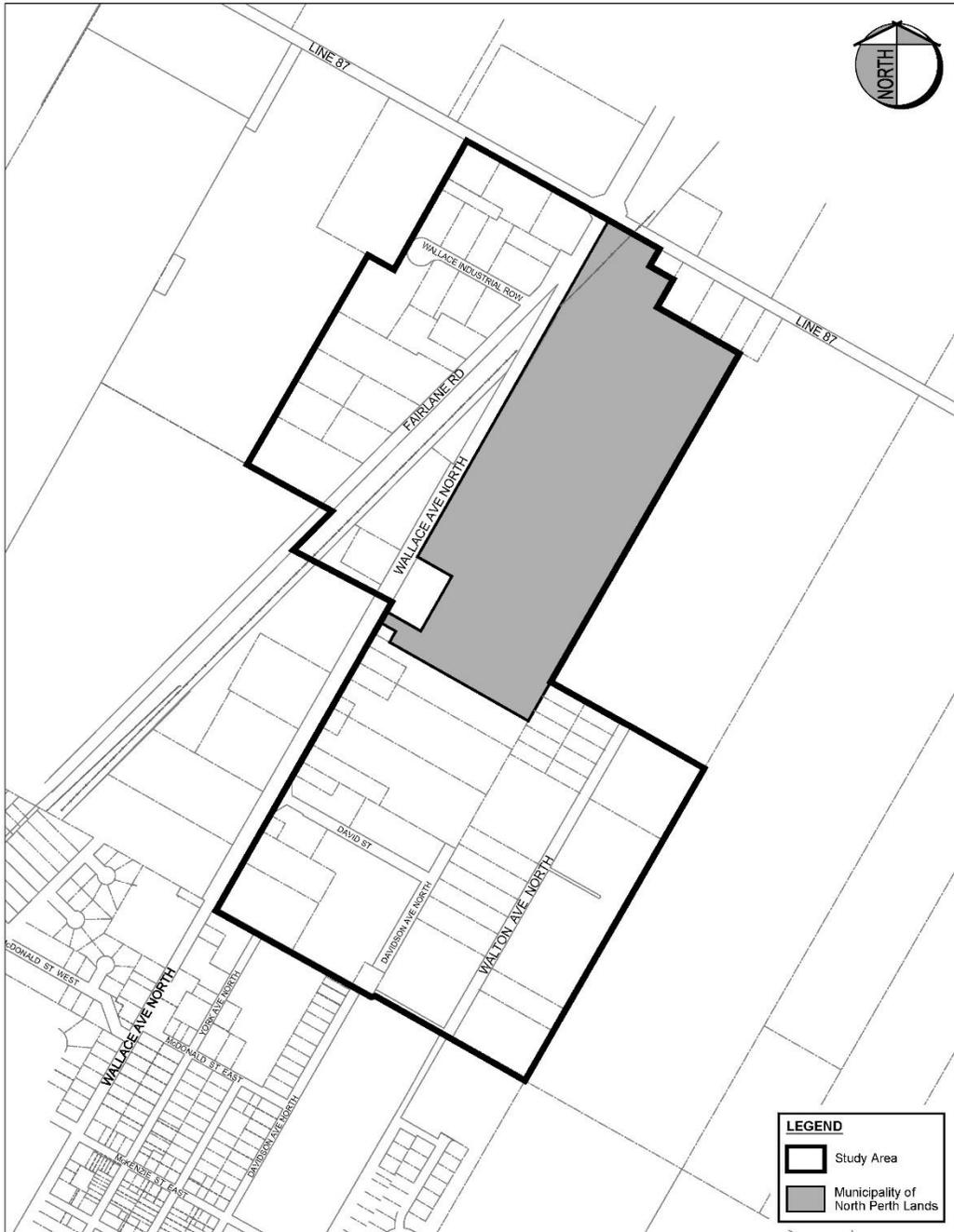
1. Deny the request
2. Refer the matter to mediation
3. Require the Proponent to comply with Part II of the EA Act by one of the following:
 - a. Submitting the ESR for government review and approval, or
 - b. Completing an individual EA for government review and approval, or
 - c. Preparing a Terms of Reference governing the preparation of an individual EA.

All stakeholders are urged to try to resolve issues since it is preferable for them to be resolved by the municipality in which a project is located, rather than at the provincial level.

APPENDIX B

STUDY AREA – KEY PLAN

**NORTHEAST MASTER PLAN
SCHEDULE 'B' CLASS ENVIRONMENTAL ASSESSMENT
STUDY AREA
KEY PLAN**



APPENDIX C

PRELIMINARY ALTERNATIVE SERVICING SOLUTIONS

COMMENT SHEET

<p style="text-align: center;">MUNICIPALITY OF NORTH PERTH NORTHEAST MASTER PLAN SCHEDULE 'B' CLASS ENVIRONMENTAL ASSESSMENT</p>

PUBLIC INFORMATION CENTRE #2 – TUESDAY, AUGUST 20, 2019

Please complete and hand in this sheet so that your views can be considered for this project. If you cannot complete your comments today, please take this home and mail, fax or e-mail your comments by August 31 to one of the following:

John Kerr, Sr. Project Manager, Partner
GM BluePlan Engineering Ltd.
975 Wallace Ave. N.
Listowel, ON N4W 1M6
email: john.kerr@gmblueplan.ca
Fax: 519-291-5172

Pierre Chauvin, Partner
MHBC Planning
200 – 540 Bingemans Centre Dr.
Kitchener, ON N2B 3X9
email: pchauvin@mhbcplan.com
Fax: 519-576-0121

Comments or concerns regarding this project: (Please use back of sheet if you need more space.)

If you would like a response to your comments and/or to receive any additional forthcoming information regarding this project, please provide your name and complete mailing address below.

Personal information requested on this form will be used to assist the Municipality of North Perth in making a decision on this project. All names, addresses and comments will be included in material made available to the general public. Questions regarding this collection should be forwarded to the individuals indicated above.

SIGN-IN SHEET

MUNICIPALITY OF NORTH PERTH
 NORTHEAST MASTER PLAN
 SCHEDULE 'B' CLASS ENVIRONMENTAL ASSESSMENT

PUBLIC INFORMATION CENTRE #2 – TUESDAY, AUGUST 20, 2019

Please print your full name and include your complete mailing address if you would like to receive any additional forthcoming information regarding this project.

NAME (please print)	COMPLETE MAILING ADDRESS AND EMAIL
John Kerr	300 BluePon, 995 Wallace Ave N, Watonak, john.kerr@gnbluepk.ca
Beth Houghton	18 Dufferin Viste Ct, Schumburg, ON jberichon@sympatico.ca
JOAN HARTUNG	325 Jane St. Palmerston ON
BRUCE WIGHT	1010 WATATON 579- 374 418 1188 fixit@wightman.ca
WLEON PERKIN	583 PLEASANT VIEW DRIVE N4W3R3
MURRY FLEISCHER	1190 WALLACE AVE N N4W1M5
Sherri Hicks	520 Boyne Ave Listowel N4W1R3V6
MARIA KYVERIS	maria.kyveris@rogers.com
HOWARD RUTH AVE PEHLKE	5959 LINE 87 LISTOWEL ON N4W3C8

**APPENDIX G:
AGENCY, STAKEHOLDER AND PUBLIC COMMENTS**

John Kerr - GM BluePlan

From: Donna Clarkson <dclarkson@abca.ca>
Sent: Thursday, February 07, 2019 3:52 PM
To: John Kerr - GM BluePlan
Cc: Steve MacMillan - GM BluePlan; Lyndon Kowch (lkowch@northperth.ca); Pierre Chauvin MCIP, RPP (pchauvin@mhbcplan.com)
Subject: RE: Notice of Study Commencement and Notice of Public Information Centre #1 - Municipality of North Perth - Northeast Master Plan and Schedule B Municipal Class EA (our file 311003)

Hi John,

As you noted below, the sewage pumping station and stormwater management facility, located in zone C of the Listowel wellhead protection area (WHPA-C) would not be in contravention of the applicable local SWP policies.

A bit of background...WHPA-C is the 5 year time-of-travel zone, where a contaminant from a spill could reach the water supply well in 5 years. Policies are in place, through local Source Protection Plans to protect the sources of water. Properties within zones A, B and C of the WHPA are considered 'Restricted Land Use' as per the Clean water Act, and a Notice under section 59 of the CWA is required for any applications under the planning act. However, the only restriction as per the Source Protection Plan for this region, that affects zone C, is prohibition of chemicals classified as 'dense non-aqueous phase liquids' – DNAPLs. These include some solvents, metal paints and sealants – unlikely to impact residential use, but is a consideration for business / industrial use.

Let me know if you have any questions or concerns,
Regards
Donna

Donna Clarkson

Co-DWSP Program Supervisor / Risk Management Official
Ausable Bayfield Maitland Valley Source Protection Region
c/o 1093 Marietta St., Wroxeter ON N0G 2X0
(Phone) 519-335-3557 ext. 224 (Fax) 519-335-3516
Email dclarkson@abca.ca
www.sourcewaterinfo.on.ca

John Kerr - GM BluePlan

From: Patrick Huber-Kidby <phuber-kidby@mvca.on.ca>
Sent: Thursday, February 07, 2019 10:27 AM
To: John Kerr - GM BluePlan
Cc: dclarkson@abca.on.ca
Subject: North Perth Secondary Plan - Study Area
Attachments: LIS_NorthPerth_Secondary_Plan.pdf

John,

Please accept my apologies regarding the limited scope of my previous email. My comments were in relation to the lands owned by the Municipality and not the broader study area.

As with the property owned by the municipality there are areas of watercourse regulated by the MVCA in the study area; and as you have noted there is a Wellhead Protection Area (WHPA). MVCA's previous comments on the requirement for Conservation Authority permission in relation the works around the watercourse and 15m buffer apply to all such watercourses in the study area.

With regard to the WHPA, I have CC'd Donna Clarkson on this email. As the sourcewater protection specialist she will be able to provide comment about any policies that apply to this Zone C under the Maitland Source Protection Plan.

Thank you very much for your diligence in bringing this to my attention.

Sincerely,

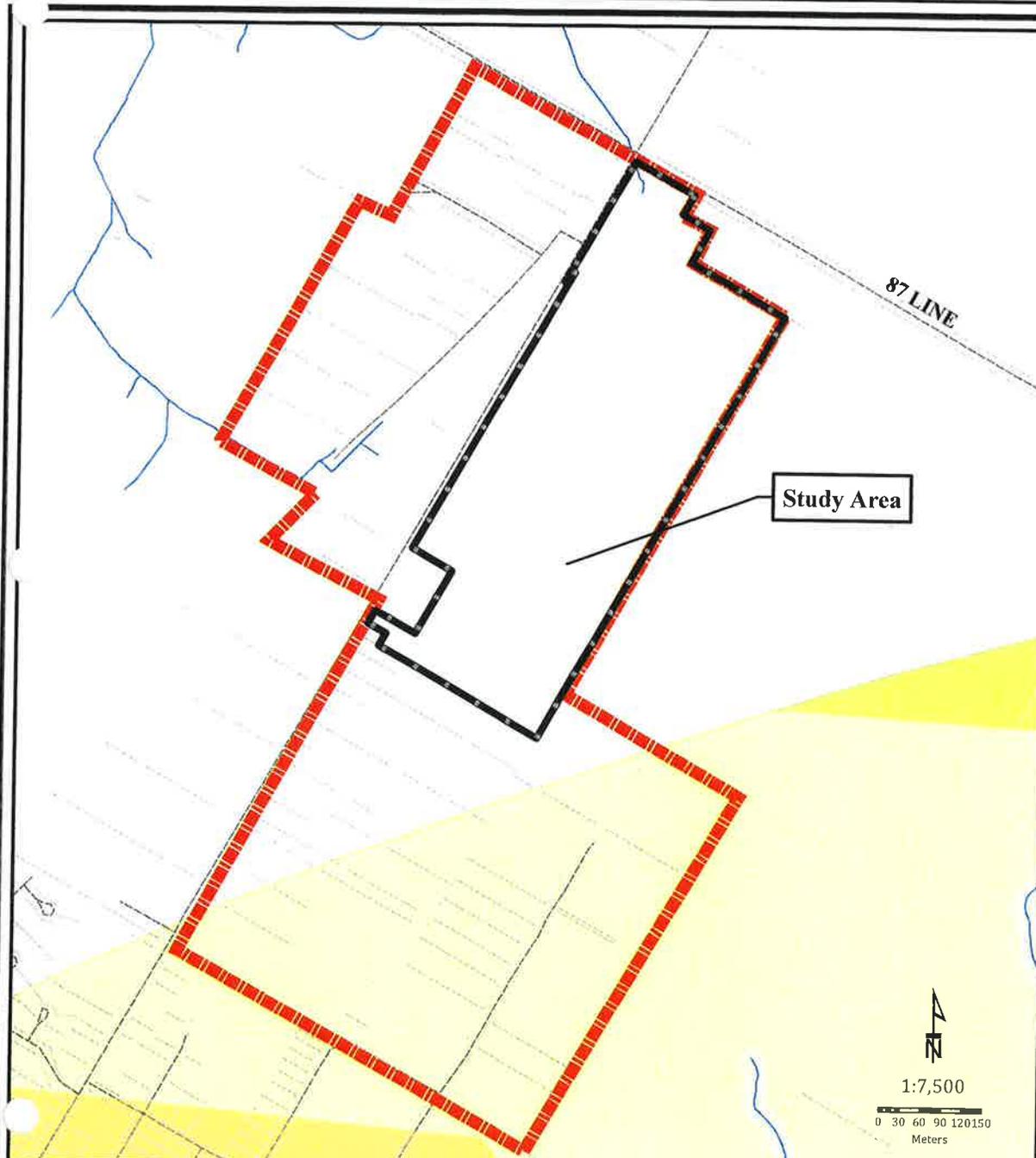


Patrick Huber-Kidby

Maitland Valley Conservation Authority

Phone: (519) 335-3557 x 237 **Fax:** (519) 335-3516

Mail: 1093 Marietta St. Box 127, Wroxeter, ON. N0G 2X0



This map is for illustrative purposes only. Information contained hereon is not a substitute for professional review or a site survey and is subject to change without notice. The Maitland Valley Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

North Perth Secondary Plan Study Area

LEGEND

- Watercourses
- 15 metre Watercourse Buffer
- WHPA Zone A
- WHPA Zone B
- WHPA Zone C
- WHPA Zone D
- WHPA Zone E

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Printer 1992, 2015. Aerial Photography taken in 2015 by Fugro Geospatial.

733 Exeter Road
London ON N6E 1L3
Tel: 519 873-5000
Fax: 519 873-5020

733, rue Exeter
London ON N6E 1L3
Tél.: 519 873-5000
Fax: 519 873-5020

February 1st, 2019

Municipality of North Perth
330 Wallace Avenue North
Listowel, Ontario
N4W 1L3

Attention: Mr. Lyndon Kowch, Manager of Operations

Re: Notice of Commencement Municipality of North Perth – Northeast Master Plan

Dear Mr. Kowch.:

This letter acknowledges the Ministry of Environment, Conservation and Parks (MECP) receipt, with thanks, of the Notice of Commencement for the Northeast Master Plan.

As you know, the Municipality of North Perth is undertaking a Master Plan for lands located in the northeast of Listowel. The overall purpose of the Northeast Master Plan is to guide the development of designated Urban Fringe lands owned by the Municipality, as well as to establish a servicing strategy for other lands within the broader Study Area. The Master Plan will integrate environmental, servicing, transportation and land use planning components and will include a traffic and transportation study; servicing studies (roads, stormwater, sanitary sewer and water) an environmental study and a market study.

Based on the information submitted, the MECP have identified the following key project details with respect to the proposed undertaking:

Aboriginal Consultation

The Crown has a legal duty to consult Aboriginal communities when it has knowledge, real or constructive, of the existence or potential existence of an Aboriginal or treaty right and contemplates conduct that may adversely impact that right. Before the Municipality of North Perth may proceed with this project, the Crown must ensure that its duty to consult has been fulfilled, where such a duty is triggered. Although the duty to consult with Aboriginal peoples is a duty of the Crown, the Crown may delegate procedural aspects of consultation to project proponents while retaining oversight of the process.

The Municipality of North Perth's proposed project may have the potential to affect Aboriginal or treaty rights protected under section 35 of Canada's *Constitution Act 1982*. Where the Crown's duty to consult is triggered in relation to the Municipality's proposed project, the MECP is delegating the procedural aspects of rights-based consultation to the Municipality of North Perth through this letter. The Crown intends to rely on the

delegated consultation process in discharging its duty to consult and maintains the right to participate in the consultation process as it sees fit.

Based on the limited information you have provided to date and the Crown's preliminary assessment the Municipality of North Perth is required to consult with the following communities who have been identified as potentially affected by your proposed project:

Nation	Contact Information	Nearby Town/City
Aamjiwnaang First Nation	<p>Aamjiwnaang First Nation 978 Tashmoo Ave. Sarnia, ON N7T 7H5 519-336-8410 Chief Chris Plain chief@aamjiwnaang.ca <u>Other Contacts:</u> Sharilyn Johnston, Environment Coordinator sjohnston@aamjiwnaang.ca Christine James, Environment Worker cjames@aamjiwnaang.ca (same mailing address for all)</p>	Sarnia, ON
Bkejwanong Territory (Walpole Island First Nation)	<p>Bkejwanong Territory 117 Tahgahoning Road R.R.#3 Wallaceburg, ON N8K 4K9 519-627-1481 Chief Dan Miskokomon drskoke@wifn.org <u>Other Contacts:</u> Dean Jacobs, Consultation Manager Walpole Island Heritage Centre 2185 River Road R.R.#3 Wallaceburg, ON N8K 4K9 519-627-1475 dean.jacobs@wifn.org and Janet Macbeth, Project Review Coordinator janet.macbeth@wifn.org</p>	Wallaceburg, ON
Chippewas of Kettle and Stony Point First Nation	<p>Chippewas of Kettle and Stony Point First Nation 6247 Indian Lane, R.R.#2 Forest, ON N0N 1J1 519-786-2125 Chief Jason Henry jason.henry@kettlepoint.org Other Contact: Valerie George Consultation Officer valerie.george@kettlepoint.org</p>	Forest, ON
Chippewas of the Thames First Nation	<p>Chippewas of the Thames First Nation 320 Chippewa Rd., Muncney, ON N0L 1Y0 519-289-5555 Chief Mycengun Henry mycengun@cottfn.com <u>Other Contacts:</u> Kelly Riley, Acting Director - Lands & Environment kriley@cottfn.com Consultation Manager : Fallon Burch (Notices should be sent to Chief with an email copy to consultation@cottfn.com) Consultation email: consultation@cottfn.com</p>	Muncney, ON
Oneida Nation of the Thames ONYOTA'A:KA	<p>Oneida Nation of the Thames 2212 Elm Ave. Southwold, ON N0L 2G0 519-652-3244 Chief Jessica Hill jessica.hill@oneida.on.ca Other Contact: Political Office Manager Email: cherilyn.hill@oneida.on.ca Tel: (519) 318-4593</p>	London, ON

Please be aware that the above guidance may change as new information becomes available on project impacts and/or communities' areas of interest.

Steps that you may need to take in relation to Aboriginal consultation for your proposed project are outlined in the "Code of Practice for Consultation in Ontario's Environmental Assessment Process" which can be found at the following link:

<https://www.ontario.ca/document/consultation-ontarios-environmental-assessment-process>

Additional information related to Ontario's *Environmental Assessment Act* is available online at:

www.ontario.ca/environmentalassessments

You must contact the Director of Environmental Assessment and Permissions Branch (Director) under the following circumstances subsequent to initial discussions with the communities identified by MOECC:

- Aboriginal or treaty rights impacts are identified to you by the communities;
- You have reason to believe that your proposed project may adversely affect an Aboriginal or treaty right;
- Consultation has reached an impasse;
- A Part II Order request or elevation request is expected.

The Director can be notified either by email, mail or fax using the information provided below:

Email:	MOECCpermissions@ontario.ca Subject: Potential Duty to Consult
Fax:	416-314-8452
Address:	Environmental Assessment and Permissions Branch 135 St. Clair Avenue West, 1 st Floor Toronto, ON, M4V 1P5

The MECP will then assess the extent of any Crown duty to consult for the circumstances and will consider whether additional steps should be taken, including what role the Municipality of North Perth will be asked to play should additional steps and activities be required.

Source Water Protection

As per the recent amendments to the Municipal Engineers Association (MEA) Class Environmental Assessment parent document approved October 2015, proponents undertaking a Municipal Class EA project must identify early in the process whether a project is occurring within a source water protection vulnerable area. This must be clearly documented in an ESR. If the project is occurring in a vulnerable area, then there may be policies in the local Source Protection Plan (SPP) that need to be addressed (requirements under the Clean Water Act). The proponent should contact and consult with the appropriate Conservation Authority/Source Protection Authority (CA/SPA) to discuss potential considerations and policies in the SPP that apply to the project.

Please include a section in the report on Source Water Protection. Specifically, it should discuss whether or not the project is located in a vulnerable area or changes or creates new vulnerable areas, and provide applicable details about the area. If located in a vulnerable area, proponents should document whether any project activities are a prescribed drinking water threat and thus pose a risk to drinking water (this should be consulted on with the appropriate CA/SPA). Where an activity poses a risk to drinking water, the proponent must document and discuss in the Project File Report/ESR how the project adheres to or has regard to applicable policies in the local SPP. If creating or changing a vulnerable area, proponents should document whether any existing uses or activities may potentially be affected by the implementation of source protection policies. This section should then be used to inform and should be reflected in other sections of the report, such as the identification of net positive/ negative effects of alternatives, mitigation measures, evaluation of alternatives etc. As a note, even if the project activities in a vulnerable area are deemed not to be a drinking water risk, there may be other policies that apply and so consultation with the local CA/SPA is important.

Climate Change

The Municipality is strongly encouraged to include climate change in this EA. Climate change should be considered in the context of mitigation and the context of adaptation. The Ministry has recently released a guidance document to support proponents in including climate change in environmental assessments. The guide can be found online: <https://www.ontario.ca/page/considering-climate-change-environmental-assessment-process>. It should be noted that Climatic Features is identified in Appendix 2 of the Municipal Class EA page 2-7 (2015).

Part II Order Request Form

Please note that as of July 1, 2018, a Part II Order Request Form must be used to request a Part II Order as per O. Reg. 152/18. Accordingly, please include those details when conveying information regarding the Part II Order process such as on the Notice of Completion. The following sample text would cover this requirement in the Notice of Completion for this project:

"As of July 1, 2018, a Part II Order Request Form must be used to request a Part II Order in accordance with O. Reg. 152/18. The Part II Order Request Form is available online on the Forms Repository website (<http://www.forms.ssb.gov.on.ca/>) by searching "Part II Order" or "012-2206E" (the form ID number)."

Conclusion

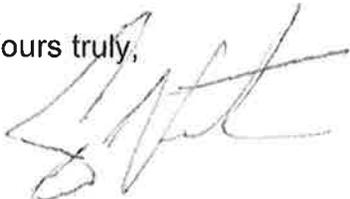
Thank you for the opportunity to comment on this project. Please keep this office fully informed of the status of this project as it proceeds through the Class EA process. All future correspondence with respect to this project should be sent to my attention, as I am this ministry's one window contact for this project, Craig Newton, Regional Environmental Planner / Regional EA Coordinator at (519) 873-5014 or by email at craig.newton@ontario.ca

A draft copy of the Environmental Study Report (ESR) should be sent to the appropriate MOECC regional office before the Municipality of North Perth issues its notice of completion of the final report. Allow a minimum of 30 days for MECP's technical reviewers to provide comments on the draft ESR.

When the ESR is finalized, please send the Notice of Completion and final documentation to me.

Should you or any members of your project team have any questions regarding the material above, please contact me directly.

Yours truly,

A handwritten signature in black ink, appearing to read 'C. Newton', written over a light blue horizontal line.

Craig Newton
Regional Environmental Planner / Regional EA Coordinator
Ministry of Environment, Conservation and Parks
733 Exeter Road
London ON, N6E 1L3
519-873-5014

cc Mr. Rob Wrigley, District Manager, MECP London District
Mr. Mark Smith, Supervisor, Drinking Water, MECP London
Mr. Pierre Chauvin, MHBC, Kitchener
Mr. John Kerr, GM BluePlan Engineering Ltd., Listowell

John Kerr - GM BluePlan

From: Danette Beare <dbeare@northperth.ca>
Sent: Tuesday, January 22, 2019 2:31 PM
To: Kriss Snell; 'Pierre Chauvin'; John Kerr - GM BluePlan
Subject: FW: Notice of Study Commencement and Notice of Public Information Centre #1 Municipality of North Perth - Northeast Master Plan and related Planning Applications
Attachments: 09127E_FinalNoticeofStudyCommencement.pdf

Who wants to complete the project information form?

Near as I can figure...the right person got the notice but we not supposed to give it to him directly.

Yours truly,

Danette Beare CMO, Deputy Clerk
Municipality of North Perth
330 Wallace Ave N
Listowel, ON N4W 1L3
519-292-2063

From: Newton, Craig (MECP) <Craig.Newton@ontario.ca>

Sent: January-22-19 1:12 PM

To: Danette Beare <dbeare@northperth.ca>

Subject: FW: Notice of Study Commencement and Notice of Public Information Centre #1 Municipality of North Perth - Northeast Master Plan and related Planning Applications

Good Afternoon Danette:

This may have just be an oversight, or perhaps you have just not gotten to this task as yet given your competing priorities, but if you are not already aware, please submit this and future Notices of Commencement to the MECP SWR Regional EA mail. I received the attached Notice of Commencement from you yesterday directly, rather than our MECP SWR Regional EA Notification E-mail.

When you get an opportunity, sometime in the next few days, please re-submit this Notice of Commencement in the manner described immediately below:

As of May 1, 2018, proponents must follow the planning process set out in the approved class environmental assessments or streamlined environmental assessment processes, and send their notices and completed project information form [project information form](#) to the MECP Region where the project is located. If your project is located in more than one ministry region, you need to submit your notices to all appropriate regions. This is in addition to the existing notification requirements in each class environmental assessments and streamlined environmental assessment process.

To submit your notice you need to do the following:

1. Download and complete the project information form noted above.

2. The subject line of your email must include the project location, type of streamlined environmental assessment and project name, for example: ◦ York Region, MEA Class EA, Elgin Mills Rd East (Bayview to Woodbine)

◦ Durham Region, Electricity Screening Process, New Cogeneration Station
City of Ottawa, Waste Management Screening Process, Landfill Expansion Project

3. Attach a copy of your project notice in PDF format and your completed project information form in Excel format to the email

4. Send your email to the appropriate ministry regional office:

- Central Region – eanotification.cregion@ontario.ca
- Eastern Region – eanotification.eregion@ontario.ca
- Northern Region – eanotification.nregion@ontario.ca
- South West Region – eanotification.swregion@ontario.ca
- West Central Region – eanotification.wcregion@ontario.ca

Thanks in advance Danette, much appreciated.

Yours truly,

Craig Newton
Regional Environmental Planner / Regional EA Coordinator
Ministry of the Environment, Conservation and Parks
Southwestern Region
733 Exeter Road
London, Ontario
N6E 1L3

From: Danette Beare [<mailto:dbeare@northperth.ca>]

Sent: January-21-19 10:31 AM

To: Cifuentes, Alejandro (MMA); Laurence, Anne Marie (MNRF); arleenmaracle@sixnations.ca; Cooney, Ayn (IAO); azocco@uniongas.com; broberts@uniongas.com; Herczeg, Brooke (MTCS); Mccauley, Cam (MNRF); Neumann, Carol (OMAFRA); Cheyenne Loon; chiefsdesk@nawash.ca; Newton, Craig (MECP); Dan Oswald; Dave Colvin; ddejong@hpcdsb.ca; EACoordination_ON@aadnc-aandc.gc.ca; Ed Smith; execassistant@saugeenojibwaynation.ca; gkeep@uniongas.com; gregf@mornington.ca; hdi2@bellnet.ca; Jim Mitchell; John Nater; Kent Taylor; Houston, Kirstie (MTO); Kriss Snell; Leea litzgus; Tam, Linda (MMA); Lisa Walsh; maitlandvalleyclub@gmail.com; Mark Swallow; MacPherson, Michael (IAO); Moroney, Michael (MECP); Monique Mousseau; Fallis, Nancy (MTCS); Nicholas Kellar; Patrick Huber-Kidby; prhody@wightman.ca; Randy Pettapiece; Renato Pullia; Rob Dobos; Rob Scott; Sara Eddy; saugeenmetis@bmts.com; sfn@saugeen.org; Prowse, Shari (MTCS); Sharon Darcy; thegreatlakesmetis@gmail.com; Shantz, Tyler (MMAH); Walter Kloostra; Katzirz, Zsolt (MTO)

Cc: Kriss Snell; Lyndon Kowch; 'Pierre Chauvin'; John Kerr - GM BluePlan

Subject: Notice of Study Commencement and Notice of Public Information Centre #1 Municipality of North Perth - Northeast Master Plan and related Planning Applications

Attached please find notice for your information and opportunity to comment.

Yours truly,

Danette Beare CMO, Deputy Clerk
Municipality of North Perth
330 Wallace Ave N
Windsor, ON N4W 1L3
519-292-2063

John Kerr - GM BluePlan

From: Chris Hachey <hsmasstlrcc@bmts.com>
Sent: Monday, January 21, 2019 2:24 PM
To: pchauvin@mhbcplan.com; John Kerr - GM BluePlan; lkowch@northperth.ca
Subject: Request for Comments - Perth County - Northeast Master Plan and Related Planning Applications

Your File:

Our File: Perth County (projects)

Dear Mr. Chauvin, Mr. Kerr and Mr. Kowch,

The Historic Saugeen Metis (HSM) Lands, Resources, and Consultation Department appreciates the opportunity to be consulted during the Municipality of North Perth, Northeast Master Plan and related Planning Applications process. HSM interests related to the study largely focus on environmental sustainability associated to land use / development and archaeological resources.

Thank you again for the opportunity and we look forward to receiving study updates.

Regards,

Chris Hachey

Assistant Coordinator, Lands, Resources and Consultation

Historic Saugeen Métis
204 High Street
Southampton, Ontario, N0H 2L0
Telephone: (519) 483-4000
Fax: (519) 483-4002
Email: hsmasstlrcc@bmts.com

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John Kerr - GM BluePlan

From: Danette Beare <dbeare@northperth.ca>
Sent: Monday, January 21, 2019 11:39 AM
To: 'Pierre Chauvin'; John Kerr - GM BluePlan
Cc: Kriss Snell
Subject: FW: Notice of Study Commencement and Notice of Public Information Centre #1 Municipality of North Perth - Northeast Master Plan and related Planning Applications
Attachments: 09127E_FinalNoticeofStudyCommencement.pdf

FYI

Yours truly,
Danette Beare CMO, Deputy Clerk
Municipality of North Perth
330 Wallace Ave N
Listowel, ON N4W 1L3
519-292-2063

-----Original Message-----

From: EnviroOnt <EnviroOnt@tc.gc.ca>
Sent: January-21-19 11:33 AM
To: Danette Beare <dbeare@northperth.ca>
Subject: Notice of Study Commencement and Notice of Public Information Centre #1 Municipality of North Perth - Northeast Master Plan and related Planning Applications

Greetings,

Thank you for your correspondence.

Please note Transport Canada does not require receipt of all individual or Class EA related notifications. We are requesting project proponents to self-assess if their project:

1. Will interact with a federal property and/or waterway by reviewing the Directory of Federal Real Property, available at www.tbs-sct.gc.ca/dfrp-rbif/; and
2. Will require approval and/or authorization under any Acts administered by Transport Canada* available at <http://www.tc.gc.ca/eng/acts-regulations/menu.htm>.

Projects that will occur on federal property prior to exercising a power, performing a function or duty in relation to that project, will be subject to a determination of the likelihood of significant adverse environmental effects, per Section 67 of the Canadian Environmental Assessment Act, 2012.

If the aforementioned does not apply, the Environmental Assessment program should not be included in any further correspondence and future notifications will not receive a response. If there is a role under the program, correspondence should be forwarded electronically to: EnviroOnt@tc.gc.ca with a brief description of Transport Canada's expected role.

*Below is a summary of the most common Acts that have applied to projects in an Environmental Assessment context:

- Navigation Protection Act (NPA) – the Act applies primarily to works constructed or placed in, on, over, under, through, or across scheduled navigable waters set out under the Act. The Navigation Protection Program administers the

NPA through the review and authorization of works affecting scheduled navigable waters. Information about the Program, NPA and approval process is available at: <http://www.tc.gc.ca/eng/programs-621.html>. Enquiries can be directed to NPPONT-PPNONT@tc.gc.ca or by calling (519) 383-1863.

- Railway Safety Act (RSA) – the Act provides the regulatory framework for railway safety, security, and some of the environmental impacts of railway operations in Canada. The Rail Safety Program develops and enforces regulations, rules, standards and procedures governing safe railway operations. Additional information about the Program is available at: <https://www.tc.gc.ca/eng/railsafety/menu.htm>. Enquiries can be directed to RailSafety@tc.gc.ca or by calling (613) 998-2985.
- Transportation of Dangerous Goods Act (TDGA) – the transportation of dangerous goods by air, marine, rail and road is regulated under the TDGA. Transport Canada, based on risks, develops safety standards and regulations, provides oversight and gives expert advice on dangerous goods to promote public safety. Additional information about the transportation of dangerous goods is available at: <https://www.tc.gc.ca/eng/tdg/safety-menu.htm>. Enquiries can be directed to TDG-TMDOntario@tc.gc.ca or by calling (416) 973-1868.
- Aeronautics Act – Transport Canada has sole jurisdiction over aeronautics, which includes aerodromes and all related buildings or services used for aviation purposes. Aviation safety in Canada is regulated under this Act and the Canadian Aviation Regulations (CARs). Elevated Structures, such as wind turbines and communication towers, would be examples of projects that must be assessed for lighting and marking requirements in accordance with the CARs. Transport Canada also has an interest in projects that have the potential to cause interference between wildlife and aviation activities. One example would be waste facilities, which may attract birds into commercial and recreational flight paths. The Land Use In The Vicinity of Aerodromes publication recommends guidelines for and uses in the vicinity of aerodromes, available at: <https://www.tc.gc.ca/eng/civilaviation/publications/tp1247-menu-1418.htm>. Enquires can be directed to tc.aviationservicesont-servicesaviationont.tc@tc.gc.ca or by calling 1 (800) 305-2059 / (416) 952-0230.

Please advise if additional information is needed.

Thank you,

Environmental Assessment Program, Ontario Region Transport Canada / Government of Canada / 4900 Yonge St.,
Toronto, ON M2N 6A5 EnviroOnt@tc.gc.ca / Facsimile : (416) 952-0514 / TTY: 1-888-675-6863

Programme d'évaluation environnementale, Région de l'Ontario Transports Canada / Gouvernement du Canada / 4900,
rue Yonge, Toronto, ON, M2N 6A5 EnviroOnt@tc.gc.ca / télécopieur: (416) 952-0514

From: Danette Beare [dbeare@northperth.ca]

Sent: January 21, 2019 10:31 AM

To: Alejandro Cifuentes; Ann Marie Laurence; arleenmaracle@sixnations.ca; ayn.cooney@ontario.ca ;
azocco@uniongas.com; broberts@uniongas.com; Brooke Herczeg; Cam McCauley; Carol Neumann; Cheyenne Loon;
chiefsdesk@nawash.ca; Craig Newton; Dan Oswald; Dave Colvin; ddejong@hpcdsb.ca; EACoordination_ON@aadnc-aandc.gc.ca; Ed Smith; execassistant@saugeenojibwaynation.ca; gkeep@uniongas.com; gregf@mornington.ca;
hdi2@bellnet.ca; Jim Mitchell; John Nater; Kent Taylor; Kirstie Houston; Kriss Snell; Leea litzgus; Linda Tam; Lisa Walsh;
maitlandvalleyclub@gmail.com; Mark Swallow; Michael MacPherson; Michael Moroney; Mousseau, Monique; Nancy Fallis;
Nicholas Kellar; Patrick Huber-Kidby; prhody@wightman.ca; Randy Pettapiece; Renato Pullia; Rob Dobos; Rob Scott;
Sara Eddy; saugeenmetis@bmts.com; sfn@saugeen.org; Shari Prowse; Sharon Darcy;
thegreatlakesmetis@gmail.com; Tyler Shantz; Walter Klooststra; Zsolt Katzirz (zsolt.katzirz@ontario.ca)

Cc: Kriss Snell; Lyndon Kowch; 'Pierre Chauvin'; John Kerr - GM BluePlan

Subject: Notice of Study Commencement and Notice of Public Information Centre #1 Municipality of North Perth - Northeast Master Plan and related Planning Applications

Attached please find notice for your information and opportunity to comment.

Yours truly,
Danette Beare CMO, Deputy Clerk
Municipality of North Perth
330 Wallace Ave N
Listowel, ON N4W 1L3
519-292-2063

John Kerr - GM BluePlan

From: Patrick Huber-Kidby <phuber-kidby@mvca.on.ca>
Sent: Monday, January 21, 2019 11:20 AM
To: 'Pierre Chauvin MCIP, RPP'; John Kerr - GM BluePlan; lkowch@northperth.ca
Cc: dbeare@northperth.ca
Subject: Northeast Master Plan and Related Planning Applications
Attachments: regulation_map.pdf

Good morning,

Please see below an email excerpt from Brandi Walter to Shannon Davison on June 01, 2018 relating to the subject property:

"Dear Shannon,

I am in receipt of your inquiry for natural heritage information for Lot 24, Concession 2, South Line 87, east of Highway 23. It is my understanding the purpose of the inquiry is for an "Existing Conditions Report" to be prepared for the development of a Secondary Plan in the Town of Listowel.

Please be advised, the Maitland Valley Conservation Authority (MVCA) does not comment on natural heritage for the Municipality of North Perth. However, we continue to provide technical review services and planning review for the management of natural hazards within the Municipality. As such, in accordance with this role and as per regulatory mandate under the Conservation Authorities Act, I offer the following comments.

The subject property features a portion of watercourse on the northwest corner of the property and a pond on the east boundary (See attached map). MVCA's resource mapping does not show the property is affected by natural hazards as defined in the Provincial Policy Statement, 2014.

The watercourse plus 15 metres from the top of bank is a MVCA regulated area, pursuant to Ontario Regulation 164/06 made under the Conservation Authorities Act, as amended. However, the pond is not a MVCA regulated feature unless future studies show it is surficially connected to the watercourse."

Please accept this email excerpt in response to the request for comment on the Listowel Northeast Master Plan study.

As always, thank you for the opportunity to comment at this time. If you have any questions please do not hesitate to contact our office.

Sincerely,



Patrick Huber-Kidby

Maitland Valley Conservation Authority

Phone: (519) 335-3557 x 240 **Fax:** (519) 335-3516

Mail: 1093 Marietta St. Box 127, Wroxeter, ON. N0G 2X0



TELEPHONE CALL CONVERSATION RECORD

Project Number & Name: 311003 Northeast Master Plan, Municipality of North Perth

Date & Time of Call: Thursday, February 14, 2019 at 1:37 p.m.

Caller Name & Company: John Kerr - GM BluePlan (Listowel)

Receiver Name & Company: Sharilyn Johnston, Aamjiwnaang First Nation (AFN)

Phone Number: 519-336-8410

Comments:

Sharilyn confirmed that she and Christine had received the email and notice from North Perth on Feb. 4.

Apparently, a copy was sent to the former Chief Rogers - a copy should be sent to Chief Chris Plain.

Notices of Class EA's are presented to and discussed at a Committee bi-weekly – the next meeting is scheduled for March 5.

Typically, comments are sent out within a week or two of each meeting.

I invited Sharilyn and/or anyone else from AFN to participate or attend PIC #1 on Tuesday evening, Feb 19 and invited her to call any time if they have any comments or questions whatsoever.

Signature



TELEPHONE CALL CONVERSATION RECORD

Project Number & Name: 311003 Northeast Master Plan, Municipality of North Perth

Date & Time of Call: Thursday, February 14, 2019 at 1:53 & 1:55 p.m.

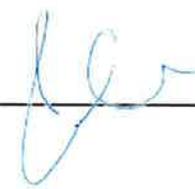
Caller Name & Company: John Kerr - GM BluePlan (Listowel)

Receiver Name & Company: Dean Jacobs (x101) & Janet Macbeth (x108) – Bkejwanong Territory – Walpole Isl

Phone Number: 519-627-1475

Comments:

I left a detailed message for both Dean and Janet to make sure they received North Perth's email and PIC / Commencement Notice on Feb 4, 2019, and invited them to the PIC on Tuesday evening and asked that they call me any time if they have any comments, concerns or questions regarding the Master Plan.

Signature 



TELEPHONE CALL CONVERSATION RECORD

Project Number & Name: 311003 Northeast Master Plan, Municipality of North Perth

Date & Time of Call: Thursday, February 14, 2019 at 2:03 p.m.

Caller Name & Company: John Kerr - GM BluePlan (Listowel)

Receiver Name & Company: Valeria George, Chippewas of Kettle and Stoney Point First Nation

Phone Number: 519-786-2125

Comments:

I left a detailed message for Valerie to make sure she and the Chief received North Perth's email and PIC / Commencement Notice on Feb 4, 2019, and invited them to the PIC on Tuesday evening and asked that they contact me any time if they have any comments, concerns or questions regarding the Master Plan.

Signature



TELEPHONE CALL CONVERSATION RECORD

Project Number & Name: 311003 Northeast Master Plan, Municipality of North Perth

Date & Time of Call: Thursday, February 14, 2019 at 2:09 p.m.

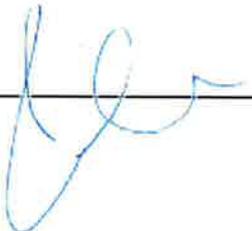
Caller Name & Company: John Kerr - GM BluePlan (Listowel)

Receiver Name & Company: Kelly Riley, Chippewas of the Thames First Nation

Phone Number: 519-289-5555

Comments:

I left a detailed message for Kelly to make sure she and the Chief received North Perth's email and PIC / Commencement Notice on Feb 4, 2019, and invited them to the PIC on Tuesday evening and asked that they call me any time if they have any comments, concerns or questions regarding the Master Plan.

Signature 



TELEPHONE CALL CONVERSATION RECORD

Project Number & Name: 311003 Northeast Master Plan, Municipality of North Perth

Date & Time of Call: Thursday, February 14, 2019 at 2:15 p.m.

Caller Name & Company: John Kerr - GM BluePlan (Listowel)

Receiver Name & Company: Cherilyn Hill, Oneida Nation of the Thames

Phone Number: 519-652-6161

Comments:

Cherilyn confirmed that she had received the email and notice from North Perth on Feb. 4.

Notices of Class EA's are forwarded to and commented on by their Environmental Coordinator, Brandon

Doxtator who we should contact in the future regarding this project (519-652-6922).

I invited Cherilyn and/or anyone else from Oneida to participate or attend PIC #1 on Tuesday evening, Feb 19 and invited them to call any time if they have any comments or questions whatsoever.

Signature



CHIPPEWAS OF THE THAMES FIRST NATION

February 15, 2019

VIA EMAIL

Lyndon Kowch
Manager of Operations
Municipality of North Perth
330 Wallace Ave. N.
Listowel, ON N4W 1L3

Subject: Northeast Master Plan and Related Planning Applications

Dear Lyndon,

We are in receipt of the **Notice of Study Commencement and Notice of Public Information Centre # 1** correspondence of the aforementioned project.

In our screening of your project correspondence, we have identified minimal concern with your project and the information that you have presented to us as at this time.

We would like to thank you for notifying Chippewas of the Thames First Nation. If you have any questions, please do not hesitate to contact me.

Sincerely,

Fallon Burch
Chippewa of the Thames
Consultation Coordinator
(519) 289-5555 Ext. 251



TELEPHONE CALL CONVERSATION RECORD

Project Number & Name: 311003 Northeast Master Plan, Municipality of North Perth

Date & Time of Call: Wednesday, March 6, 2019 at 3:40 p.m.

Caller Name & Company: John Kerr - GM BluePlan Engineering (Listowel)

Receiver Name & Company: Brandon Doxtator, Oneida Nation of the Thames

Phone Number: 519-652-6922

Comments:

I spoke with Brandon as a follow-up to my conversation of February 14, 2019 with Cherilyn Hill regarding the email and PIC / Commencement Notice from North Perth on Feb. 4. Brandon confirmed that the file had been circulated to him and that he had *briefly* reviewed it – his only comment at this time was that if any archaeological work is proposed they would be interested in monitoring or participating. Brandon then committed to looking at the file in more detail in the next couple of weeks and will call or email to confirm if they have any other direct interests, comments, concerns or questions. I offered to meet Brandon at his office at his convenience if he would like to go over any matters in more detail.

Signature



TELEPHONE CALL CONVERSATION RECORD

Project Number & Name: 311003 Northeast Master Plan, Municipality of North Perth

Date & Time of Call: Wednesday, March 6, 2019 at 2:35 and 2:45 p.m.

Caller Name & Company: John Kerr - GM BluePlan Engineering (Listowel)

Receiver Name & Company: Dean Jacobs (x101) & Janet Macbeth (x108) – Bkejwanong Territory – Walpole Isl

Phone Number: 519-627-1475

Comments:

As a follow-up to my telephone messages to both Janet and Dean of February 14, 2019, I once again left detailed message for both staff members to make sure they received North Perth's email and PIC / Commencement Notice on Feb 4, 2019, and asked that they contact me to confirm if their staff, Chief or Council have any comments, concerns or questions regarding the Master Plan.

Signature



TELEPHONE CALL CONVERSATION RECORD

Project Number & Name: 311003 Northeast Master Plan, Municipality of North Perth

Date & Time of Call: Wednesday, March 6, 2019 at 3:25 p.m.

Caller Name & Company: John Kerr - GM BluePlan (Listowel)

Receiver Name & Company: Valerie George, Chippewas of Kettle and Stoney Point First Nation

Phone Number: 519-786-2125

Comments:

As a follow-up to my telephone message of February 14, 2019 I once again left a detailed message for Valerie to make sure she and the Chief received North Perth's email and PIC / Commencement Notice on February 4 & asked that they contact me to confirm whether or not their staff, Chief or Council had any interests, concerns or questions regarding the Master Plan.

Signature

John Kerr - GM BluePlan

From: Kriss Snell <ksnell@northperth.ca>
Sent: Monday, March 11, 2019 6:18 PM
To: Lyndon Kowch; John Kerr - GM BluePlan; pchauvin@mhbcplan.com; Andrea Sinclair; Sean Yilmaz
Cc: Steve MacMillan - GM BluePlan; Ed Podniewicz
Subject: RE: Northeast Master Plan (311003)

I have not received any additional written comments since the PIC.

I did have a meeting with the Bob and Carol Uptigrove. They were supportive of the plan and willing to work with us on conveyance of land for road purposes. They will be requesting relocation of buffer (currently a hedge on west side of property) or new one.

Very positive meeting.

Kriss Snell, CMO
Chief Administrative Officer
Municipality of North Perth
330 Wallace Ave. N., Listowel, ON, N4W 1L3
519-292-2040
ksnell@northperth.ca
www.northperth.ca



North Perth is a Community of Character

integrity, **fairness**, responsibility, **perseverance**, *optimism*, COURAGE, respect, **compassion**, **empathy**, *honesty*, inclusion

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March 11, 2019

Municipality of North Perth
330 Wallace Avenue North
Listowel, ON N2W 1L3
Attention: Mr. Sean Yilmaz

Dear: Mr. Yilmaz

Re: 5917 Line 87, Listowel, ON

This letter is to inform you that as of June 3, 2019, we will be the owners of the above noted property in Listowel Ontario.

Through various discussions with yourself and Mr. Snell we understand there are a number planning and engineering initiatives underway at this time, including a Master Servicing Plan and Environmental Assessment (EA) for the east area of Listowel as well as an Official Plan Update being conducted by Perth County.

We would like to request that consideration be given to incorporate the property at 5917 Line 87 into the settlement boundary as part of the Official Plan Update, as well as consideration for a residential designation.

Furthermore, we request that the property at 5917 Line 87 continue to be considered in the sizing and design of future servicing solutions as part of the Master Servicing Plan and EA currently underway.

Please add us onto the distribution list for all current planning and engineering studies.

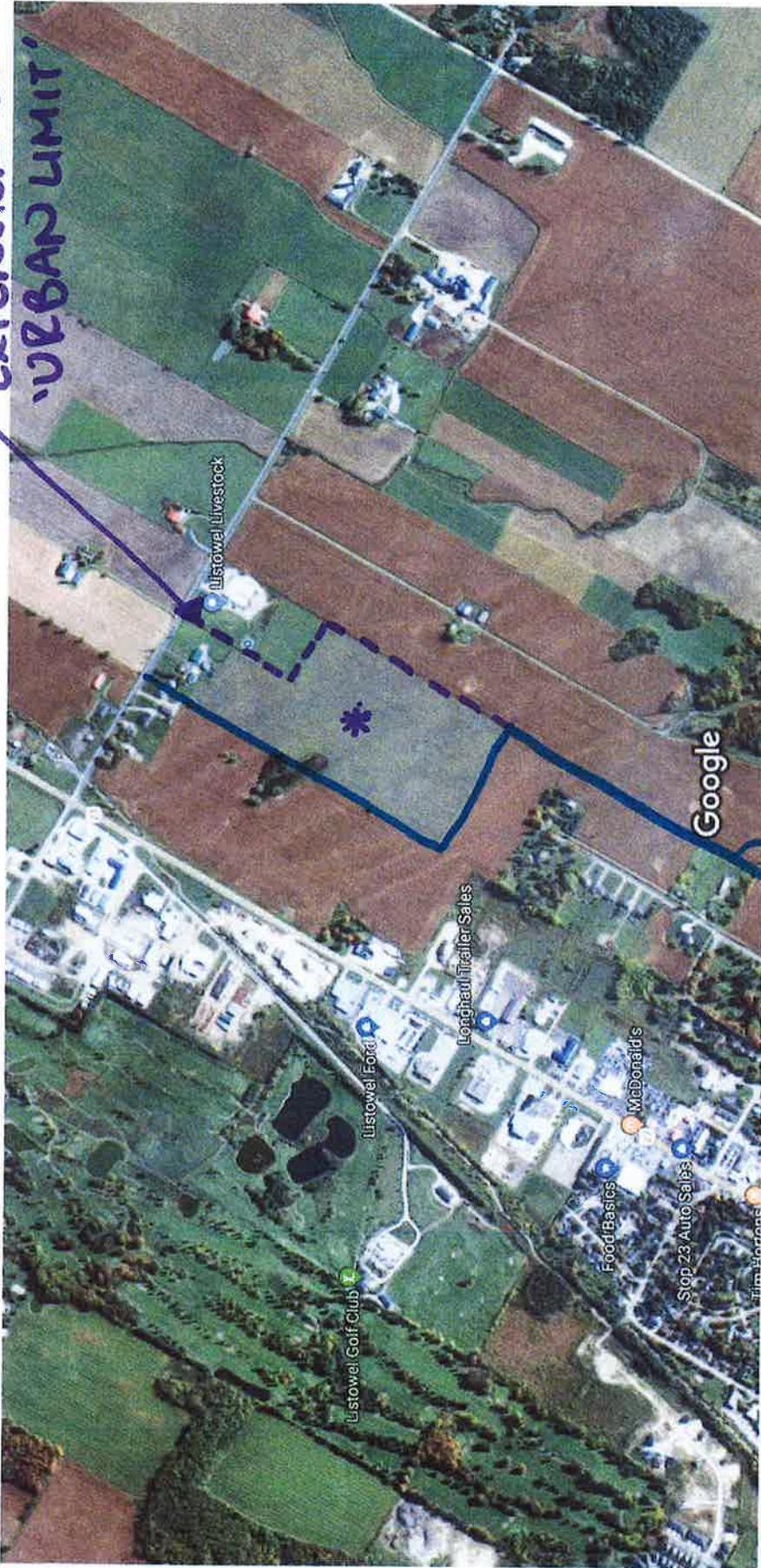
Should you have any questions or would like to discuss further, please feel free to contact me directly.

Kind Regards,

Maria Kyveris, P. Eng.
Manager, Building and Land Development
P.K. Custom Homes Inc.
(cell) 519-404-3971
maria.kyveris@rogers.com

cc. Mr. Kriss Snell, Municipality of North Perth
Mr. Mark Swallow, County of Perth
Mr. Pierre Chauvin, MHBC Planning
Mr. John Kerr, GM Blue Plan
Mr. Greg McNally, P.K. Custom Homes Inc.

REQUESTED
EXTENSION OF
'URBAN LIMIT'



Imagery ©2019 DigitalGlobe, Map data ©2019 Google 200 m

CURRENT 'URBAN' LIMIT

#5917 Line 87 - Subject
Property

John Kerr - GM BluePlan

From: John Kerr - GM BluePlan
Sent: Thursday, May 02, 2019 1:51 PM
To: 'chief.plain@aamjiwnaang.ca'; sjohnston@aamjiwnaang.ca; cjames@aamjiwnaang.ca
Cc: Lyndon Kowch; Kriss Snell; 'Pierre Chauvin'; Danette Beare; Steve MacMillan - GM BluePlan; Andrea Sinclair; Sean Yilmaz; Ed Podniewicz (epodniewicz@northperth.ca)
Subject: RE: North East Master Plan - Municipality of North Perth (our file 311003)
Attachments: 09127E_FinalNoticeofStudyCommencement.pdf
Importance: High

Good afternoon, Sharilyn.

Following up on our telephone conversation of February 14th at 1:37 p.m. and the email below, I believe you suggested that any interest or concern Aamjiwnaang First Nation might have with our proposed Master Plan for this area immediately northeast of the community of Listowel would be discussed at your bi-weekly Committee meeting on March 5(?) – if you could please advise us soon if you have any comments, questions or concerns regarding this undertaking it would be greatly appreciated.

Please feel free to call me to discuss in more detail at your earliest opportunity.

Best Regards,

John Kerr, P. Eng.
Sr. Project Manager, Partner

GM BluePlan Engineering Limited
975 Wallace Avenue North | Listowel ON N4W 1M6
t: 519.291-9339 ext.3225 | c: 519-404-7010
john.kerr@gmblueplan.ca | www.gmblueplan.ca



From: Danette Beare <dbeare@northperth.ca>
Sent: Monday, February 04, 2019 9:41 AM
To: 'Chief Rogers' <chief@aamjiwnaang.ca>; 'chief.plain@aamjiwnaang.ca' <chief.plain@aamjiwnaang.ca>
Cc: Lyndon Kowch <LKowch@northperth.ca>; Kriss Snell <kksnell@northperth.ca>; 'Pierre Chauvin' <pchauvin@mhbcpplan.com>; John Kerr - GM BluePlan <John.Kerr@gmblueplan.ca>
Subject: RE: Notice of Commencement North East Master Plan

Attached please find notice for your information.

Yours truly,
Danette Beare CMO, Deputy Clerk
Municipality of North Perth
330 Wallace Ave N
Listowel, ON N4W 1L3
519-292-2063

From: Chief Rogers <chief@aamjiwnaang.ca>
Sent: February-04-19 9:20 AM
To: Danette Beare <dbeare@northperth.ca>
Subject: Automatic reply: Notice of Commencement North East Master Plan

Please re-send your request to chief.plain@aamjiwnaang.ca. Thank you

From: Danette Beare <dbeare@northperth.ca>
Sent: Monday, February 04, 2019 9:20 AM
To: Cheryl Hill <cherilyn.hill@oneida.on.ca>; Chief Chris Plain <chief@aamjiwnaang.ca>; Chief Dan Miskokomon <drskoke@wifn.org>; Chief Jason Henry <jason.henry@kettlepoint.org>; Chief Jessica Hill <jessica.hill@oneida.on.ca>; Chief Myeengun Henry <myeengun@cottfn.com>; Christine James <cjames@aamjiwnaang.ca>; Dean Jacobs <dean.jacobs@wifn.org>; Fallon Burch <consultation@cottfn.com>; Janet Macbeth <janet.macbeth@wifn.org>; Kelly Riley <kriley@cottfn.com>; Sharilyn Johnston <sjohnston@aamjiwnaang.ca>; Valerie George <valerie.george@kettlepoint.org>
Cc: Lyndon Kowch <LKowch@northperth.ca>; Kriss Snell <ksnell@northperth.ca>; John Kerr - GM BluePlan <John.Kerr@gmblueplan.ca>; 'Pierre Chauvin' <pchauvin@mhbcpplan.com>; Sean Yilmaz <syilmaz@northperth.ca>
Subject: Notice of Commencement North East Master Plan

Attached please find notice for your information.

Yours truly,
Danette Beare CMO, Deputy Clerk
Municipality of North Perth
330 Wallace Ave N
Listowel, ON N4W 1L3
519-292-2063

John Kerr - GM BluePlan

From: John Kerr - GM BluePlan
Sent: Thursday, May 02, 2019 2:11 PM
To: valerie.george@kettlepoint.org
Cc: Kriss Snell (ksnell@northperth.ca); Lyndon Kowch (lkowch@northperth.ca); Ed Podniewicz (epodniewicz@northperth.ca); Sean Yilmaz; Pierre Chauvin - MHBC Planning - Kitchener (pchauvin@mhbcplan.com); Andrea Sinclair; Steve MacMillan C.E.T.
Subject: FW: North East Master Plan - Municipality of North Perth (our file 311003)
Attachments: 09127E_FinalNoticeofStudyCommencement.pdf

Importance: High

Good afternoon, Valerie.

Following up on my detailed telephone messages of March 6th at 3:25 p.m. and February 14th at 2:03 p.m. and to the email below, can you please advise us soon if the Chippewas of Kettle and Stony Point have any comments, questions or concerns regarding this proposed undertaking?

Please feel free to call me to discuss in more detail at your earliest opportunity, and thank you in advance for your attention and early reply to this matter, which is greatly appreciated.

Best Regards,

John Kerr, P. Eng.
Sr. Project Manager, Partner

GM BluePlan Engineering Limited
975 Wallace Avenue North | Listowel ON N4W 1M6
t: 519 291-9339 ext.3225 | c: 519-404-7010
john.kerr@gmblueplan.ca | www.gmblueplan.ca



From: Danette Beare <dbeare@northperth.ca>
Sent: Monday, February 04, 2019 9:20 AM
To: Cherilyn Hill <cherilyn.hill@oneida.on.ca>; Chief Chris Plain <chief@aamjiwnaang.ca>; Chief Dan Miskokomon <drskoke@wifn.org>; Chief Jason Henry <jason.henry@kettlepoint.org>; Chief Jessica Hill <jessica.hill@oneida.on.ca>; Chief Myeengun Henry <myeengun@cottfn.com>; Christine James <cjames@aamjiwnaang.ca>; Dean Jacobs <dean.jacobs@wifn.org>; Fallon Burch <consultation@cottfn.com>; Janet Macbeth <janet.macbeth@wifn.org>; Kelly Riley <kriley@cottfn.com>; Sharilyn Johnston <sjohnston@aamjiwnaang.ca>; Valerie George <valerie.george@kettlepoint.org>
Cc: Lyndon Kowch <LKowch@northperth.ca>; Kriss Snell <ksnell@northperth.ca>; John Kerr - GM BluePlan <John.Kerr@gmblueplan.ca>; 'Pierre Chauvin' <pchauvin@mhbcplan.com>; Sean Yilmaz <syilmaz@northperth.ca>
Subject: Notice of Commencement North East Master Plan

Attached please find notice for your information.

Yours truly,
Danette Beare CMO, Deputy Clerk

Municipality of North Perth
330 Wallace Ave N
Listowel, ON N4W 1L3
519-292-2063

John Kerr - GM BluePlan

From: John Kerr - GM BluePlan
Sent: Thursday, May 02, 2019 2:36 PM
To: 'dean.jacobs@wifn.org'; 'janet.macbeth@wifn.org'
Cc: Kriss Snell (ksnell@northperth.ca); Lyndon Kowch (lkowch@northperth.ca); Ed Podniewicz (epodniewicz@northperth.ca); Sean Yilmaz; Pierre Chauvin - MHBC Planning - Kitchener (pchauvin@mhbcplan.com); Andrea Sinclair; Steve MacMillan C.E.T.
Subject: North East Master Plan - Municipality of North Perth (our file 311003)
Attachments: 09127E_FinalNoticeofStudyCommencement.pdf

Importance: High

Good afternoon, Janet and Dean.

Following up on my detailed telephone messages of March 6th at 2:35 – 2:45 p.m. and February 14th at 1:52 – 1:56 p.m. and to the email below, can you please advise us if Walpole Island First Nation have any comments, questions or concerns regarding this proposed undertaking immediately north of the community of Listowel?

Please feel free to call me to discuss in more detail at your earliest opportunity, and thank you in advance for your attention and early reply to this matter, which is greatly appreciated.

Best Regards,

John Kerr, P. Eng.
Sr. Project Manager, Partner

GM BluePlan Engineering Limited
975 Wallace Avenue North | Listowel ON N4W 1M6
t: 519.291-9339 ext.3225 | c: 519-404-7010
john.kerr@gmblueplan.ca | www.gmblueplan.ca



From: Danette Beare <dbeare@northperth.ca>
Sent: Monday, February 04, 2019 9:20 AM
To: Cherilyn Hill <cherilyn.hill@oneida.on.ca>; Chief Chris Plain <chief@amjiwnaang.ca>; Chief Dan Miskokomon <drskoke@wifn.org>; Chief Jason Henry <jason.henry@kettlepoint.org>; Chief Jessica Hill <jessica.hill@oneida.on.ca>; Chief Myeengun Henry <myeengun@cottfn.com>; Christine James <cjames@amjiwnaang.ca>; Dean Jacobs <dean.jacobs@wifn.org>; Fallon Burch <consultation@cottfn.com>; Janet Macbeth <janet.macbeth@wifn.org>; Kelly Riley <kriley@cottfn.com>; Sharilyn Johnston <sjohnston@amjiwnaang.ca>; Valerie George <valerie.george@kettlepoint.org>
Cc: Lyndon Kowch <LKowch@northperth.ca>; Kriss Snell <ksnell@northperth.ca>; John Kerr - GM BluePlan <John.Kerr@gmblueplan.ca>; 'Pierre Chauvin' <pchauvin@mhbcplan.com>; Sean Yilmaz <syilmaz@northperth.ca>
Subject: Notice of Commencement North East Master Plan

Attached please find notice for your information.

Yours truly,
Danette Beare CMO, Deputy Clerk

Municipality of North Perth
330 Wallace Ave N
Listowel, ON N4W 1L3
519-292-2063

John Kerr - GM BluePlan

From: John Kerr - GM BluePlan
Sent: Thursday, May 02, 2019 2:46 PM
To: environment@oneida.on.ca
Cc: Kriss Snell (ksnell@northperth.ca); Lyndon Kowch (lkowch@northperth.ca); Ed Podniewicz (epodniewicz@northperth.ca); Sean Yilmaz; Pierre Chauvin - MHBC Planning - Kitchener (pchauvin@mhbcpplan.com); Andrea Sinclair; Steve MacMillan C.E.T.
Subject: North East Master Plan - Municipality of North Perth (our file 311003)
Attachments: 09127E_FinalNoticeofStudyCommencement.pdf

Importance: High

Good afternoon, Brandon.

Following up on our telephone conversation of March 6th at 3:40 p.m. and the email below, I recall you advised us that Oneida Nation of the Thames would be interested in observing any archaeological investigations in the subject area but that you otherwise did not anticipate any other concerns however you would review the Notice and area in more detail and confirm such in writing – if you could please advise us soon if you have any comments, questions or concerns regarding this undertaking located immediately north of the community of Listowel it would be greatly appreciated.

Please feel free to call me to discuss in more detail at your earliest opportunity.

Best Regards,

John Kerr, P. Eng.
Sr. Project Manager, Partner

GM BluePlan Engineering Limited
975 Wallace Avenue North | Listowel ON N4W 1M6
t: 519.291-9339 ext.3225 | c: 519-404-7010
john.kerr@gmblueplan.ca | www.gmblueplan.ca



From: Danette Beare <dbeare@northperth.ca>
Sent: Monday, February 04, 2019 9:20 AM
To: Cherilyn Hill <cherilyn.hill@oneida.on.ca>; Chief Chris Plain <chief@aamjiwnaang.ca>; Chief Dan Miskokomon <drskoke@wifn.org>; Chief Jason Henry <jason.henry@kettlepoint.org>; Chief Jessica Hill <jessica.hill@oneida.on.ca>; Chief Myeengun Henry <myeengun@cottfn.com>; Christine James <cjames@aamjiwnaang.ca>; Dean Jacobs <dean.jacobs@wifn.org>; Fallon Burch <consultation@cottfn.com>; Janet Macbeth <janet.macbeth@wifn.org>; Kelly Riley <kriley@cottfn.com>; Sharilyn Johnston <sjohnston@aamjiwnaang.ca>; Valerie George <valerie.george@kettlepoint.org>
Cc: Lyndon Kowch <LKowch@northperth.ca>; Kriss Snell <ksnell@northperth.ca>; John Kerr - GM BluePlan <John.Kerr@gmblueplan.ca>; 'Pierre Chauvin' <pchauvin@mhbcpplan.com>; Sean Yilmaz <syilmaz@northperth.ca>
Subject: Notice of Commencement North East Master Plan

Attached please find notice for your information.

Yours truly,
Danette Beare CMO, Deputy Clerk
Municipality of North Perth
330 Wallace Ave N
Listowel, ON N4W 1L3
519-292-2063

John Kerr - GM BluePlan

From: Valerie George <Valerie.George@kettlepoint.org>
Sent: Thursday, May 02, 2019 3:17 PM
To: John Kerr - GM BluePlan
Cc: Kriss Snell (ksnell@northperth.ca); Lyndon Kowch (lkowch@northperth.ca); Ed Podniewicz (epodniewicz@northperth.ca); Sean Yilmaz; Pierre Chauvin - MHBC Planning - Kitchener (pchauvin@mhbcplan.com); Andrea Sinclair; Steve MacMillan - GM BluePlan
Subject: RE: North East Master Plan - Municipality of North Perth (our file 311003)

Good afternoon John

I have no comments to provide for this Plan, however, please ensure you make contact Walpole Island, Aamjiwnaang First Nation, and the Saugeen Ojibway Nation.

Valerie George

From: John Kerr - GM BluePlan [mailto:John.Kerr@gmblueplan.ca]
Sent: May-02-19 2:14 PM
To: Valerie George <Valerie.George@kettlepoint.org>
Cc: Kriss Snell (ksnell@northperth.ca) <ksnell@northperth.ca>; Lyndon Kowch (lkowch@northperth.ca) <lkowch@northperth.ca>; Ed Podniewicz (epodniewicz@northperth.ca) <epodniewicz@northperth.ca>; Sean Yilmaz <syilmaz@northperth.ca>; Pierre Chauvin - MHBC Planning - Kitchener (pchauvin@mhbcplan.com) <pchauvin@mhbcplan.com>; Andrea Sinclair <asinclair@mhbcplan.com>; Steve MacMillan - GM BluePlan <Steve.MacMillan@gmblueplan.ca>
Subject: FW: North East Master Plan - Municipality of North Perth (our file 311003)
Importance: High

Good afternoon, Valerie.

Following up on my detailed telephone messages of March 6th at 3:25 p.m. and February 14th at 2:03 p.m. and to the email below, can you please advise us soon if the Chippewas of Kettle and Stony Point have any comments, questions or concerns regarding this proposed undertaking?

Please feel free to call me to discuss in more detail at your earliest opportunity, and thank you in advance for your attention and early reply to this matter, which is greatly appreciated.

Best Regards,

John Kerr, P. Eng.
Sr. Project Manager, Partner

GM BluePlan Engineering Limited
975 Wallace Avenue North | Listowel ON N4W 1M6
t: 519.291-9339 ext.3225 | c: 519-404-7010
john.kerr@gmblueplan.ca | www.gmblueplan.ca



From: Danette Beare <dbeare@northperth.ca>

Sent: Monday, February 04, 2019 9:20 AM

To: Cheryl Hill <cherilyn.hill@oneida.on.ca>; Chief Chris Plain <chief@aamjiwnaang.ca>; Chief Dan Miskokomon <drskoke@wifn.org>; Chief Jason Henry <jason.henry@kettlepoint.org>; Chief Jessica Hill <jessica.hill@oneida.on.ca>; Chief Myeengun Henry <myeengun@cottfn.com>; Christine James <cjames@aamjiwnaang.ca>; Dean Jacobs <dean.jacobs@wifn.org>; Fallon Burch <consultation@cottfn.com>; Janet Macbeth <janet.macbeth@wifn.org>; Kelly Riley <kriley@cottfn.com>; Sharilyn Johnston <sjohnston@aamjiwnaang.ca>; Valerie George <valerie.george@kettlepoint.org>

Cc: Lyndon Kowch <LKowch@northperth.ca>; Kriss Snell <kksnell@northperth.ca>; John Kerr - GM BluePlan <John.Kerr@gmblueplan.ca>; 'Pierre Chauvin' <pchauvin@mhbcpplan.com>; Sean Yilmaz <syilmaz@northperth.ca>

Subject: Notice of Commencement North East Master Plan

Attached please find notice for your information.

Yours truly,

Danette Beare CMO, Deputy Clerk

Municipality of North Perth

330 Wallace Ave N

Listowel, ON N4W 1L3

519-292-2063

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John Kerr - GM BluePlan

From: John Kerr - GM BluePlan
Sent: Thursday, May 02, 2019 3:36 PM
To: execassistant@saugeenojibwaynation.ca
Cc: Kriss Snell (ksnell@northperth.ca); Ed Podniewicz (epodniewicz@northperth.ca); Lyndon Kowch (lkowch@northperth.ca); Sean Yilmaz; Pierre Chauvin - MHBC Planning - Kitchener (pchauvin@mhbcplan.com); Andrea Sinclair; Steve MacMillan C.E.T.
Subject: Municipality of North Perth - Northeast Master Plan and related Planning Applications (our file 311003)
Attachments: 09127E_FinalNoticeofStudyCommencement.pdf

Importance: High

Tracking:	Recipient	Delivery
	execassistant@saugeenojibwaynation.ca	
	Kriss Snell (ksnell@northperth.ca)	
	Ed Podniewicz (epodniewicz@northperth.ca)	
	Lyndon Kowch (lkowch@northperth.ca)	
	Sean Yilmaz	
	Pierre Chauvin - MHBC Planning - Kitchener (pchauvin@mhbcplan.com)	
	Andrea Sinclair	
	Steve MacMillan C.E.T.	Delivered: 5/2/2019 3:36 PM
	Matt Ash C.E.T. (matt.ash@gmblueplan.ca)	Delivered: 5/2/2019 3:36 PM

Good afternoon, Nicole – just following up on the email below from our client, the Municipality of North Perth, to see if the Saugeen Ojibway Nation has any comments, questions or concerns with respect to this proposed undertaking?

If you could please reply or call me soon to discuss it would be greatly appreciated. Thanks.

Regards,

John Kerr, P. Eng.
Sr. Project Manager, Partner

GM BluePlan Engineering Limited
975 Wallace Avenue North | Listowel ON N4W 1M6
t: 519.291-9339 ext.3225 | c: 519-404-7010
john.kerr@gmblueplan.ca | www.gmblueplan.ca



From: Danette Beare <dbeare@northperth.ca>
Sent: Monday, January 21, 2019 10:31 AM
To: Alejandro Cifuentes <Alejandro.Cifuentes@ontario.ca>; Ann Marie Laurence <annemarie.laurence@ontario.ca>; arleenmaracle@sixnations.ca; ayn.cooney@ontario.ca <ayn.cooney@ontario.ca>; azocco@uniongas.com;

broberts@uniongas.com; Brooke Herczeg <brooke.herczeg@ontario.ca>; Cam McCauley <cam.mccauley@ontario.ca>; Carol Neumann <Carol.neumann@ontario.ca>; Cheyenne Loon <cheyenne.loon@canada.ca>; chiefsdesk@nawash.ca; Craig Newton <craig.newton@ontario.ca>; Dan Oswald <Dan.Oswald@corp.eastlink.ca>; Dave Colvin <dcolvin@perthcounty.ca>; ddejong@hpcdsb.ca <ddejong@hpcdsb.ca>; EACoordination_ON@aadnc-aandc.gc.ca; Ed Smith <esmith@northperth.ca>; execassistant@saugeenojibwaynation.ca; gkeep@uniongas.com; gregf@mornington.ca; hdi2@bellnet.ca; Jim Mitchell <jim.mitchell@dfo-mpo.gc.ca>; John Nater <John.Nater@parl.gc.ca>; Kent Taylor <kent.taylor@hydroone.com>; Kirstie Houston <kirstie.houston@ontario.ca>; Kriss Snell <ksnell@northperth.ca>; Leea litzgus <leea.litzgus@canada.ca>; Linda Tam <linda.tam@ontario.ca>; Lisa Walsh <lisa.walsh@ed.amdsb.ca>; maitlandvalleyclub@gmail.com; Mark Swallow <msswallow@perthcounty.ca>; Michael MacPherson <michael.macpherson@ontario.ca>; Michael Moroney <michael.moroney@ontario.ca>; Monique Mousseau <monique.mousseau@tc.gc.ca>; Nancy Fallis <nancy.fallis@ontario.ca>; Nicholas Kellar <nicholas.kellar@bell.ca>; Patrick Huber-Kidby <phuber-kidby@mvca.on.ca>; prhody@wightman.ca; Randy Pettapiece <randy.pettapiececo@pc.ola.org>; Renato Pullia <rpullia@perthcounty.ca>; Rob Dobos <rob.dobos@canada.ca>; Rob Scott <rob.scott@opp.ca>; Sara Eddy <Sara.Eddy@dfo-mpo.gc.ca>; saugeenmetis@bmts.com; sfn@saugeen.org; Shari Prowse <shari.prowse@ontario.ca>; Sharon Darcy <sdarcey@npchamber.com>; thegreatlakesmetis@gmail.com; Tyler Shantz <Tyler.Shantz@Ontario.ca>; Walter Kloostra <walter.kloostra@hydroone.com>; Zsolt Katzirz (zsolt.katzirz@ontario.ca) <zsolt.katzirz@ontario.ca>

Cc: Kriss Snell <ksnell@northperth.ca>; Lyndon Kowch <LKowch@northperth.ca>; 'Pierre Chauvin' <pchauvin@mhbcplan.com>; John Kerr - GM BluePlan <John.Kerr@gmblueplan.ca>

Subject: Notice of Study Commencement and Notice of Public Information Centre #1 Municipality of North Perth - Northeast Master Plan and related Planning Applications

Attached please find notice for your information and opportunity to comment.

Yours truly,
Danette Beare CMO, Deputy Clerk
Municipality of North Perth
330 Wallace Ave N
Listowel, ON N4W 1L3
519-292-2063

John Kerr - GM BluePlan

From: Patrick Huber-Kidby <phuber-kidby@mvca.on.ca>
Sent: Thursday, February 07, 2019 10:27 AM
To: John Kerr - GM BluePlan
Cc: dclarkson@abca.on.ca
Subject: North Perth Secondary Plan - Study Area
Attachments: LIS_NorthPerth_Secondary_Plan.pdf

John,

Please accept my apologies regarding the limited scope of my previous email. My comments were in relation to the lands owned by the Municipality and not the broader study area.

As with the property owned by the municipality there are areas of watercourse regulated by the MVCA in the study area; and as you have noted there is a Wellhead Protection Area (WHPA). MVCA's previous comments on the requirement for Conservation Authority permission in relation the works around the watercourse and 15m buffer apply to all such watercourses in the study area.

With regard to the WHPA, I have CC'd Donna Clarkson on this email. As the sourcewater protection specialist she will be able to provide comment about any policies that apply to this Zone C under the Maitland Source Protection Plan.

Thank you very much for your diligence in bringing this to my attention.

Sincerely,



Patrick Huber-Kidby

Maitland Valley Conservation Authority

Phone: (519) 335-3557 x 237 **Fax:** (519) 335-3516

Mail: 1093 Marietta St. Box 127, Wroxeter, ON. N0G 2X0

John Kerr - GM BluePlan

From: John Kerr - GM BluePlan
Sent: Wednesday, August 21, 2019 8:52 AM
To: Lyndon Kowch; Kriss Snell (ksnell@northperth.ca); Michael Campos; Steve MacMillan C.E.T.
Cc: Ed Podniewicz (epodniewicz@northperth.ca); Sean Yilmaz; Pierre Chauvin - MHBC Planning - Kitchener (pchauvin@mhbcplan.com); Andrea Sinclair
Subject: RE: PIC #2 - Northeast Master Plan (311003)
Attachments: 311003 PIC2 Sign in Sheet with names 2019-08-20.pdf

Good morning, everyone.

Attached for your records is a copy of last night's sign-in sheet, indicating that at least 9 people attended (plus the five of us), however I know there were a few more who did not sign in (including one of the Hartungs and a representative from HLA / Horst Welding). In all, 7 information packages and 5 comment sheets were taken (as well as one of my pens!).

While I encouraged everyone I spoke with to send us their comments via email or mail, I do recall the following general comments or concerns:

- The representative from HLA was a little disappointed that we have not assessed stormwater drainage from the rear of their lot (back half of their lot currently drains onto the golf course). He also mentioned that their well &/or septic system are nearing the end of their useful life so they would welcome municipal servicing. He also acknowledged that municipal servicing would increase the value of their property and decrease their insurance rates;
- Mr. Wight was vocal about the Mayberry Municipal Drain needing improvements and described general surface drainage in the area as "a mess";
- The Hartungs were interested to know whether or not the size of the proposed SWM pond shown on their property was sized to accommodate development of their property (I advised them that it is not however there should be sufficient flexibility to enlarge it in the future if needed);
- The Hartungs and Mr. Wight agreed that having one new SWM pond in the southeast area and abandoning the existing pond behind Hudson Chevrolet seemed appropriate and beneficial to the community;
- The Pehlkes were generally pleased with what they saw, including the proposed SWM facility behind their home and the absence of any sanitary sewer or watermain extensions easterly on Line 87;
- Maria Kyveris was generally pleased with what she saw, since the preferred solutions have generally not changed from previous conversations and their property has generally been accounted for in the servicing solutions despite being beyond the study limits;
- People I spoke with generally agreed that it would be beneficial to close the existing intersection of Rd 164 and Fairlaine Rd. in favour of a new intersection further to the south;
- No one I spoke with disagreed with any of the preferred servicing solutions presented, however a number were curious or anxious as to when servicing might actually get started;
- Mr. Perkin was generally pleased to hear that the sanitary sewer at the corner of Walton and Rhine would be deeper than nominal as it would potentially increase the extent of gravity servicing on his undeveloped property, however he advised staff that full development of his lands would require either a dedicated sewage lift station or perhaps a sewer under the river leading to the existing sewage pumping station on the west side of Elm Ave near the lawn bowling greens

I encouraged everyone I spoke with to send us any written comments by the end of the month (in the next two weeks), following which we will update our ESR, send it to the Municipality and MECP for comment and then publish a

completion notice advising of the 30-day appeal / Part II Order period following which the study would be deemed approved.

Please let me know if you have any related comments or questions or if you received other verbal comments that should be recorded in the final ESR.

Cheers,

John

John Kerr, P. Eng.

Sr. Project Manager, Partner

GM BluePlan Engineering Limited

975 Wallace Avenue North | Listowel ON N4W 1M6

t: 519.291-9339 ext.3225 | c: 519-404-7010

john.kerr@gmblueplan.ca | www.gmblueplan.ca



From: John Kerr - GM BluePlan

Sent: Tuesday, August 20, 2019 1:07 PM

To: Lyndon Kowch <LKowch@northperth.ca>

Cc: Nicole Noble <NNoble@northperth.ca>

Subject: RE: this afternoons PIC 4:30 to 6:30 - PIC #2 - Northeast Master Plan (311003)

Ok, thanks – I've advised Michael at MHBC Planning. We'll see you when you get there.

JK

John Kerr, P. Eng.

Sr. Project Manager, Partner

GM BluePlan Engineering Limited

975 Wallace Avenue North | Listowel ON N4W 1M6

t: 519.291-9339 ext.3225 | c: 519-404-7010

john.kerr@gmblueplan.ca | www.gmblueplan.ca



From: Lyndon Kowch <LKowch@northperth.ca>

Sent: Tuesday, August 20, 2019 12:22 PM

To: John Kerr - GM BluePlan <John.Kerr@gmblueplan.ca>

Cc: Steve MacMillan - GM BluePlan <Steve.MacMillan@gmblueplan.ca>; Nicole Noble <NNoble@northperth.ca>

Subject: this afternoons PIC 4:30 to 6:30

Hi John, just letting you know I am in meetings this aft., the Council Chambers will be open and ready to go at 4pm. for set up.

Lyndon.

Lyndon Kowch, BES., CRS., Manager of Operations
Municipality of North Perth, 330 Wallace Avenue North, Listowel ON, N4W1L3
Phone: [519-291-2950 ext. 2068](tel:519-291-2950), Fax: [519-291-1804](tel:519-291-1804)
lkowch@northperth.ca
www.northperth.ca



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COURAGE, respect, **compassion**, **empathy**, *honesty*, inclusion



**RON DAVIDSON
LAND USE PLANNING CONSULTANT INC.**

August 21, 2019

Municipality of North Perth
330 Wallace Avenue North
Listowel, ON
N4W 1L3

Attention: Kriss Snell, CAO

Dear Kriss:

Re: Industrial Development in Northeast Listowel

I represent John Padfield and Bruce Kempston, co-owners of the lands shown on the attached drawing. As you will recall, these lands were severed into five, estate residential lots approximately four years ago.

It is our understanding that the Municipality of North Perth owns a large tract of land located adjacent to the Padfield/Kempston lands on which a business park is being contemplated.

Whereas my clients generally support the Municipality's endeavours to create employment opportunities within the community, we are requesting that the list of uses to be permitted by the proposed Official Plan Amendment and Zoning By-law Amendment for those lands located immediately adjacent to the Padfield/Kempston lands be limited to those activities that can be deemed compatible with residential dwellings. Without limitations on the use of the activity within this portion of the business park, the future residents of the adjacent residential lots could experience significant impacts with regard to noise, dust and odour.

The ideal zoning of these particular lands would allow for a mix of very light industrial uses and certain commercial uses that are often found within a business park, such as: mini storage; warehouse; bulk sales establishment; equipment rental; microbrewery; veterinarian clinic; fitness centre; business or professional office; medical clinic; private or commercial club.

This approach is supported by the Provincial Government's *D-6 Guideline* which is to be applied in the land use planning process to prevent or minimize future land use problems due to the encroachment of sensitive land uses (e.g. residential) and industrial land uses on one another.

We would be happy to work with the Municipality in coming up with a more-detailed list of uses that could be compatible with the adjacent residential lands.

On a final note, we respectfully request that all public notices pertaining to any Planning Act applications for these lands be sent via e-mail to my office as well as to:

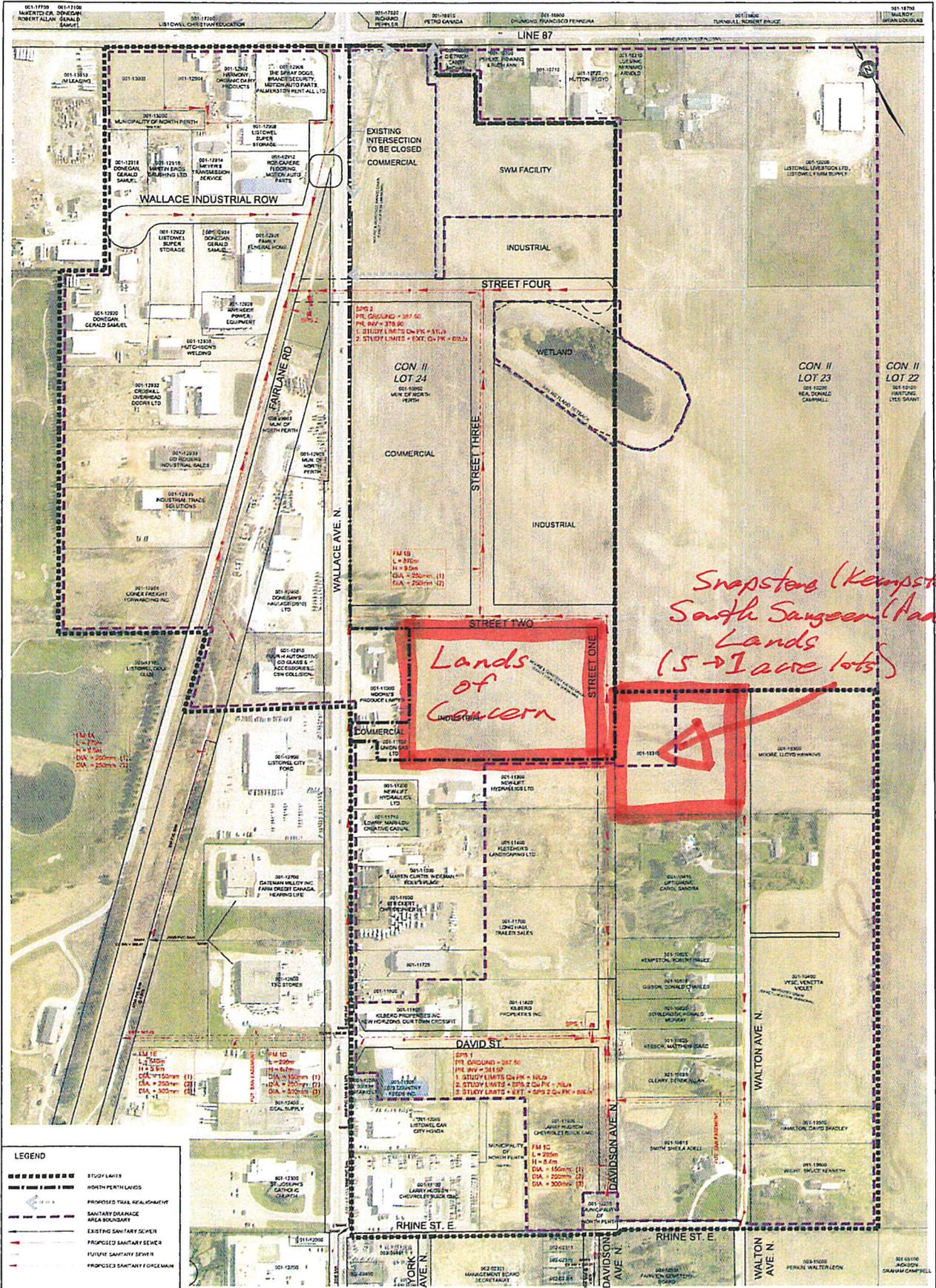
John Padfield: johnp@w-u.on.ca
Bruce Kempston: kempston@wightman.ca

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ron Davidson', with a stylized flourish at the end.

Ron Davidson, BES, RPP, MCIP

c.c. John Padfield / Bruce Kempston



*Snapstons (Kempston)
South Sargeant (Hadfield)
Lands of Concern
(5 → 1 acre lots)*

PRELIMINARY



NORTHEAST MASTER PLAN	
MUNICIPALITY OF NORTH PERTH	
SANITARY SERVICING ALTERNATIVE 1	
DESIGNED BY: BM/JAL	DATE: DECEMBER 2017
PROJECT NO: 111303	SCALE: 1:2500
4	

John Kerr - GM BluePlan

From: Pierre Chauvin <pchauvin@mhbcplan.com>
Sent: Thursday, August 22, 2019 5:37 PM
To: JohnP@w-u.on.ca
Cc: Sean Yilmaz; kempston@wightman.ca; ronaldavidson@rogers.com; Kriss Snell; Sean Yilmaz; John Kerr - GM BluePlan
Subject: RE: Northeast Listowel Development lands - comment letter

Hi John,

Thank you for your comments and your interest in the Class EA for the NE Listowel Master Plan Area. Although we have not finalized the range of uses for the Municipality's employment lands at this time, we do recognize and understand the compatibility concerns you have expressed and have already contemplated light industrial uses for lands that will interface with the existing and future residential areas. Please note, there have been no formal Planning Act applications made at this time as it relates to the Municipality's future employment lands. At this time, applications are anticipated to be formally filed following the completion of the Class EA process. You will be notified of any further steps in the EA process as well as any future Planning Act applications. In the meantime, should you wish to discuss or review the proposed development applications for the Municipality's lands, please do not hesitate to call either myself or Kriss Snell.

Thanks again for your comments and interest in the project.

PIERRE CHAUVIN, MA, MCIP, RPP | Partner

MHBC Planning, Urban Design & Landscape Architecture

540 Bingemans Centre Drive, Suite 200 | Kitchener | ON | N2B 3X9 | T 519 576 3650 X 701 | F 519 576 0121 | pchauvin@mhbcplan.com

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From: Jessica Johnson [mailto:jjohnson@northperth.ca] **On Behalf Of** Kriss Snell

Sent: August-22-19 11:54 AM

To: Pierre Chauvin

Cc: Sean Yilmaz

Subject: FW: Northeast Listowel Development lands - comment letter

Hi Pierre,

Please see attached comments from John Padfield and Bruce Kempston.

Thank you,

Jessica
Jessica Johnson
Executive Coordinator & Policy Assistant
Municipality of North Perth
330 Wallace Ave. N., Listowel, ON, N4W 1L3
T: 519-291-2950 ext. 2057 E: jjohnson@northperth.ca
www.northperth.ca



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From: John Padfield <JohnP@w-u.on.ca>
Sent: August 22, 2019 10:10 AM
To: Kriss Snell <ksnell@northperth.ca>
Cc: Kempston <kempston@wightman.ca>; 'Ron Davidson' <ronalddavidson@rogers.com>
Subject: Northeast Listowel Development lands - comment letter

Hi Kriss,

I hope this email finds you well. Please see the attached for our comments regarding the lands at northeast Listowel. Any questions please let me know otherwise I'm happy to chat direct regarding this.

I wasn't able to attend the session on Tuesday – if there was a handout package of sorts if I could get an e-copy it would be greatly appreciated.

Regards, John Padfield

John Kerr - GM BluePlan

From: fixit <fixit@wightman.ca>
Sent: Tuesday, September 10, 2019 2:28 PM
To: lkowch@northperth.ca
Cc: John Kerr - GM BluePlan
Subject: North Perth East Plan

Gentlemen

I am writing this email, strongly objecting to the location of a Flood Control Reservoir located on the Hartung Property.

I have spent a large amount of time speaking with residents located in the area of the Flood Control Reservoir located in the south part of Listowel near Banford Street. I spoke with both tenants and home owners. Two of the people who are in houses that back onto this man made lake are planning to sell or move next summer when school is out.

They sighted the reason of the impact of Mosquitoes and other unidentifiable bugs during the warmer months. They explained that they have been unable to use the barbecue many evenings or sit outside in July and August. One resident on Banford Street was planning to look for a screened tent of some sort so he would be able to barbecue.

I am objecting to this Mosquito Lagoon in my back door when there is lots of room to place it on the east side of the bush on the Hartung Farm. Not to mention the use of potential productive crop land being taken and leaving me with no access to the back of my property.

Mosquitoes carry Hundreds of Dangerous Diseases.

Located by a bush with many Deer in it that could have Lime Disease for the Mosquitoes to pass on. I feel that placing this Mosquito Lagoon in this location would impact any development in this area.

Myself and Brad Hamilton would not have any access to the rear our my properties for any future development of our property leaving it land locked.

In short I do not want this Flood Control Reservoir at the back of my property as myself and my wife react badly to Mosquito bits. Placing in that location would have negative effect on us and Brad Hamilton who lives next door to us. This Reservoir would also leave his land undeveloped as well.

There must be other options for this plan.

Thanking you in advance, I will remain.

Bruce Wight
1010 w
Walton Ave N
Listowel on.
N4W3S2



Hydro One Networks Inc
483 Bay St
Toronto, ON

September 13, 2019

Re: North Perth - Northeast Master Plan

Attention:
Pierre Chavin (MHBC)

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

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

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

Sent on behalf of,

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

John Kerr - GM BluePlan

From: Lyndon Kowch <LKowch@northperth.ca>
Sent: Thursday, September 19, 2019 4:12 PM
To: fixit
Cc: John Kerr - GM BluePlan
Subject: RE: North Perth East Plan

Mr. Wight, thank you for your comments and concerns regarding the overall Northeast Master Plan process, specifically related to stormwater management in the project area.

At this time the exact locations of the ponds have not yet been finalized. The municipality has nine other Stormwater facilities that it maintains throughout North Perth and is aware of issues related to mosquitoes. Many of these other facilities are integrated into existing and newly developing areas.

These facilities are considered environmentally necessary by a number of authorities including the MVCA and Ministry of Environment as they control both the quality and quantity of the storm waters generated in these areas, and will therefore be a necessary component of the Northeast Plan.

The municipality monitors and controls mosquito populations with the Perth District Health Unit through a West Nile Virus and Vectorborne Diseases program in North Perth.

The intended storm water facilities will be designed and built to current design standards, and once final locations for the facilities are confirmed these will be brought forward through appropriate subsequent planning application processes.

Please feel free to contact either John Kerr at GM BluePlan or myself if you have further questions.

Thank you for your comments and concerns related to the Master Plan.

You have been added to the communication list for any future information.

Lyndon Kowch, BES., CRS., Manager of Operations
Municipality of North Perth, 330 Wallace Avenue North, Listowel ON, N4W1L3
Phone: [519-291-2950 ext. 2068](tel:519-291-2950), Fax: [519-291-1804](tel:519-291-1804)
lkowch@northperth.ca
www.northperth.ca



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-----Original Message-----

From: fixit <fixit@wightman.ca>
Sent: September 10, 2019 2:28 PM
To: Lyndon Kowch <LKowch@northperth.ca>
Cc: john.kerr@gmblueplan.ca
Subject: North Perth East Plan

Gentlemen

I am writing this email, strongly objecting to the location of a Flood Control Reservoir located on the Hartung Property.

I have spent a large amount of time speaking with residents located in the area of the Flood Control Reservoir located in the south part of Listowel near Banford Street. I spoke with both tenants and home owners. Two of the people who are in houses that back onto this man made lake are planning to sell or move next summer when school is out.

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I am objecting to this Mosquito Lagoon in my back door when there is lots of room to place it on the east side of the bush on the Hartung Farm. Not to mention the use of potential productive crop land being taken and leaving me with no access to the back of my property.

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In short I do not want this Flood Control Reservoir at the back of my property as myself and my wife react badly to Mosquito bits. Placing in that location would have negative effect on us and Brad Hamilton who lives next door to us. This Reservoir would also leave his land undeveloped as well.

There must be other options for this plan.

Thanking you in advance, I will remain.

Bruce Wight
1010 w
Walton Ave N
Listowel on.
N4W3S2

John Kerr - GM BluePlan

From: John Kerr - GM BluePlan
Sent: Thursday, December 19, 2019 3:59 PM
To: Katzirz, Zsolt (MTO)
Cc: Luker, Michele (MTO); Lyndon Kowch (lkowch@northperth.ca); Kriss Snell (ksnell@northperth.ca); Ed Podniewicz (epodniewicz@northperth.ca); Sean Yilmaz; Steve MacMillan C.E.T.; Pierre Chauvin - MHBC Planning - Kitchener (pchauvin@mhbcplan.com); Andrea Sinclair
Subject: RE: MTO Comments - Hwy 23- Listowel Servicing - PIC#2 / Northeast Master Plan, North Perth (our file 311003)
Importance: High

Hi, Zsolt.

I apologize for the delay in our response to your email of Sept. 26 (below) regarding your comments pertaining to a future roundabout at the intersection of Hwy 23 and Line 87 and the implications this may have on the actual final location and alignment of municipal infrastructure in this area.

Our client is in support of intersection improvements at this location including the construction of a roundabout. Considering that the general goals and objectives of a municipal servicing Master Plan and Class EA are primarily to determine if, where and how infrastructure should best be routed to meet servicing and development needs, it is our opinion that the text and Figures in our draft ESR simply identify that there is an existing culvert currently draining diagonally through this intersection and that there is a need and desire to extend municipal water distribution, sanitary collection and a stormwater drainage outlet from the connecting link and Line 87 (to the east) through to the west along Line 87. We also believe that there is a sufficient flexibility to fully accommodate a potential roundabout in this location and that there should be ample opportunities during design and implementation, approvals and the construction stages of this project to ensure that municipal servicing objectives can be met in this area without compromising the design and/or construction of such a roundabout.

I suggest that our correspondence be appended to the ESR and acknowledged in the text of the report accordingly, and trust you will agree that such should be sufficient for the current purposes, with a commitment on behalf of the Municipality to work cooperatively with Ministry staff through the next stages of the process in order to ensure all parties are completely satisfied.

Should you have any related comments or questions or if you would like to discuss this matter in more detail prior to the completion, circulation and publication of our draft ESR, please do not hesitate to contact me at your earliest convenience.

John

John Kerr, P. Eng.
Sr. Project Manager, Partner

GM BluePlan Engineering Limited
975 Wallace Avenue North | Listowel ON N4W 1M6
t: 519.291-9339 ext.3225 | c: 519-404-7010
john.kerr@gmblueplan.ca | www.gmblueplan.ca



From: Katzirz, Zsolt (MTO) <zsolt.katzirz@ontario.ca>
Sent: Thursday, September 26, 2019 10:57 AM
To: John Kerr - GM BluePlan <John.Kerr@gmblueplan.ca>
Cc: Luker, Michele (MTO) <michele.luker@ontario.ca>
Subject: MTO Comments - Hwy 23- Listowel Servicing - PIC#2 / Northeast Master Plan, North Perth (our file 311003)

Hi John,

The Ministry of Transportation has reviewed the **Northeast Master Servicing Plan** & in particular the attached preferred alternatives for servicing.

MTO has concern with the servicing being proposed within the limits of the highway intersection. The proposed services are expected to have a significant impact to the highway intersection both from a constructability (current and future), utility impact (current and future), and maintenance perspective.

MTO recommends reviewing locations for servicing away from the highway intersection to avoid the above noted impacts.

Please feel free to contact me for further clarity or discussion.



Zsolt Katzirz | Corridor Management Planner

Highway Corridor Management Section | West Region | Ministry of Transportation

659 Exeter Road | London, Ontario | N6E 1L3

Tel: 519 - 873 - 4598 | Fax: 519 - 873 - 4228 | Toll Free 1 - 800 - 265 - 6072, ext . 4598

Public Website: <http://www.mto.gov.on.ca/english/engineering/management/corridor/index.shtml>

From: John Kerr - GM BluePlan <John.Kerr@gmblueplan.ca>
Sent: September-03-19 2:20 PM
To: Katzirz, Zsolt (MTO) <Zsolt.Katzirz@ontario.ca>
Cc: Jenny Beirnes (jbeirnes@northperth.ca) <jbeirnes@northperth.ca>; Kriss Snell (ksnell@northperth.ca) <ksnell@northperth.ca>; Lyndon Kowch (lkowch@northperth.ca) <lkowch@northperth.ca>; Ed Podniewicz (epodniewicz@northperth.ca) <epodniewicz@northperth.ca>; Pierre Chauvin - MHBC Planning - Kitchener (pchauvin@mhbcpplan.com) <pchauvin@mhbcpplan.com>; Andrea Sinclair <asinclair@mhbcpplan.com>; Sean Yilmaz <syilmaz@northperth.ca>; Steve MacMillan - GM BluePlan <Steve.MacMillan@gmblueplan.ca>
Subject: FW: Hwy 23- Listowel Servicing - PIC#2 / Northeast Master Plan, North Perth (our file 311003)

Good afternoon, Zsolt – hope all is well.

In response to your email below from August 28, and further to our email exchange of May 14, 2018, attached for your reference are pdf copies of the Technical Information Package, Comment Sheet and Preferred Alternative plates as provided at PIC #2 for this study held on August 20th.

We are currently completing a draft ESR document for our client to review prior to circulating it to the MECP for comment before finalizing the report and publishing a Notice of Completion (which would of course commence the 30-day appeal / Part II Order period accordingly).

If you have any related comments or questions, or would like to discuss this study in more detail, please do not hesitate to contact me directly.

Best Regards,

John

John Kerr, P. Eng.

Sr. Project Manager, Partner

GM BluePlan Engineering Limited

975 Wallace Avenue North | Listowel ON N4W 1M6

t: 519.291-9339 ext.3225 | c: 519-404-7010

john.kerr@gmblueplan.ca | www.gmblueplan.ca



From: Katzirz, Zsolt (MTO) <Zsolt.Katzirz@ontario.ca>

Sent: August 28, 2019 3:48 PM

To: Jennifer Beirnes <jbeirnes@northperth.ca>

Cc: Luker, Michele (MTO) <Michele.Luker@ontario.ca>

Subject: Hwy 23- Listowel Servicing - PIC

Hi Jennifer,

I just received the attached notice for the Listowel north end servicing. The ministry has interest and would like to review any proposed servicing that would be located (or has impact to) the highway property limit or highway intersection.

Can you please provide us with additional details regarding the various alternatives being considered and whether any proposal fall within the highway property limits.

Thanks,

Ontario 

Zsolt Katzirz | Corridor Management Planner

Highway Corridor Management Section | West Region | Ministry of Transportation

659 Exeter Road | London, Ontario | N6E 1L3

Tel: 519 - 873 - 4598 | Fax: 519 - 873 - 4228 | Toll Free 1 - 800 - 265 - 6072, ext . 4598

Public Website: <http://www.mto.gov.on.ca/english/engineering/management/corridor/index.shtml>

From: Jennifer Beirnes <jbeirnes@northperth.ca>

Sent: August-12-19 12:52 PM

Subject: Public Information Centre

Please see below a link regarding notification of the 2nd Public Information Centre (PIC) regarding the **Class Environmental Assessment for the Municipality of North Perth – Northeast Master Plan and related Planning Applications.**

The meeting is being held **Tuesday, August 20, 2019 from 5:00 to 7:00 p.m. and will be held at the Municipality of North Perth at 330 Wallace Avenue North, Listowel in the Council Chambers.**

If you are unable to attend and want information or have questions regarding the process please advise us.

Here is a link to the notification for the PIC posted on the website:

<https://www.northperth.ca/Modules/News/index.aspx?newsId=73f03dc4-2620-47db-bd4c-380110adb7ef>.

Thank you.

Lyndon Kowch,
Manager of Operations
Municipality of North Perth
330 Wallace Ave. N.
Listowel, ON N4W 1L3
Tel: (519) 292-2040
lkowch@northperth.ca

March 4, 2020,

Mr. John Kerr
GM BluePlan Engineering Ltd.

Dear Mr. Kerr:

**Re: Circulation of Draft Northeast Master Plan for North Perth
Revised Final Draft – January 2020**

Thank you for providing the opportunity to review the draft Master Plan for North Perth. It is understood that the purpose of the master plan is to have determined the necessary servicing (water, wastewater, stormwater management and street layout) to facilitate development of an area that is now known as the Northeast Community in Listowel.

Please consider the following comments.

1. Section 1.4.4: what is the outcome of the First Nations consultation process? Perhaps a summary statement as to the success of this consultation process could be added here along with a reference as to where a more detailed documentation of First Nations consultation can be read.
2. It appears that the project team has concluded that all of the servicing solutions as described in Section 6.1 are Schedule "B" projects and as such, the EA process has been completed. As this is the case, it should be very clearly presented as all Schedule "B" projects identified by the Master Plan are also subject to Part II Order requests.
3. Page 26 makes reference to the need for a PTTW for dewatering if more than 400,000 L/day will be required. The section could indicate that lesser volumes can proceed by EASR.
4. Did the subconsultant (Aboud & Associates Inc.) contact Species at Risk staff for direction on completing the natural heritage component of the background work?
5. Has the issue with MTO regarding servicing and intersection improvements been resolved?

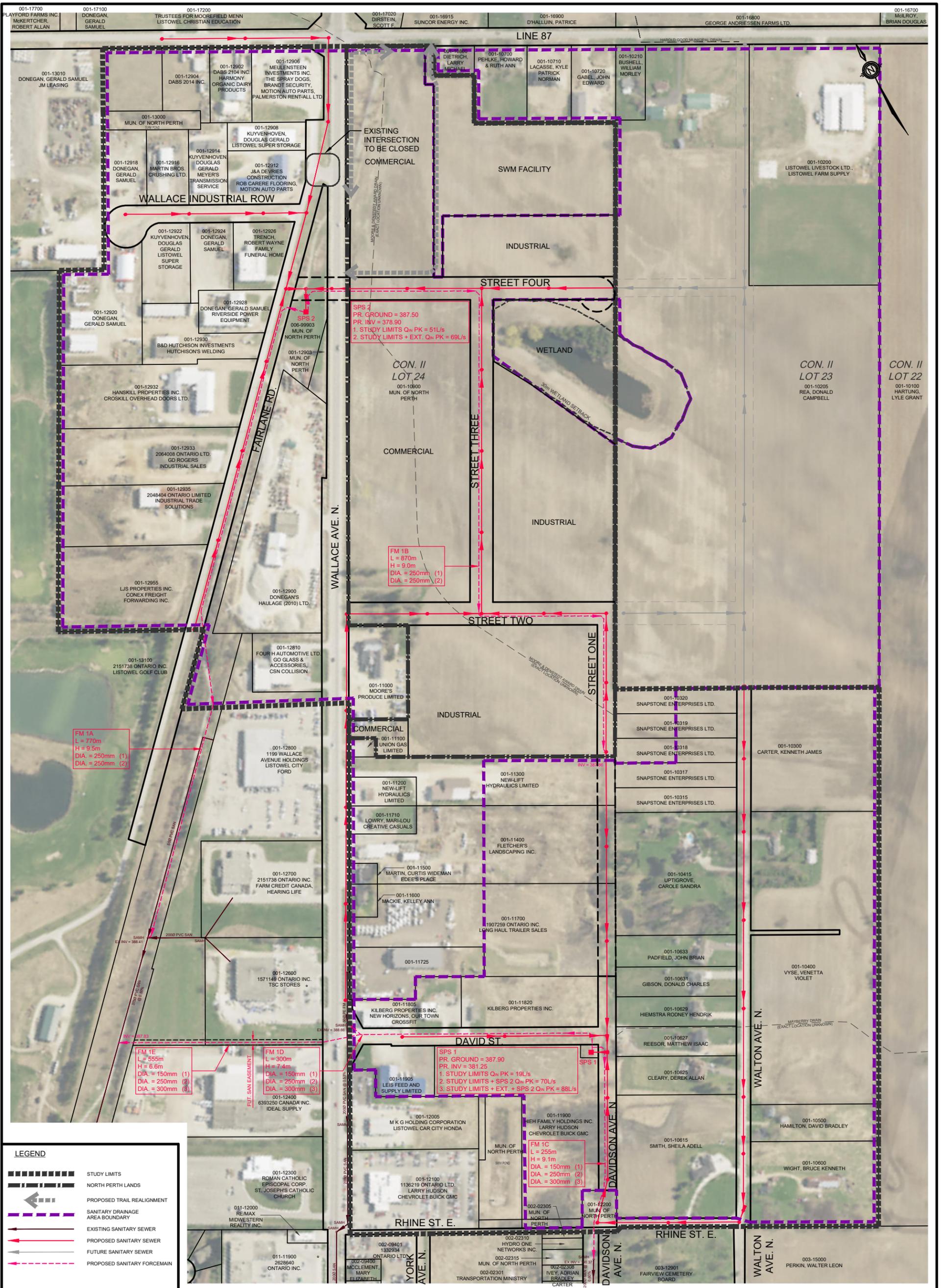
This concludes my comments on the draft. Should you have any questions or require clarification, please contact me either at (905) 521-7864 or at Barbara.slattery@ontario.ca

With best regards,



EA/Planning Coordinator

**APPENDIX H:
RECOMMENDED SERVICING STRATEGY SUMMARY**



- LEGEND**
- ▬ STUDY LIMITS
 - ▬ NORTH PERTH LANDS
 - ▬ PROPOSED TRAIL REALIGNMENT
 - ▬ SANITARY DRAINAGE AREA BOUNDARY
 - ▬ EXISTING SANITARY SEWER
 - ▬ PROPOSED SANITARY SEWER
 - ▬ FUTURE SANITARY SEWER
 - ▬ PROPOSED SANITARY FORCEMAIN

NOTES:

- EXISTING TOPOGRAPHY AND FEATURES FROM NORTHWAY MAPPING, DATED APRIL 1998.
- PROPERTY FABRIC RECEIVED FROM PERTH COUNTY GIS DATABASE, FEBRUARY 2011.
- STREET LAYOUT AND PROPOSED ZONING FROM MHBC PLANNING, DATED DECEMBER 12, 2017.

NO.	MM/DD/YY	REVISION DESCRIPTION	CHKD
2	07/22/19	GENERAL REVISIONS	J.K.
1	07/27/18	GENERAL REVISIONS	J.K.
0	06/04/18	CLIENT REVIEW	J.K.

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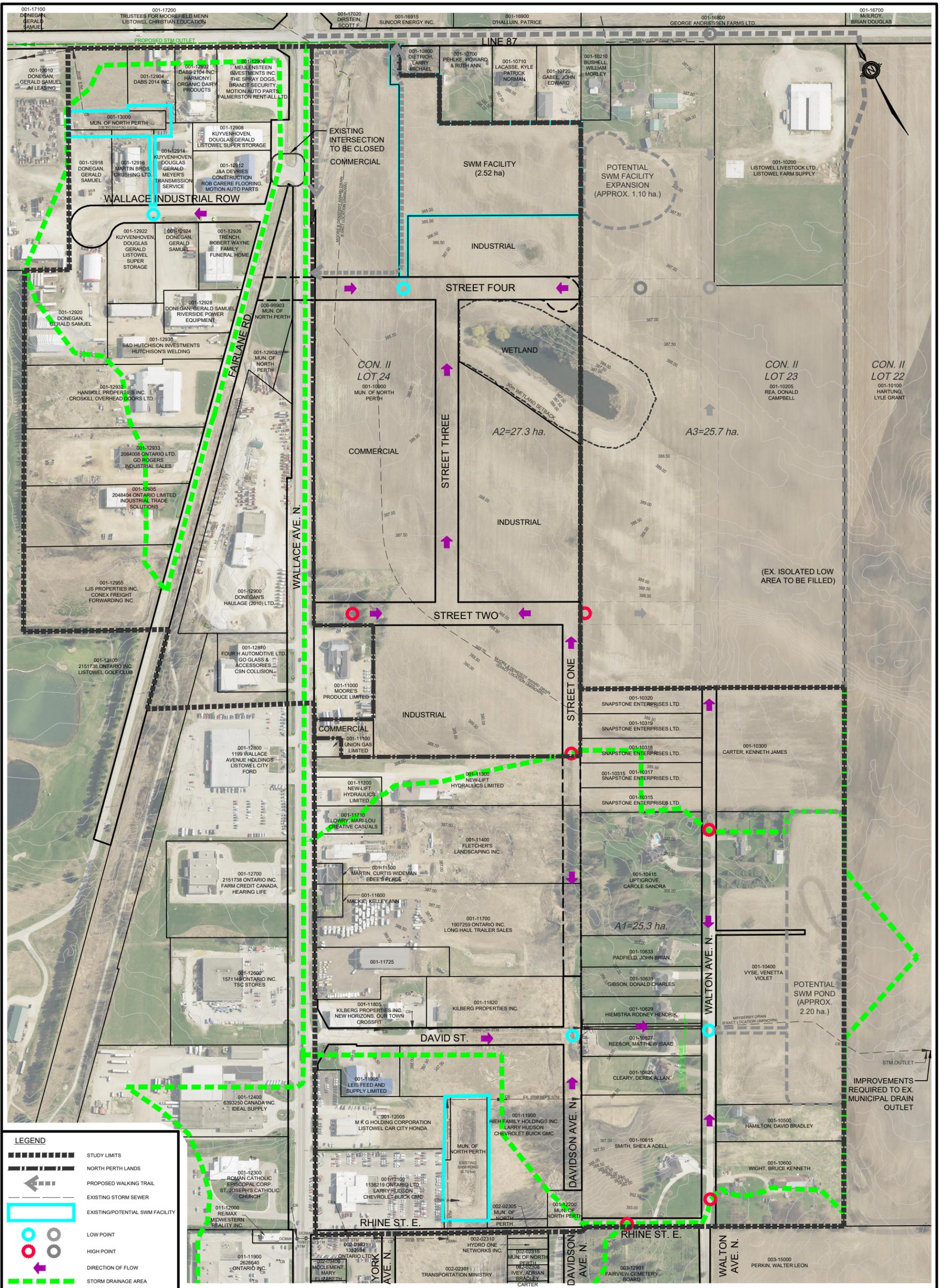
GUELPH | OWEN SOUND | LISTOWEL | RITCHIEVILLE | LONDON | HAMILTON | GTA
975 WALLACE AVENUE NORTH, LISTOWEL, ON N4W 1M6
TEL: 519-291-9339 www.gmbplan.ca

NORTHEAST MASTER PLAN

MUNICIPALITY OF NORTH PERTH

PREFERRED SANITARY SERVICING ALTERNATIVE 1

DRAWN BY: S.M.	APPROVED BY: J.K.	PROJECT NO.: 311003	DRAWING NO.: 4
DESIGNED BY: S.M./J.K.	DATE: DECEMBER 2017	SCALE: 1:2,000	



LEGEND

- STUDY LIMITS
- NORTH PERTH LANDS
- PROPOSED WALKING TRAIL
- EXISTING STORM SEWER
- EXISTING/POTENTIAL SWM FACILITY
- LOW POINT
- HIGH POINT
- DIRECTION OF FLOW
- STORM DRAINAGE AREA

NOTES:

- EXISTING TOPOGRAPHY AND FEATURES FROM NORTHWAY MAPPING, DATED APRIL 1998.
- PROPERTY FABRIC RECEIVED FROM PERTH COUNTY GIS DATABASE, FEBRUARY 2011.
- STREET LAYOUT AND PROPOSED ZONING FROM MHBC PLANNING DATED DECEMBER 12, 2017.

NO.	MM/DD/YY	REVISION DESCRIPTION	CHKD
4	01/21/20	SOUTHEAST POND REVISED	J.K.
3	07/22/19	SOUTHEAST POND REVISED	J.K.
2	01/29/19	SOUTHEAST POND REVISED	J.K.
1	07/27/18	GENERAL REVISIONS	J.K.
0	06/04/18	CLIENT REVIEW	J.K.

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NORTHEAST MASTER PLAN
MUNICIPALITY OF NORTH PERTH
PREFERRED STORMWATER
MANAGEMENT SERVICING
ALTERNATIVE

DRAWN BY: S.M.	APPROVED BY: J.K.	PROJECT NO.: 311003	DRAWING NO.: 6
DESIGNED BY: S.M./J.K.	DATE: DECEMBER 2017	SCALE: 1:2,000	

GMP FILE NAME: 311003 STW SERVICING PLAN.dwg PRINTED: Mar 16, 2020 - 2:57pm

