



BURNSIDE

**Public Information Centre #1
Summary Report**

Creemore Master Servicing Study

**Township of Clearview
Clearview Public Works**

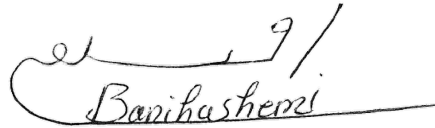
**R.J. Burnside & Associates Limited
35 Perry Street
Woodstock ON N4S 3C4 CANADA**

**March 2023
300050306.0000**



R.J. Burnside & Associates Limited

Report Prepared By:

A handwritten signature in black ink that reads "Avid Banihashemi". The signature is written in a cursive style with a horizontal line underneath.

Avid Banihashemi, M.Sc., Ph.D
Environmental Assessment Lead
ABJ:jh

Report Reviewed By:

A handwritten signature in blue ink that reads "Philip A. Rowe". The signature is written in a cursive style.

Philip Rowe, C.E.T., EP
Project Manager
PAR:jh

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1.0 Introduction and Background

The Township of Clearview is undertaking a Water and Wastewater Master Servicing Plan for the Village of Creemore. The Master Servicing Plan will consider solutions for the long-term drinking water and sanitary wastewater servicing needs for the Community of Creemore and surrounding potential development opportunities.

The purpose of this PIC was to:

- provide background information on the existing environment of the Study Area;
- provide an overview of the Master Plan process;
- present preliminary alternative solutions;
- obtain input on the alternative solutions; and,
- identify next steps.

The Township has identified the **Problem Statement** as:

“The Township of Clearview has identified the need to develop a comprehensive Water and Wastewater Master Servicing Plan for the Community of Creemore, to identify a cost-effective, water and wastewater servicing strategy for the lands within the existing settlement boundary. The strategy will consider the needs of both existing serviced areas and areas of future growth. The strategy will identify works required to address the needs of the community to 2042 while considering and making provisions for servicing lands within the study area that are expected to be developed post 2042. The Master Plan will satisfy the Municipal Class EA requirements for the Schedule B infrastructure projects identified in the Master Plan.”

The Study is being conducted in accordance with the requirements of Phases 1 and 2 of the Municipal Class Environmental Assessment, as outlined in the Municipal Engineers Association *Municipal Class Environmental Assessment Manual* (October 2000, as amended 2007, 2011, & 2015), which is an approved process under the *Ontario Environmental Assessment Act*. The Master Plan uses Approach 2, which will allow for all Schedule B projects identified in the completed Master Plan to proceed to detail design. The study evaluates alternative solutions with consideration for the natural, cultural, technical and economic environment, and recommends preferred solutions in consultation with the public, Indigenous communities and regulatory agencies, documented for the public record.

Public Information Centre #1 Summary Report
March 2023

The Master Plan will identify a set of recommended water and wastewater servicing improvements. Projects identified within the Master Plan proceed in accordance with Municipal Class EA requirements, subject to municipal budgets and priorities. Projects identified as Schedule B projects in the Master Plan can proceed to implementation phase.

A key component of the study includes consultation with interested stakeholders. This report documents the Public Information Centre (PIC), held on December 1, 2022 from 5:00 p.m. to 7:30 p.m. at Creemore Community Centre, 220 Collingwood St., Creemore, and summarizes the notification process, the information presented, and the comments received during and after the PIC.

2.0 Method of Notification

Details of the date, time, and purpose of the PIC #1 were published in The Creemore Echo and The Sun on November 17/18 and November 27/28 editions, 2022. A copy of the advertisement is provided in Appendix A.

The PIC #1 notice was published in the news section of the Township's website on November 17th with an email to subscribers. The notice also went out to Social Media on November 17th.

Notification of the PIC#1 was also mailed/emailed to regulatory agencies, municipalities, and Indigenous communities and posted on the Township of Clearview website (www.clearview.ca/CWWMSPP).

3.0 Public Meeting Format

The PIC was arranged as a drop-in format with Display Boards placed around the room. Attendees were greeted upon arrival, were encouraged to sign-in, and were offered a Comment Sheet to provide comments on the project.

Representatives from the Township and its Consultant (R.J. Burnside & Associates Limited) were present to discuss the project with interested members of the public and answer questions.

A copy of the Display Boards is provided in Appendix B. The Display Boards covered the following topics:

- Welcome
- Study Background and Public Consultation Centre Purpose
- MCEA Process
- Masterplan Process
- Problem/Opportunity Statement

Public Information Centre #1 Summary Report
March 2023

- Existing Conditions - Drinking Water System
- Existing Conditions – Wastewater System
- Existing Conditions
 - Natural Environmental Features
 - Ecological Land Classification
 - Natural Environment
 - Archaeological Environment
- Climate Change
- Alternative Solutions
- Evaluation Criteria
- Next Steps.

Participants were requested to provide input to the process by completing the available Comment Sheets. If individuals wished to take Comment Sheets home to fill out later, or to download from the Township website, they were requested to return their comments either via email, fax or to the mailing address provided, by January 13, 2023.

4.0 Participation Levels and Summary of Comments Received

This section provides an overview of the feedback received from participants who attended the PIC or submitted comments on the circulated materials. A total of ten people attended the PIC excluding the Project Team members, and including, Mr. Marty Beelen, Clearview Council and representatives from Creemore Springs Brewery, Town of the Blue Mountains, and The Creemore Echo.

Written Comment Sheets were received from two stakeholders, as well as three emails during comment period of the PIC.

Participant comments are reviewed to provide a better understanding of stakeholder opinions and to provide feedback on the project. The summary of comments received during the PIC is intended to provide an indication of overall shared issues, opinions and concerns of participants. Copies of individual comments are provided in Appendix C.

Key issues addressed within the written comments relate to:

- The capital costs associated with the proposed alternatives.
- The anticipated population growth of the surrounding potential development that the servicing intends to be sized for.
- Public and Indigenous Communities Consultation.
- Preservation of Creemore's unique sense of identity.
- Concerns with the spreading of bio-sludge and solids.
- High ground water table and its potential impact on the alternative solutions.

Table 4-1: Summary of Comments Received

| ID Code | Comment | Response (Project Team) |
|-----------------------|--|--|
| Comment Sheets | | |
| A | <ul style="list-style-type: none"> Are there plans to provide water, sewer, and gas to all the village properties? | <ul style="list-style-type: none"> Considerations with regard to upgrading the 3rd concession are outside of the scope of the MSP. The MSP includes allowances for servicing with water and sewer to properties in the village core area but not the entire study area. The provision of gas service is not within the scope of the MSP. |
| | <ul style="list-style-type: none"> Are there plans to put a road from the treatment plant to the 3rd? | <ul style="list-style-type: none"> A utility corridor/easement is expected to be provided between the existing WWTP and the 3rd concession but will not be a regular vehicle access way. |
| | <ul style="list-style-type: none"> What about the schools for the new arrivals? | <ul style="list-style-type: none"> The provision of schools is outside of the scope or the MSP. |
| | <ul style="list-style-type: none"> Are there plans to develop from the 3rd to Airport Road? | <ul style="list-style-type: none"> Development of the roadway from to the 3rd to Airport Road is outside of the scope of the MSP. |
| B | <ul style="list-style-type: none"> Concerns about the Creemore Springs Brewery using more capacity than originally assessed. I don't understand why we are allowing them to continue to use capacity when there are landowners waiting and a huge lack of housing for area residents. | <ul style="list-style-type: none"> The discharges from Creemore Springs Brewery to the municipal sewer are controlled under an overstrength discharge agreement between the Township and the Brewery. The discharges are with the limits identified in the agreement. |
| | <ul style="list-style-type: none"> Concerned about giving capacity to developers before private citizens. | <ul style="list-style-type: none"> All new users are expected to pay for the cost of the servicing they require, and the MSP identifies assumption about the growth within the existing service area as well as growth (development) in new areas. |

| ID Code | Comment | Response (Project Team) |
|---------------|---|---|
| Emails | | |
| Email 1 | <ul style="list-style-type: none"> Are there growth projections and/or capital costs associated with the five alternatives outlined in the presentation from December 1? | <ul style="list-style-type: none"> This Master Plan is still in its early stages; so, growth projections and capital cost analysis are not available yet. However, as we progress through the study, the growth projections and capital costs associated with the five alternatives will be examined. The Public Information Center held on December 1, 2022, was intended to introduce the community to the project. As we evaluate the five alternatives, we will consider the Financial Environment of these options (as shown on the Evaluation Criteria Slide). Alternatives such as 'Do Nothing' and 'Limit Growth' will consider impacts of operational, maintenance and replacement cost in conjunction with the potential loss of both financial and tax base growth. Alternatives such as 'Upgrade', 'Expand' and 'Build New Systems' will all have varying capital costs that will be considered and compared as well. These are just a few of the considerations that will be presented at the next PIC in 2023. |
| Email 2 | Full set of comments provided in .pdf format (see Appendix C). | A comment-response table was prepared and sent (see Appendix C). |
| Email 3 | <ul style="list-style-type: none"> SCDSB have a question in order in plan for appropriate school accommodation. What is the anticipated population growth of the surrounding potential development that the servicing intends to be sized for? | <ul style="list-style-type: none"> The link that follows is to the Creemore Water and Wastewater Master Servicing Plan PIC #1 boards. The projected population is noted on slide 11. Please be advised this is the beginning of an approximate 12-month process, and the population that can be serviced may be dependent upon the outcome of this study, and the willingness of the development community to build infrastructure deemed required by the end of the study. In short there is a lot to determine prior to population assumptions can be realized. https://www.clearview.ca/sites/default/files/docs/050306_pic_boards_final.pdf |

| ID Code | Comment | Response (Project Team) |
|---------|---|---|
| | <ul style="list-style-type: none"> • SCDSB planning staff understand that the proposed population to be serviced will be dependent on the outcome of the study, however the adequacy of school sites must be taken into consideration so the board can plan for any future designation of lands for school site(s) and to ensure the necessary infrastructure is sized accordingly to accommodate the future population growth and associated public service facilities. • SCDSB planning staff acknowledge that this is a prime opportunity to begin discussions with the Township of Clearview to discuss future school site needs in the Village of Creemore, understanding that the MSP will be a multi-step process over approximately a year. | <ul style="list-style-type: none"> • The Township to reach out to SCDSB to set-up a meeting. |

5.0 Next Steps

Comments and concerns received at PIC #1 will be reviewed for incorporation into the Project. Next steps include:

- Identify the Alternative Solutions.
- Inventory the Natural, Social-cultural, Engineering and Financial Environment.
- Identify Impact of the Alternative Solutions on the Environment and Identify Mitigating Measures.
- Confirm Alternative Solutions and Identify Preliminary Preferred Solution(s).
- Consult Agencies and Public (PIC #2).
- Select Preferred Solution.
- Review and Confirm EA Schedule.

Documenting the planning and decision-making process of the study, will be prepared for public review and comment at the completion of the study. A Notice of Completion will be issued following the completion of the Study. The Master Plan Report will be available for public review for a minimum 30-day review period



BURNSIDE

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Appendix A

Newspaper Advertisements



217 Gideon Street, Stayner, ON L0M 1S0
 Telephone: 705 428-6230 | www.clearview.ca
 Hours: Monday to Friday 8:30am to 4:30pm
 Communications are available
 in alternative formats upon request.

Notice of Public Information Centre #1 TOWNSHIP OF CLEARVIEW

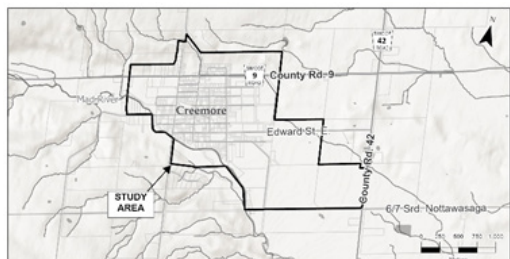
Creemore Water and Wastewater Master Servicing Plan

The Study

The Township of Clearview is undertaking a Water and Wastewater Master Servicing Plan for the Village of Creemore. The Master Servicing Plan will consider solutions for the long-term drinking water and sanitary wastewater servicing needs for the Community of Creemore and surrounding potential development opportunities.

The Process

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Public Information Centre #1

Consultation is important to this study. The Township of Clearview would like to ensure that anyone interested in this study has the opportunity to provide input into the planning and design of the project. A Public Information Centre (PIC#1) is planned to present information about the project, identify next steps in the process, and gather public comments, concerns and interests that should be considered in the project planning. This PIC#1 will be in a drop-in format and representatives from the Township and its Consultant (R.J. Burnside & Associates Limited) will be present to discuss key elements of the study and answer questions. This notice and additional project information is available at www.clearview.ca/CWWMSP. The date and location of the PIC are as follows:

Date and Time: Thursday, December 1, 2022 - 5:00-7:30 pm

**Location: Creemore Community Centre, 220 Collingwood St.
 Creemore, Ontario**

To provide comment or to request additional information concerning this Study please contact either of the following Project Team members:

| | |
|---|---|
| Mike Rawn, C.E.T., CMM III Director of Public Works Township of Clearview 217 Gideon Street, Stayner, ON L0M 1S0 Tel: 705-428-6230 ext. 243 E-mail: mrawn@clearview.ca | Philip A. Rowe, C.E.T., EP Consultant Project Manager R.J. Burnside & Associates Limited 6990 Creditview Road, Unit 2, Mississauga, ON L5N 8R9 Tel: 1-800-265-9662 ext. 5915 E-mail: CreemoreMP@rjburnside.com |
|---|---|

Project and Notice information will be made accessible upon request in accordance with the Accessibility Standard for Information and Communication under the *Accessibility for Ontarians with Disabilities Act, 2005*. Information will be collected in accordance with the *Freedom of Information and Protection of Privacy Act*. With the exception of personal information, all comments will become part of the public record.

This Notice Issued on November 17, 2022

CUSTOMER NOTIFICATION OF SEWER-LINE MAINTENANCE IN STAYNER

The Water / Sewer department will be overseeing Sanitary Sewer main flushing, cleaning & inspecting. **Monday November 14 to Friday November 25, 2022 Between the hours of 7:30 am and 4:30 pm.** A map of affected areas has been posted on our website www.clearview.ca

The sewer main will be flushed/cleaned using high pressure water. Cleaning of mains could empty drains & traps in houses. On rare occasions, pressure cleaning has caused water to exit drains & toilets in homes. As a precaution leave toilet seats down, and cover drains in sinks, tubs and floors. After work has been completed run water into the drains to ensure the traps are full. If you have any question or concerns regarding this noticed, please contact the undersigned.

Dale Lighthart
 Water / Sewer Foreman
 Township of Clearview
 P. 705-428-5024 • P. 705-428-6230 ext. 303
 E. dlighthart@clearview.ca



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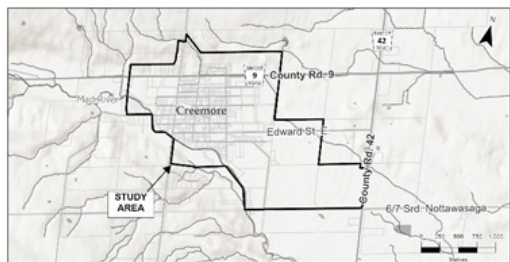
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**NOTICE – PENALTY AND INTEREST
 REINSTATEMENT ON PROPERTY TAXES
 BEGINS DECEMBER 1ST, 2022**

As per FIN-010-2022 Penalty and Interest Relief on Property Taxes will be waived as long as the account is paid in full by November 30, 2022. Effective December 1, 2022, penalties and interest will be reinstated on property tax accounts in Clearview Township. If the accounts are not paid in full retroactive penalty charges for the current 2022 years taxes will be reapplied accordingly for the months of April – November 2022.

Property tax accounts can be accessed and paid online at www.clearview.ca/pay-register-apply/online-payments.

Payments can also be made via credit card, at your bank, through the drop box at the front entrance of the Administration Centre, by mail or in person at the Administration Centre Monday to Friday from 8:30 AM to 4:30 PM.

Looking to make things easier? Try signing up for E-Billing or our Pre-Authorized Payment Plans. E-Billing allows rate payers to receive and view tax notices electronically at anytime. Pre-Authorized Payment Plans reduce the risk of late payment penalties by automatically withdrawing payments from your bank or financial institution.

To find out more about property taxes, e-billing, pre-authorized payment plans and payment options in Clearview Township, please visit www.clearview.ca/pay-register-apply/property-taxes-assessment.

For more information, please contact:

Pam Childs, Tax Collector
 (705) 428-6230 ext. 227 • pchilds@clearview.ca
Kelly McDonal, Treasurer
 (705) 428-6230 ext. 236 • kmcdonald@clearview.ca
Property Tax Services
 705-428-6230 x 273 • tax@clearview.ca

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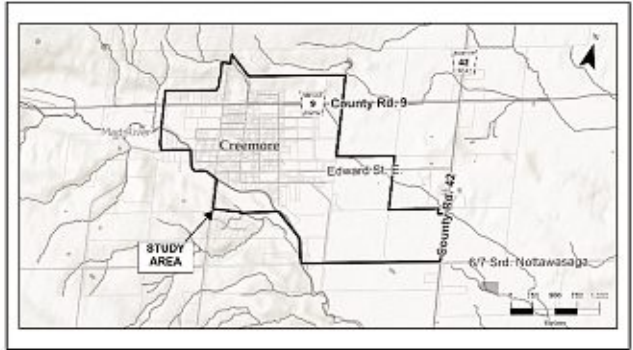
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CLEARVIEW

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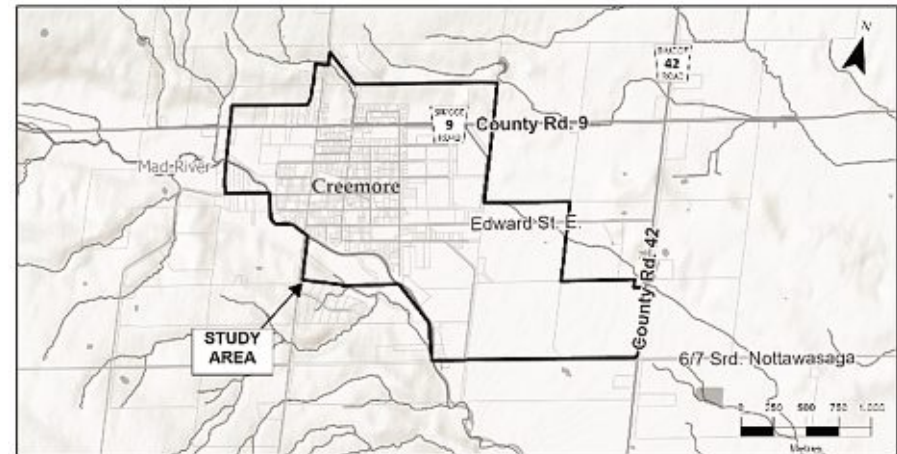
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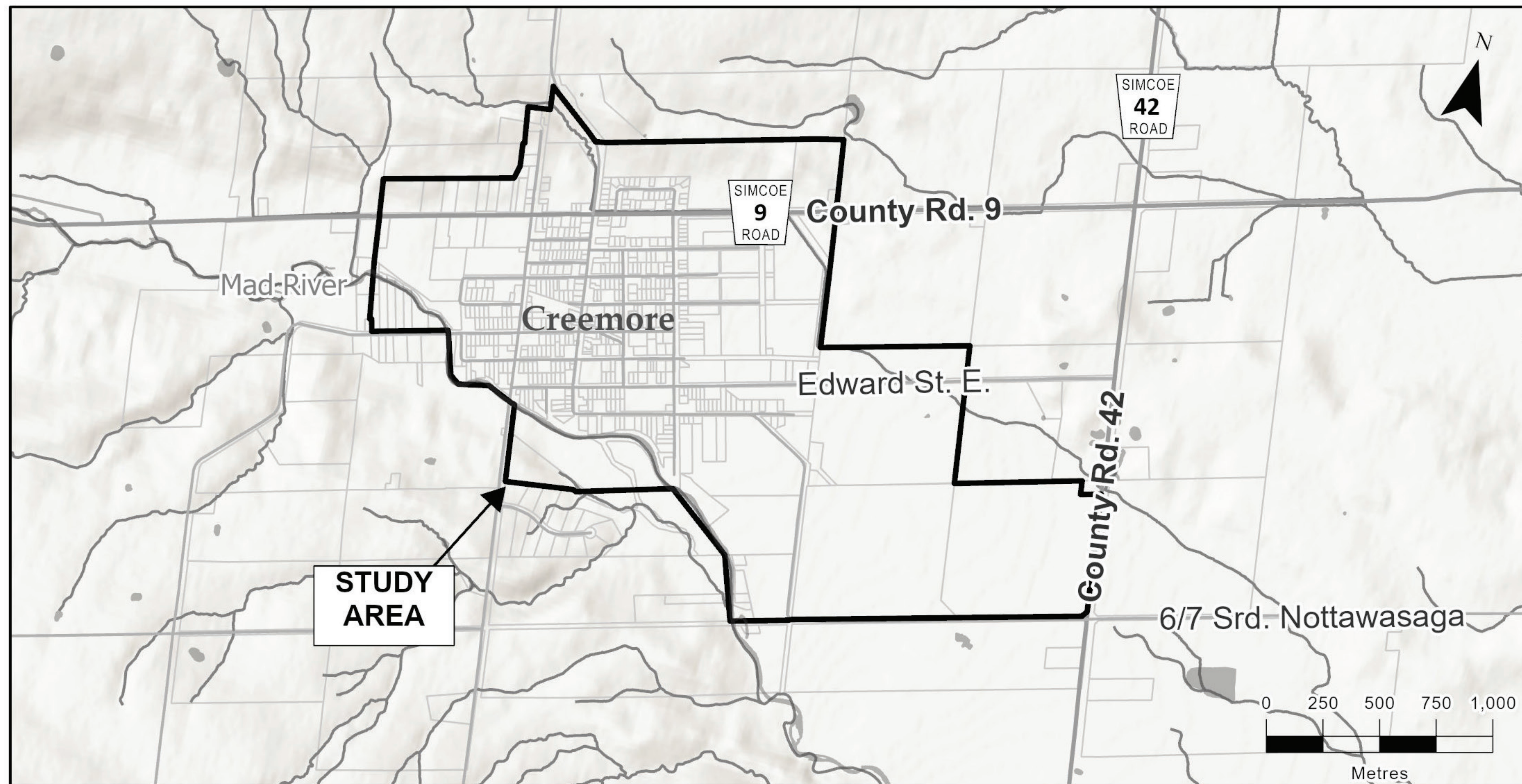
[THE DIFFERENCE IS OUR PEOPLE]

Appendix B

Display Boards

Appendix B

Creemore Water and Wastewater Master Servicing Plan



Public Information Centre
December 1, 2022, 5:00 p.m. – 7:30 p.m.
Creemore Community Centre

Welcome

to the Public Information Centre for the
Creemore Water and Wastewater Master Servicing Plan

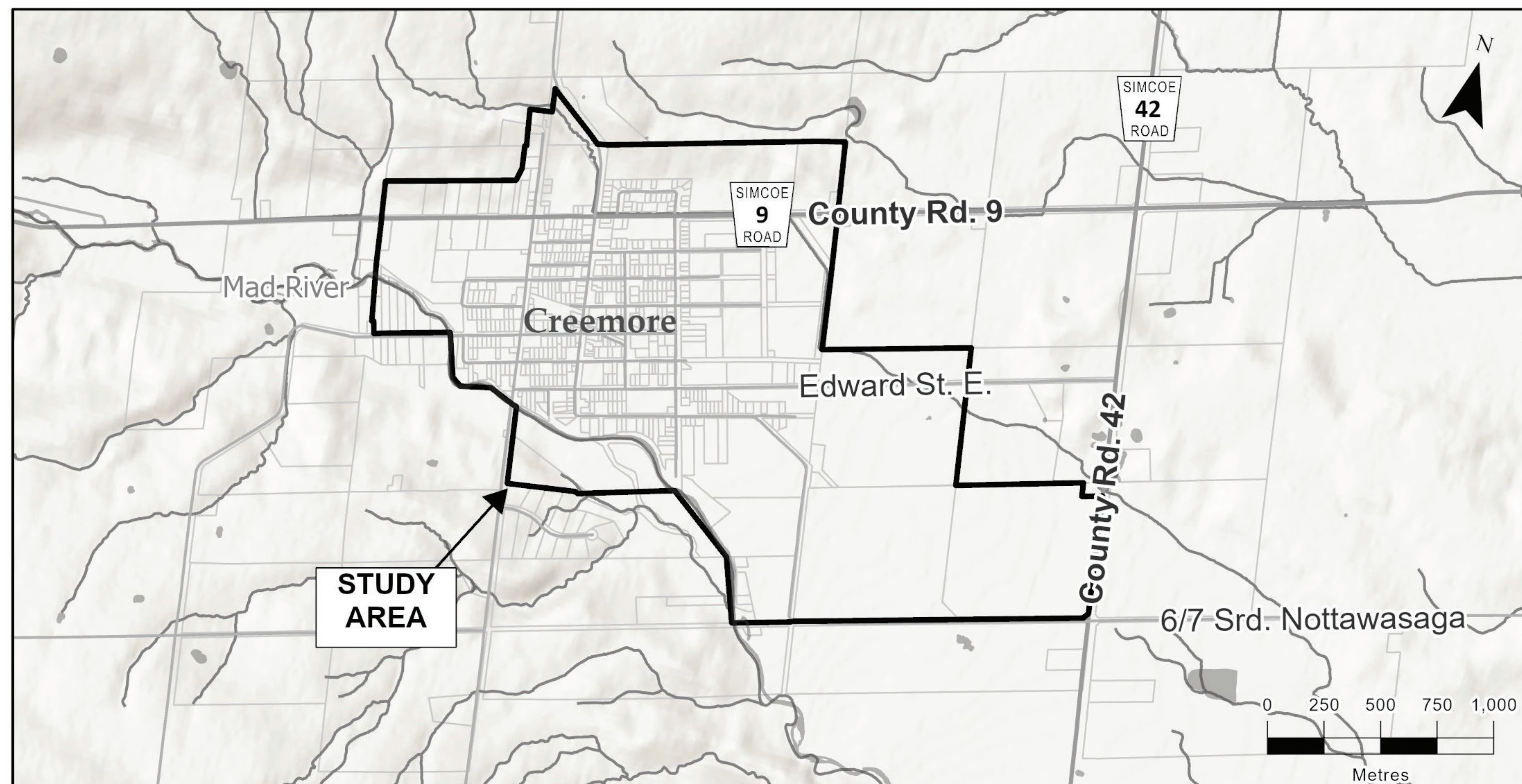


- Please Sign In
- Review display materials and discuss your questions and ideas with Study Team
- Please fill out a comment sheet and return to Study Team in person, email or mail by January 13, 2023.

Study Background

The Township of Clearview is undertaking a **Water and Wastewater Master Servicing Plan (MSP) for the Village of Creemore.**

The Master Servicing Plan will consider solutions for the long-term drinking water and sanitary wastewater servicing needs for the Community of Creemore and surrounding potential development opportunities.

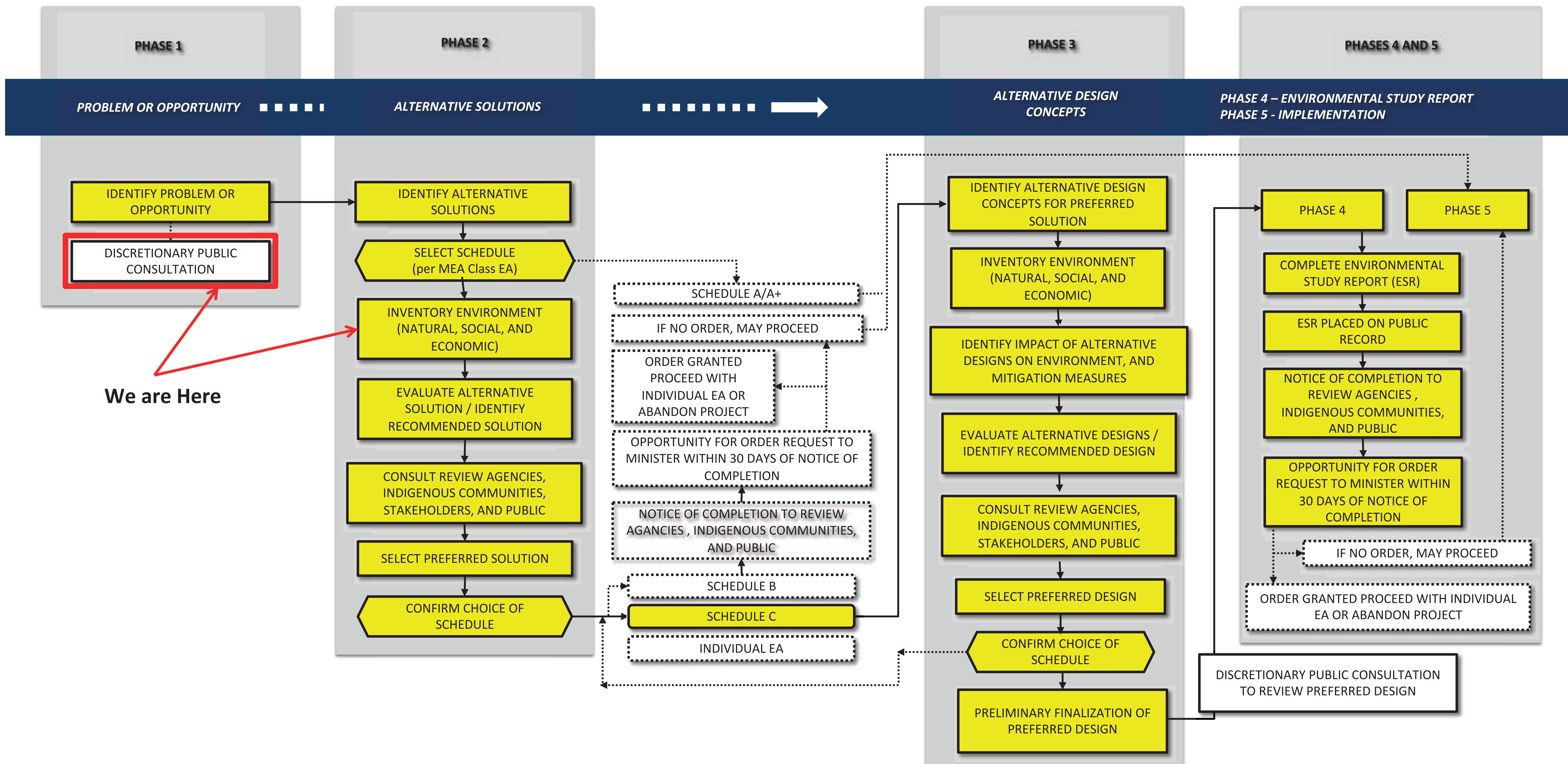


Purpose of this PIC is to:

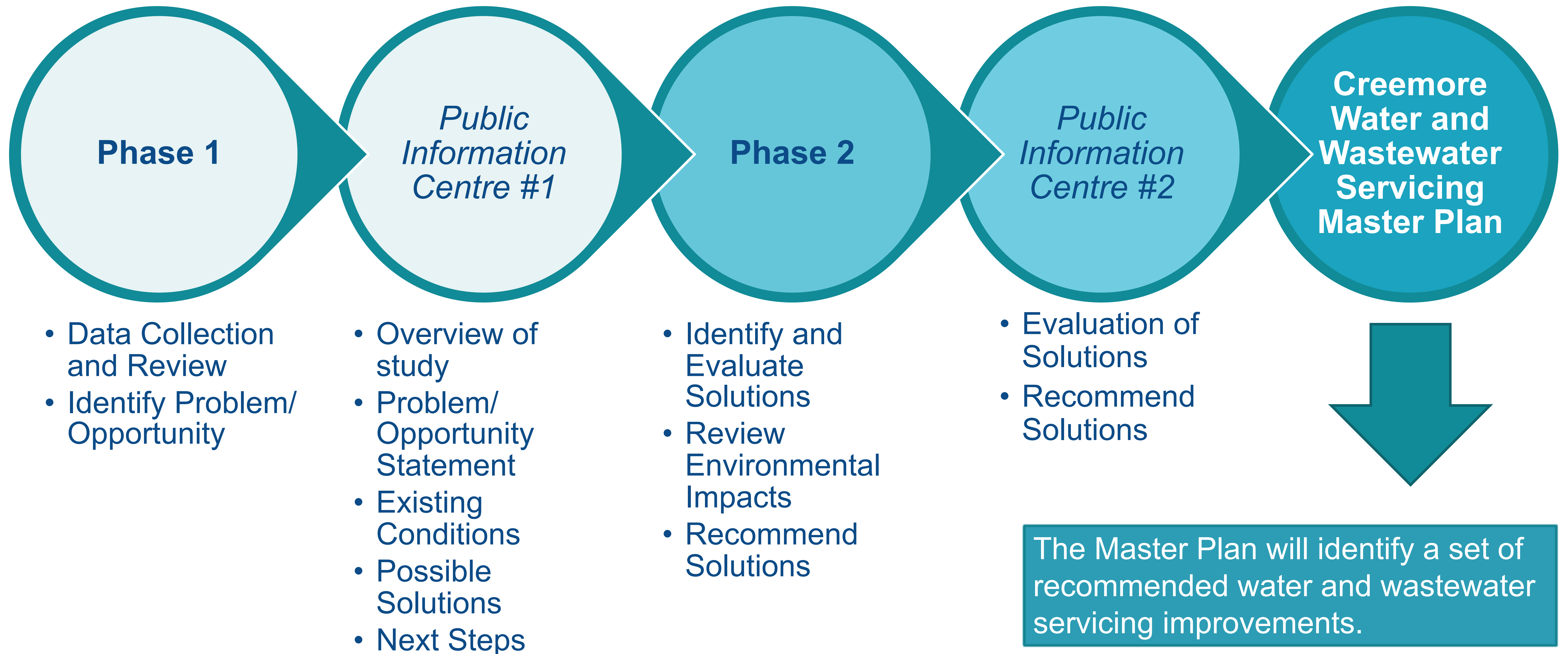
- Provide background information on the existing environment of the Study Area
- Provide an overview of the Master Plan process
- Present preliminary alternative solutions
- Obtain input on the alternative solutions
- Identify next steps

Municipal Class EA Process

Master Plans must address at least the first two phases of the Class EA process. The study has been carried out according to the guidelines set out in the Municipal Engineers Association (MEA) Class Environmental Assessment document (October 2000, as amended in 2007, 2011 & 2015).



Master Plan Process – Approach #2



Projects identified within the Master Plan proceed in accordance with Municipal Class EA requirements, subject to municipal budgets and priorities.

Projects identified as Schedule B projects in the Master Plan can proceed to implementation phase (Phase 5).

Problem / Opportunity Statement

The Problem / Opportunity Statement is defined as:

“The Township of Clearview has identified the need to develop a comprehensive Water and Wastewater Master Servicing Plan for the Community of Creemore, to identify a cost-effective, water and wastewater servicing strategy for the lands within the existing settlement boundary.

The strategy will consider the needs of both existing serviced areas and areas of future growth. The strategy will identify works required to address the needs of the community to 2042 while considering and making provisions for servicing lands within the study area that are expected to be developed post 2042.

The Master Plan will satisfy the Municipal Class EA requirements for the Schedule B infrastructure projects identified in the Master Plan.”

Existing Conditions - Drinking Water System

The Creemore Drinking Water System is owned and operated by the Township and consists of a ground water supplied water treatment plant, a distribution system and water storage.

Water Supply and Treatment

The Creemore Water Treatment Plant (WTP) has rated capacity of 2,688 m³/d (31.1 L/s). The firm water supply capacity is 1,296 m³/d.

The water treatment exceeds minimum MECP requirements.

Storage Reservoir

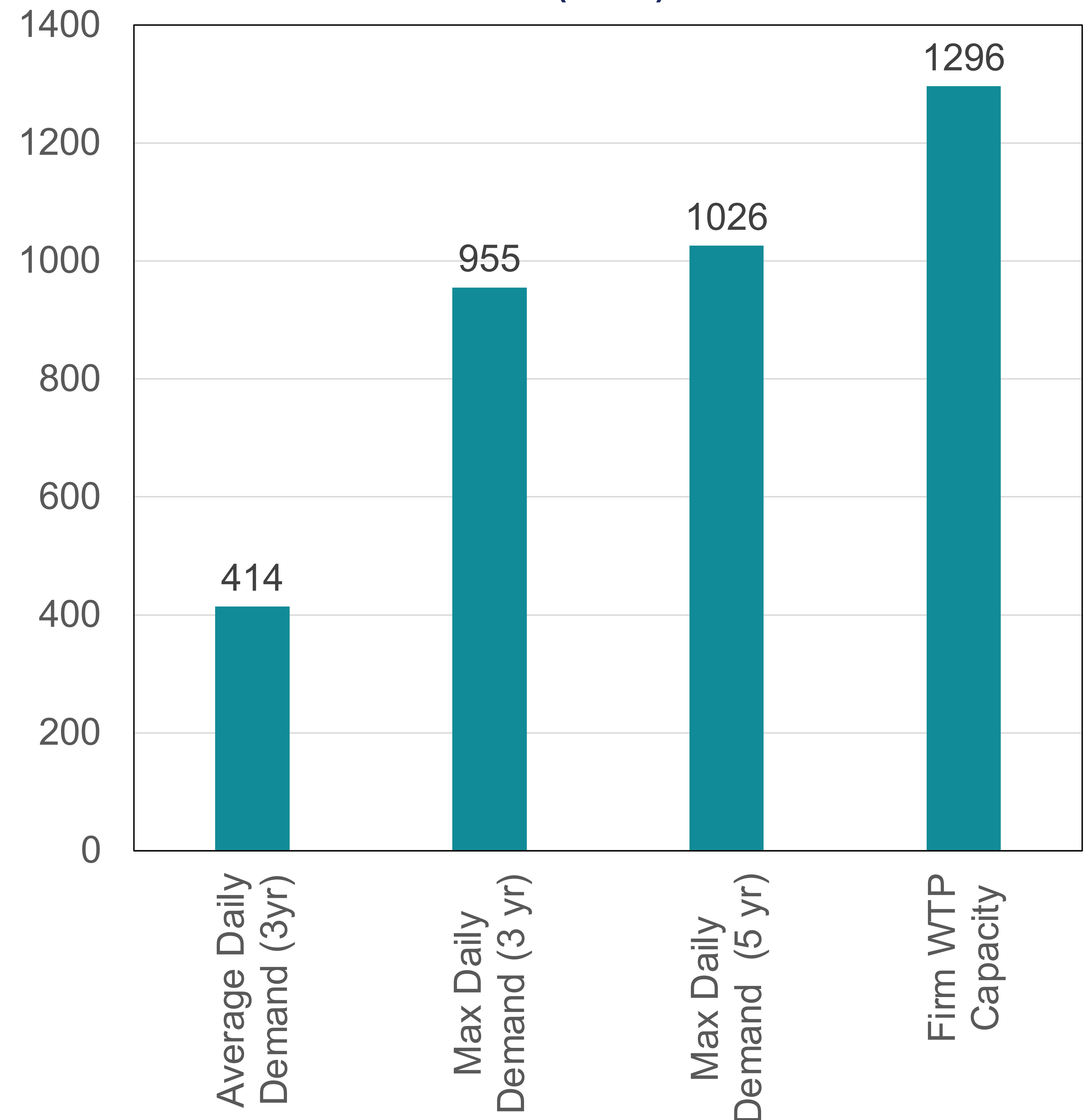
The drinking water system includes a grade level storage facility located at the north end of Collingwood St. and has a volume of 1,570 m³.

Distribution System

The distribution system consists of approximately 11.9 kilometers of watermain.

There are approximately 545 serviced units on the Creemore drinking water system. A small number of water users are not on the municipal sewer system.

Creemore WTP Capacity and Historical Demand (m³/d)



Existing Conditions - Drinking Water System



Existing Conditions - Wastewater System

The Creemore Wastewater System, including the Creemore Wastewater Treatment Plant (WWTP), and a gravity sewer wastewater collection system, is owned by the Township. The collection system is operated by the Township and the WWTP Operation is contracted to the Town of Collingwood.

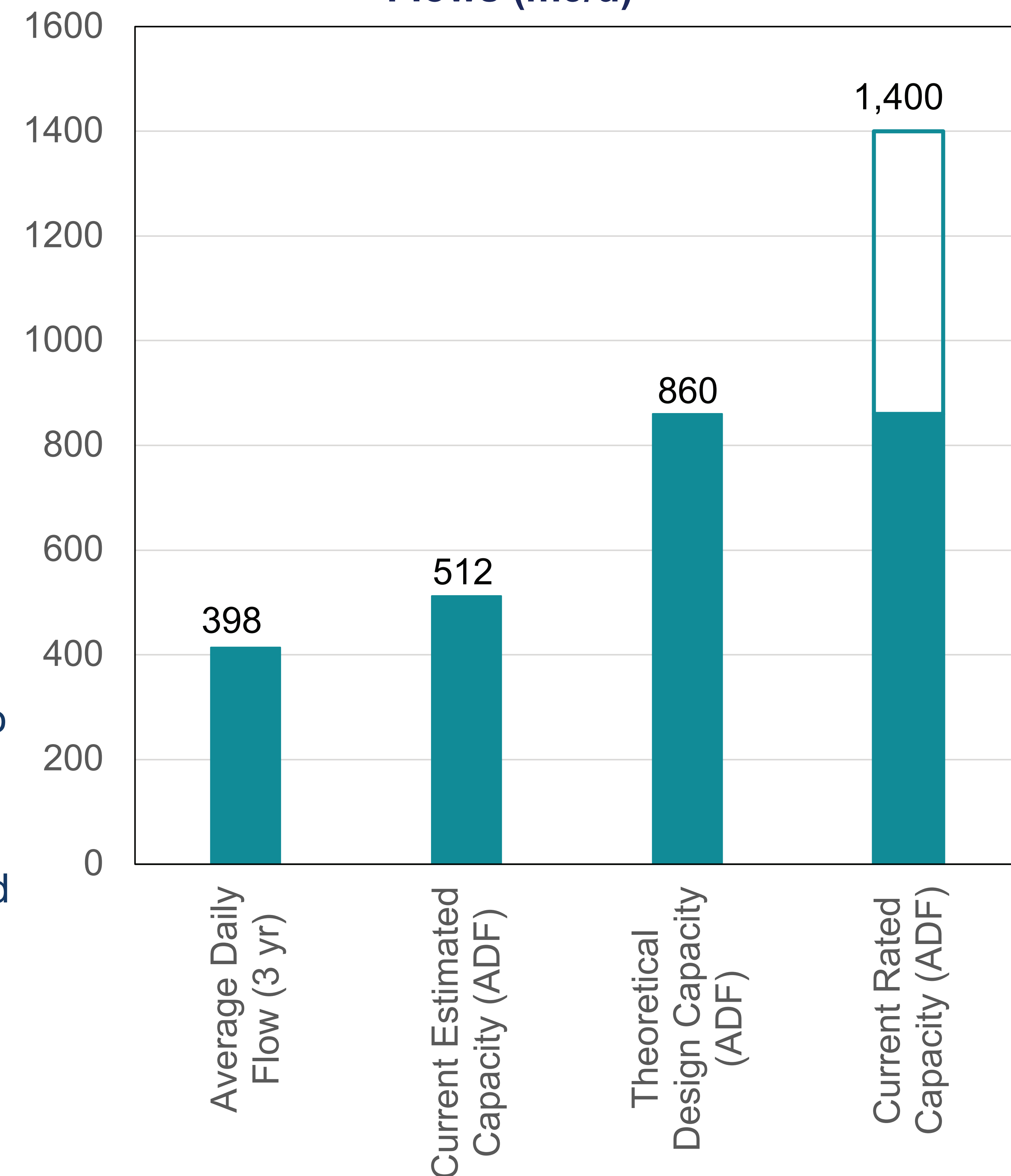
Wastewater Treatment

- The Creemore WWTP plant is a membrane bio reactor type facility that receives wastewater from the collection system and treats it prior to discharging the treated effluent to the Mad River.
- The wastewater received at the WWTP is much stronger than contemplated at the time of design:
 - While average flows are 46% of design, the organic loading is at 80-90% of design, which triggers the need for improvement.
 - Creemore Springs Brewery is permitted to discharge high strength wastewater to the collection system under an agreement with the Township which set out volumes, strengths and costs.
- The existing facility can only handle an average daily flow (ADF) of 512 m³/d. Upgrades are expected in order to restore the original design capacity and further upgrades to provide an ADF of 1,400 m³/d. The facility has at times been unable to handle the peak flows received.

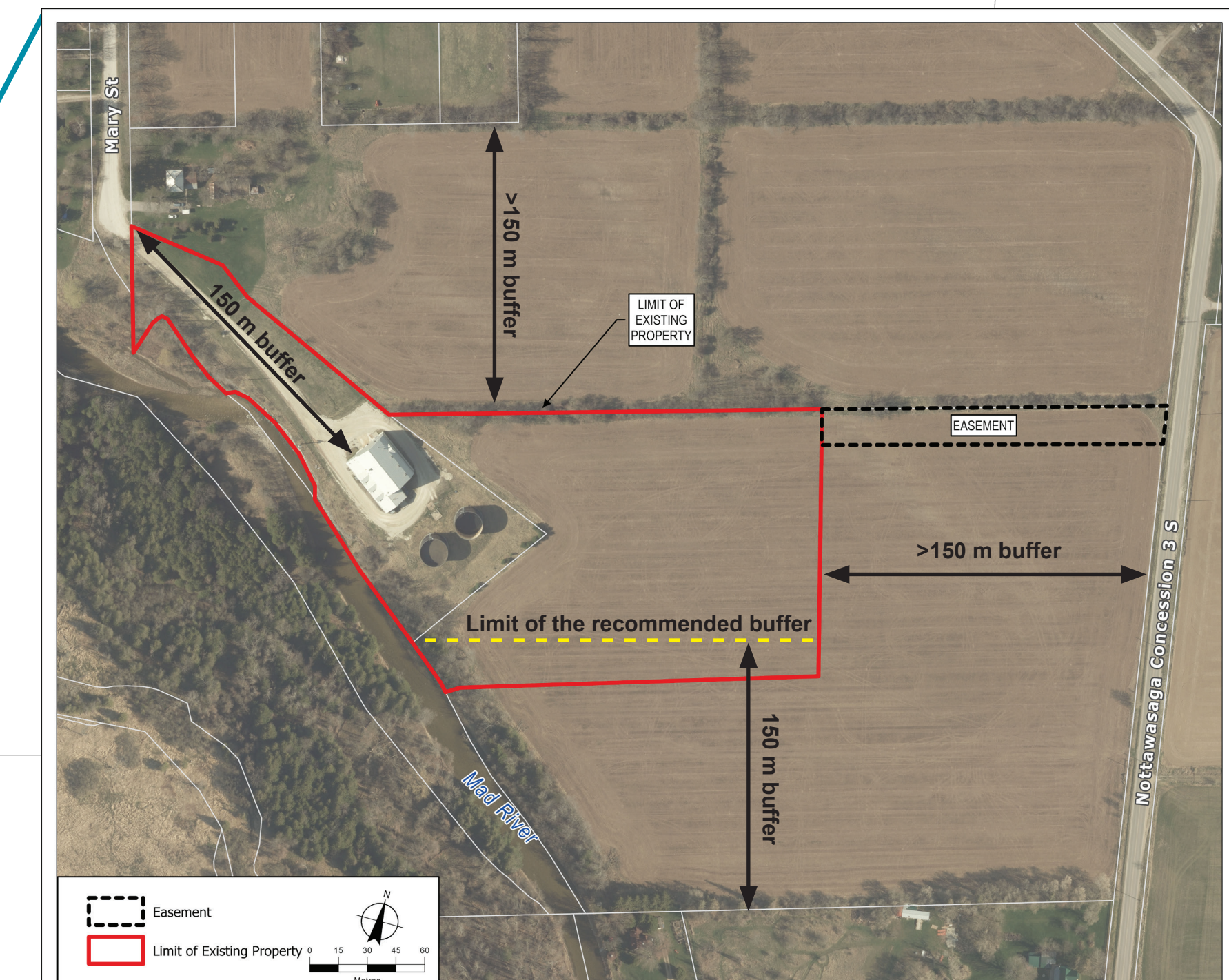
Wastewater Collection

- The Mary St. Trunk sewer, with the current and future users, will be at capacity and not able to accommodate flows from outside the Creemore Core through the existing sewer system.
- The majority of the collection system was constructed at the same time as the WWTP in 1999. The Township undertook a successful program to reduce extraneous flows entering the collection system in the early 2010's.
- There are approximately 518 service connections on the Creemore Collection System.

Creemore WWTP ADF Rating and Historical Flows (m³/d)



Existing Conditions – Wastewater System



| Legend | |
|--------|-------------------------------|
| • | Clearview Township Facilities |
| ○ | Sewer Manholes |
| — | Sewer Gravity Mains |
| — | E911 SLRN (Roads) |
| ■ | Sewer Structures |
| ■ | Building Footprints |
| ■ | Lakes Ponds and Wide Rivers |
| ■ | Parcel Fabric |

Service Population

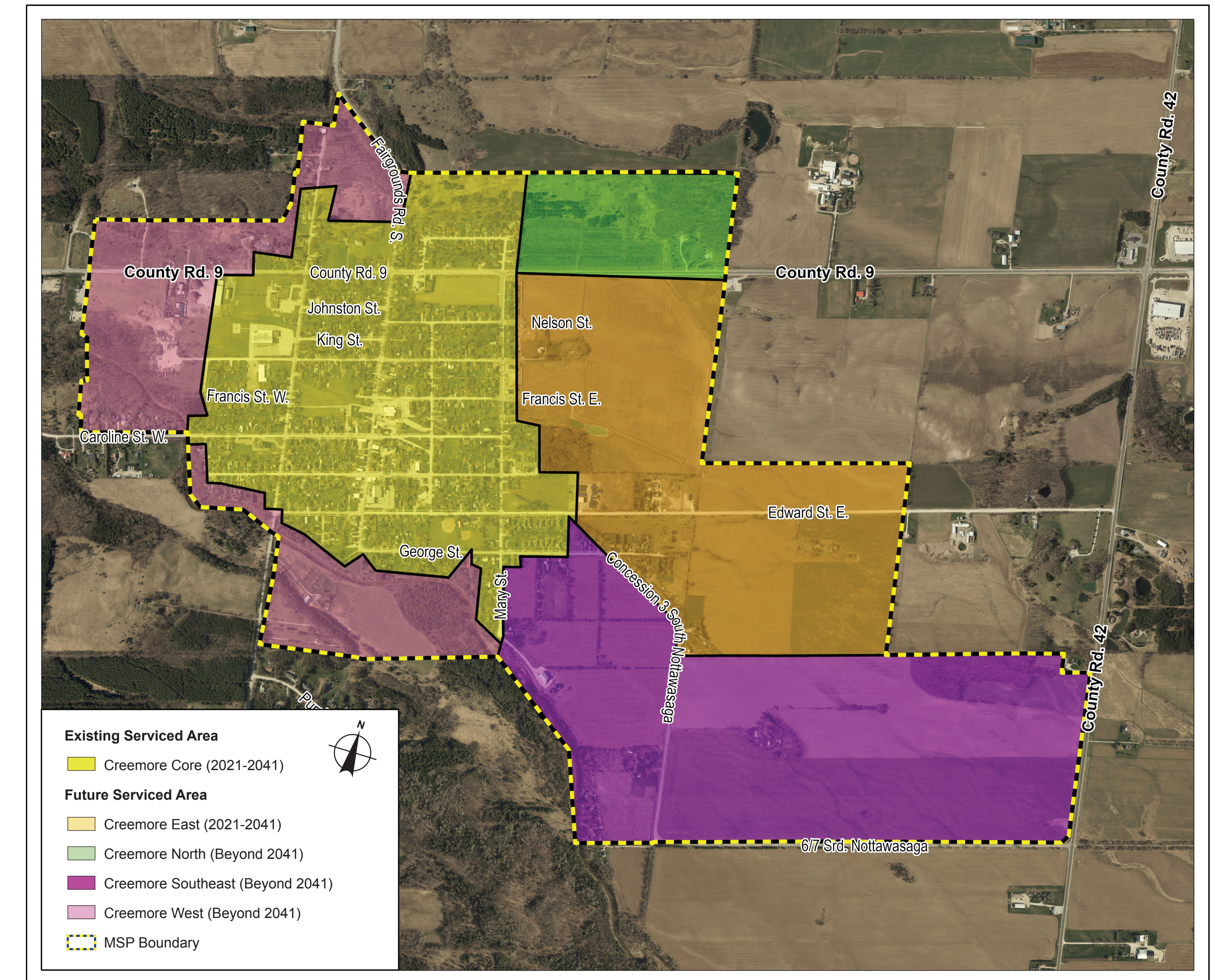
Existing Service Population – Creemore Core

- The area are approximately 1203 persons serviced by 481 residential water connections and 64 Industrial, Commercial and Institutional (I/C/I) water connections.
- The area has approximately 1129 persons serviced by 451 residential wastewater connections and 67 I/C/I wastewater connection.
- Other areas are on individual private services.

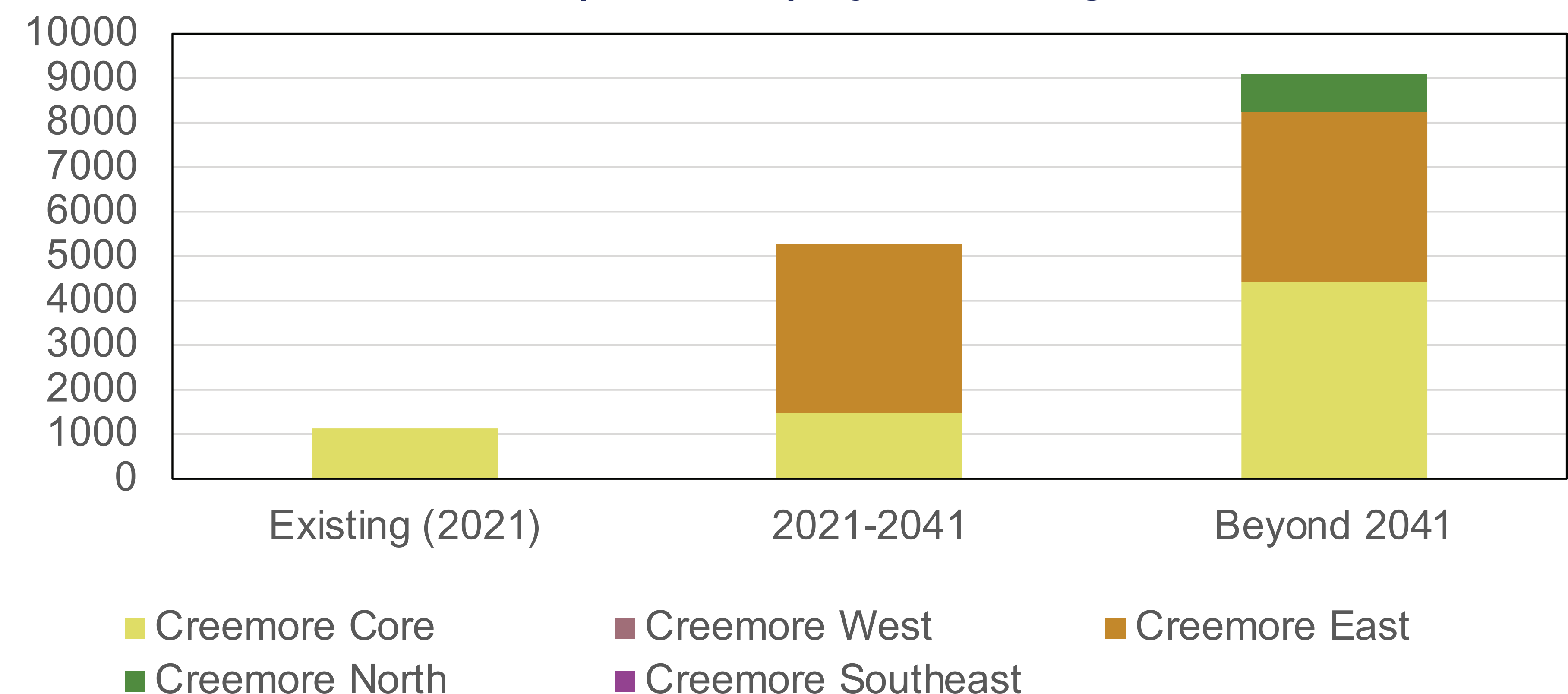
Future Service Population Assumptions

- Future residential units are expected to have 3 persons per unit.
- Unit counts for the development areas are based either on preliminary plans of subdivisions if available or lot yields similar to currently proposed plans.
- New growth in the various service areas are assumed to be on individual or municipal services as shown below:

| | Private Services | Municipal Services |
|--------------------|------------------|--------------------|
| Creemore Core | N | Y |
| Creemore West | Y | N |
| Creemore North | N | Y |
| Creemore East | N | Y |
| Creemore Southeast | Y | N |



Projected Future Service Population for Municipal Services (persons) by Planning Horizon



Existing Conditions

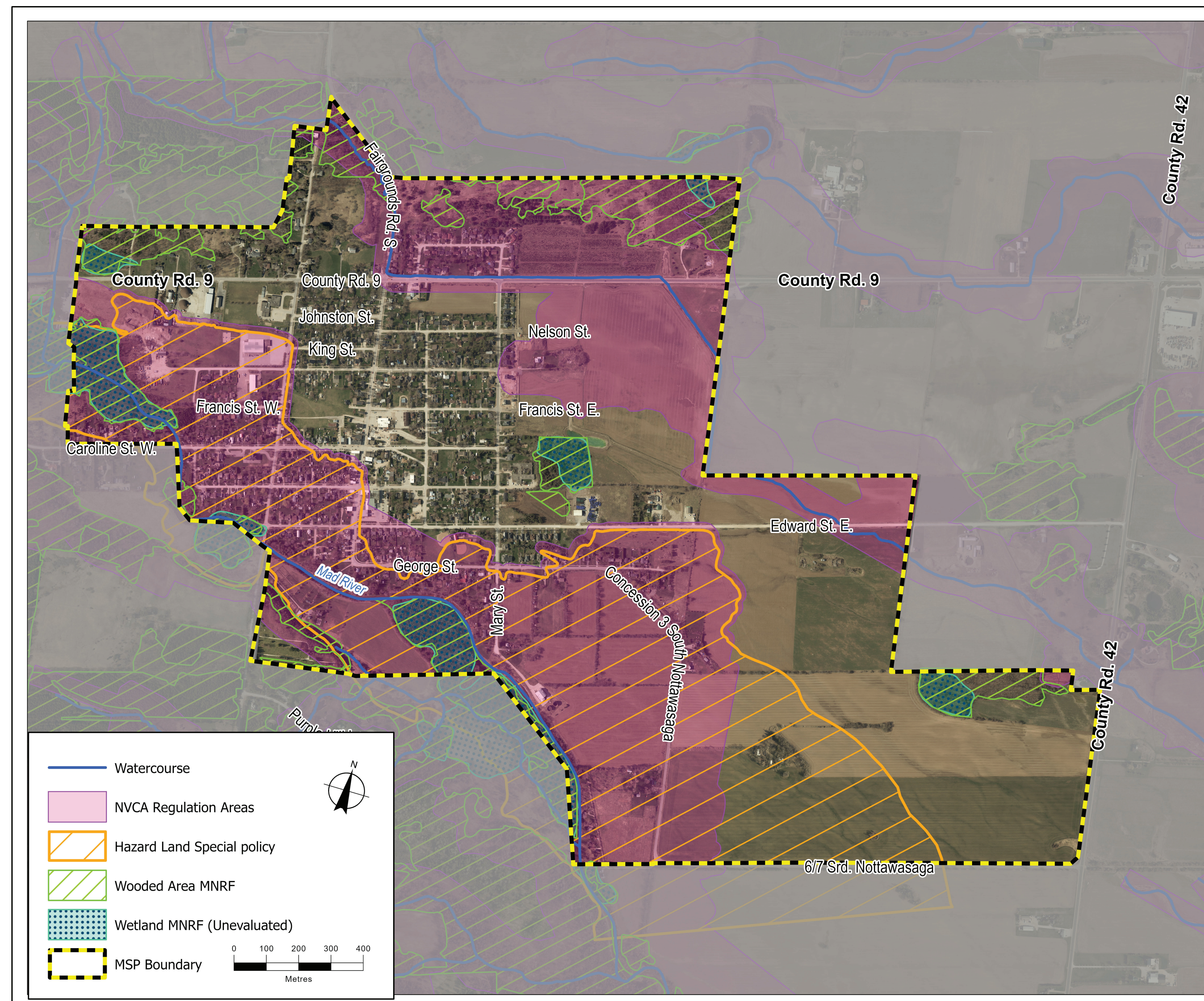
Natural Environmental Features

Natural features within the MSP area

- Nottawasaga Valley Conservation (NVCA) regulated and Hazard Land Special Policy areas.
- Ministry of Northern Development, Mines, Natural Resources and Forestry wetlands (unevaluated) and wooded areas.

Aquatic Habitat

- Mad River flows along the southern boundary and is regulated by NVCA.

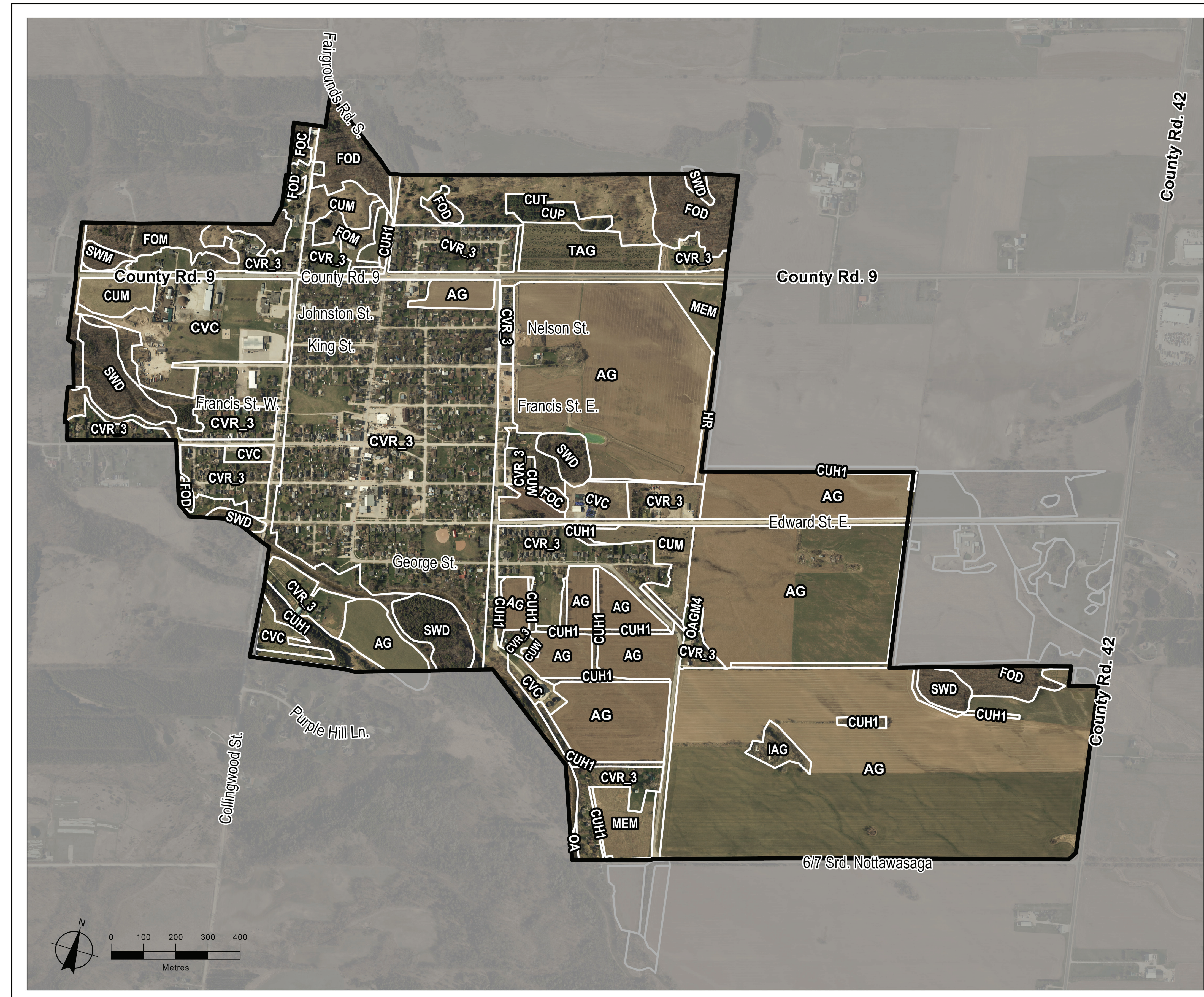


Existing Conditions Ecological Land Classification

Natural features within the MSP area
18 distinct ecological land classification (ELC) vegetation communities.

ELC Descriptions:

- AG: Agriculture
- CUH1: Hedgerow
- CUM: Cultural Meadow
- CUP: Cultural Plantation
- CUT: Cultural Thickets
- CUW: Cultural Woodland
- CVC: Commercial and Institutional
- CVR_3: Single Family Residential
- FOC: Coniferous Forest
- FOD: Deciduous Forest
- FOM: Mixed Forest
- IAG: Agricultural Infrastructure
- OA: Open Water
- OAGM4: Open Pasture
- SWD: Deciduous Swamp
- SWM: Mixed Swamp
- TAG: Treed Agriculture



Existing Conditions

Natural Environment

Vegetation Communities

- Pastures, Forests, Hedgerows, and Agricultural.

Potential Habitat

- Potential wildlife habitat may be suitable for species adapted to urban environment such as squirrel, chipmunk, raccoon, bird species.
- Habitat for Species at Risk may include trees and roosting bat habitat within the forested vegetation communities / treed hedgerows (several bat species are Endangered), or breeding forest woodland birds.

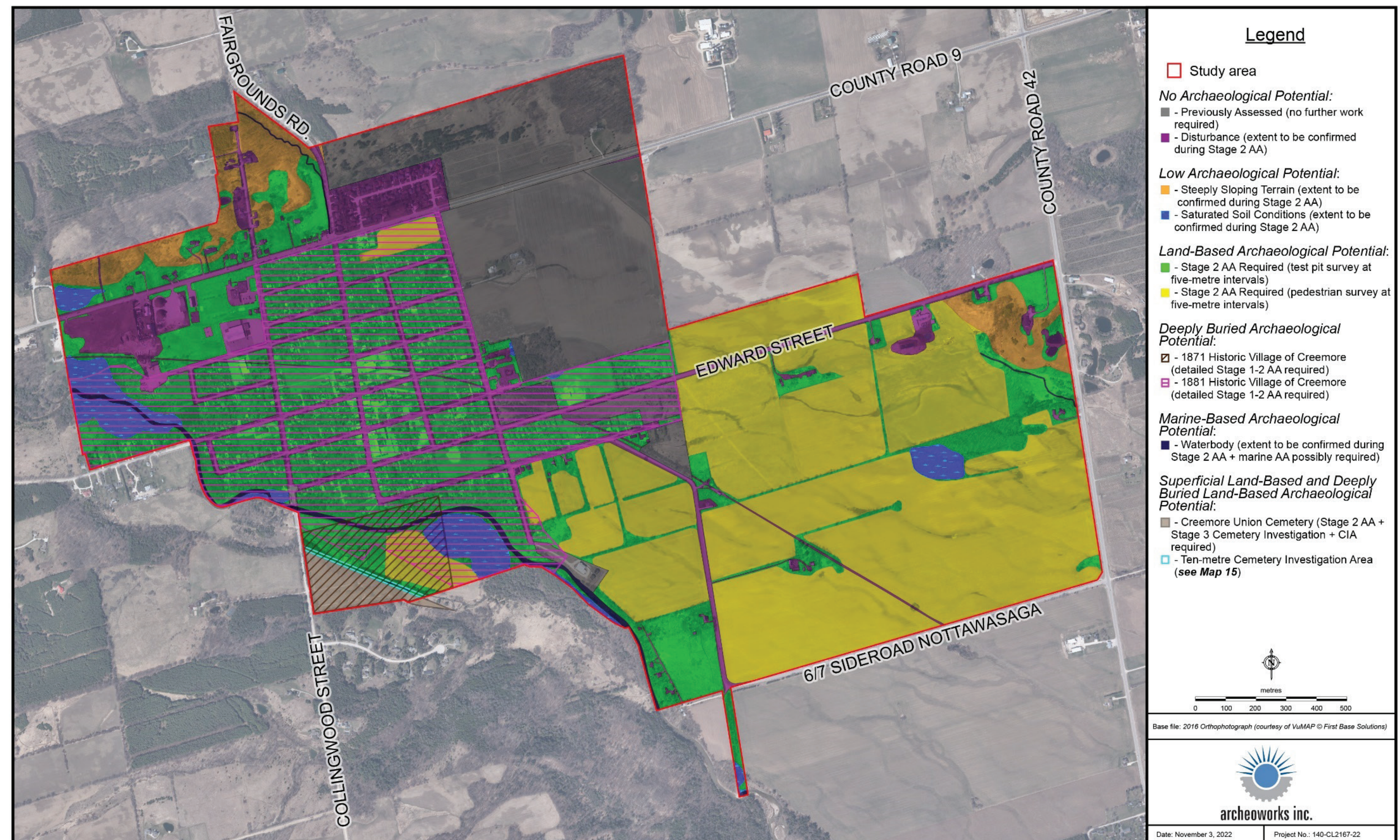


Existing Conditions Archaeological Environment

Stage 1 Archaeological Assessment (AA)

Upon selection of future projects identified within the Creemore Water and Wastewater Master Servicing Plan area:

- Any infrastructure projects which would impact areas identified as having land-based archaeological potential or occurring within the historic limits of the Village of Creemore, must be subjected to a detailed Stage 2 AA, to determine the presence of either deeply buried or near the surface archaeological resources.



Climate Change

Climate change is defined as any significant change in long-term weather patterns. The term can apply to any major variation in temperature, wind patterns and/or precipitation.

The MECF finalized a document entitled “Considering Climate Change in the Environmental Assessment Process” in 2017 that provides guidance relating to the Ministry’s expectations for considering climate change during the EA process.

As the alternative solutions for the required new infrastructure is developed, climate change will be considered as part of this Master Servicing Plan study. There are two types of climate change effects that will be considered.

1. The first is the effect that a project can have on climate change. In this case, the degree to which the project can provide some climate change mitigation measures is to be assessed.
2. The second is the effect climate change has on the project. In this case, the degree to which the project can demonstrate adaptation to climate change impacts is assessed.

The assessment of alternative solutions will incorporate climate change as part of the environmental assessment process, including recommendations for systems resiliency as well as identifying and minimizing negative impacts during project implementation.



Resilience

Resilience is defined as ‘the capacity to recover quickly from difficulty’.

Climate change presents us with innumerable difficulties, some already present and others, more difficult to predict, that will emerge and continue to worsen as average global temperatures rise in the future.

Mitigation actions to prevent the worst outcomes are needed, but so too is resilience building - developing the systems and infrastructure we need in order to cope with an unpredictable changing climate.

Alternative Solutions Water and Wastewater Systems

- Alternatives Solutions to address the water and wastewater serving needs will be identified, reviewed and refined through the Study process.
- The range of typical alternatives is illustrated to the right.
- They may be combined with non-structural solutions such as programs focused on reducing water demand and wastewater flows and optimization of operation of existing facilities.



Evaluation Criteria

The alternative solutions will be evaluated relative to each other against a set of criteria. Typical evaluation criteria are provided below under each of the project environments:



Natural environment

- Potential impact to vegetation and designated natural features
- Potential impact to wildlife, aquatic habitat and habitat of species at risk
- Potential impact to water resources and drainage
- Potential climate change impact and resilience



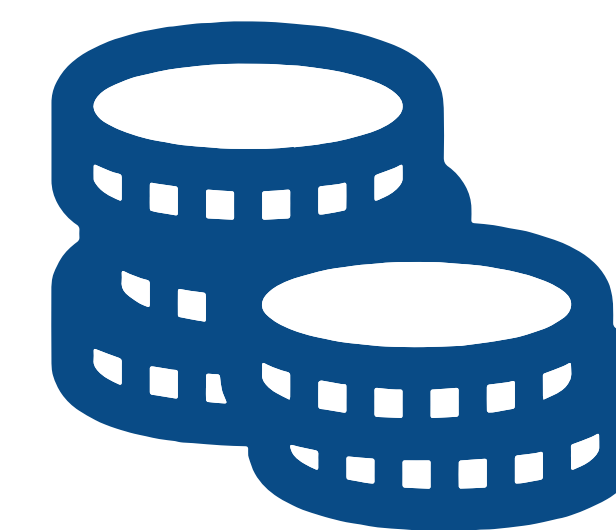
Socio-cultural environment

- Potential impact to heritage resources (e.g. archaeology, cultural heritage)
- Nuisance impacts (e.g. noise, visual, or construction impacts)
- Conformity to municipal and agency policy
- Public Safety



Engineering environment

- Complexity
- Safety
- Design constraints and Utility impacts
- Constructability



Financial environment

- Estimated capital costs
- Estimated operation and maintenance costs
- Estimated life cycle costs

Next Steps

- Review feedback from PIC
- Identify the Alternative Solutions
- Inventory the Natural, Social-cultural, Engineering and Financial Environment
- Identify Impact of the Alternative Solutions on the Environment and Identify Mitigating Measures
- Confirm Alternative Solutions and Identify Preliminary Preferred Solution(s)
- Consult Agencies and Public (PIC #2)
- Select Preferred Solution
- Review and Confirm EA Schedule

You are invited to provide comments by completing the comment sheet provided. Please submit comment sheets to a Study Team member below on or before January 13, 2023.

Mike Rawn, C.E.T., CMM III

Director Public Works
Township of Clearview
217 Gideon St
Stayner, ON L0M 1S0
Tel: 1-705-428-6230 x 243
E-mail: mrawn@clearview.ca

Philip Rowe, C.E.T., EP

Consultant Project Manager
R.J. Burnside & Associates Limited
6990 Creditview Road, Unit 2, Mississauga, ON
L5N 8R9
Tel: 1-800-265-9662 ext. 5915
E-mail: CreemoreMP@rjburnside.com

Thank you!



BURNSIDE

[THE DIFFERENCE IS OUR PEOPLE]

Appendix C

Comment Sheets and Emails



CLEARVIEW

Creemore Water and Wastewater Master Servicing Plan



SIGN-IN SHEET (PLEASE PRINT)

PUBLIC INFORMATION CENTRE #1 – December 1, 2022; 5 pm to 7:30 pm
Creemore Community Centre, 220 Collingwood St., Creemore, ON

| NAME PLEASE PRINT | ORGANIZATION | MAILING ADDRESS (incl. Postal Code) PLEASE PRINT | PHONE NO. / E-MAIL | DO YOU WISH TO BE ON THE MAILING LIST? Y/N |
|----------------------|-------------------------------|--|-----------------------|---|
| [REDACTED] | | [REDACTED] | [REDACTED] | Y |
| [REDACTED] | | [REDACTED] | [REDACTED] | ✓ |
| [REDACTED] | Creemore Springs Brewery | [REDACTED] | [REDACTED] | ✓ |
| [REDACTED] | clearview council | [REDACTED] | [REDACTED] | ✓ |
| [REDACTED] | Home Owner. | [REDACTED] | [REDACTED] | |
| [REDACTED] | Creemore Echo | [REDACTED] | [REDACTED] | ✓ |
| [REDACTED] | Town of the Blue Mountains | [REDACTED] | [REDACTED] | Yes |
| [REDACTED] | P BECKER CONSULTING | [REDACTED] | [REDACTED] | - |
| [REDACTED] | Blacksmith House B & B | [REDACTED] | [REDACTED] | yes |
| [REDACTED] | RESIDENT | [REDACTED] | [REDACTED] | |

Township of Clearview and R.J. Burnside & Associates Limited thank you for your involvement in Creemore Water and Wastewater Master Servicing Plan. Information will be collected in accordance with the *Freedom of Information and Protection of Privacy Act*. With the exception of personal information, all comments will become part of the public record.

Project information will be made accessible upon request in accordance with the Accessibility Standard for Information and Communication under the *Accessibility for Ontarians with Disabilities Act, 2005*.

RE: Creemore Master Plan

Avid Banihashemi <Avid.Banihashemi@rjburnside.com>

Wed 2/8/2023 2:28 PM

To: [REDACTED]

Cc: Creemore Master Servicing Study <Creemore.Study@rjburnside.com>; Jeff Langlois <Jeff.Langlois@rjburnside.com>; Mike Rawn <mrawn@clearview.ca>; Philip Rowe <Philip.Rowe@rjburnside.com>; Creemore Master Servicing Study <Creemore.Study@rjburnside.com>

1 attachments (187 KB)

050306 - Response to 2301 [REDACTED].letter.pdf

Good morning [REDACTED],

Thank you for your interest in the Creemore Master Servicing Plan. The Project Team has carefully reviewed your comments dated Jan. 13, 2023. Please find attached a response matrix to your comments.

Kindly please note that all project correspondences including the comments and responses will be incorporated into the final Master Servicing Plan Report.

Best regards,
Avid

From: [REDACTED]

Sent: Friday, January 13, 2023 6:20 PM

To: Avid Banihashemi <Avid.Banihashemi@rjburnside.com>

Cc: Creemore Master Servicing Study <Creemore.Study@rjburnside.com>; Jeff Langlois <Jeff.Langlois@rjburnside.com>; Mike Rawn <mrawn@clearview.ca>; Philip Rowe <Philip.Rowe@rjburnside.com>

Subject: Re: Creemore Master Plan

Hi again Avid, and Happy New Year to you and your colleagues who are on this distribution list. My comments on the Master Plan we have been discussing are in the four page .pdf document attached to this e-mail. I am submitting this document on 13 January 2023 for your review and for the record. I am available for discussion at [REDACTED] or by e-mail. My observations arise from careful review of the material you provided and numerous documents that I have read and believe to be true.

On Thu, Dec 15, 2022 at 3:40 PM [REDACTED] wrote:

Hi, Avid. I regret having been unable to attend your public information session, but I have read your PowerPoint presentation slides and have concerns. Clearly you have made an excellent start and are on the right track, but this matter is more complex than the presentation would indicate. It certainly is good to see your company is still on this file after about twenty years now. I will be in touch shortly with some observations and ideas.

On Wed, Nov 30, 2022 at 11:41 AM Avid Banihashemi <Avid.Banihashemi@rjburnside.com> wrote:

Hel [REDACTED]

Burnside has been retained by Clearview Township to conduct this Water and Wastewater Master Servicing Plan for the Town of Clearview, as per the Municipal Class Environmental Assessment process.

Thank you for your interest in this project and hope to see you at the PIC1.

Best regards,
Avid

Avid Banihashemi
Environmental Project Manager

R.J. Burnside & Associates Limited | www.rjburnside.com
Office: +1 800-265-9662 Direct: +1 226-486-1562

From: [REDACTED]

Sent: Monday, November 28, 2022 3:45 PM

To: Avid Banihashemi <Avid.Banihashemi@rjburnside.com>

Cc: Creemore Master Servicing Study <Creemore.Study@rjburnside.com>; Jeff Langlois <Jeff.Langlois@rjburnside.com>; Mike Rawn <mrawn@clearview.ca>; Philip Rowe <Philip.Rowe@rjburnside.com>

Subject: Re: Creemore Master Plan

Thanks Avid. Does your firm have a written contract with Clearview Township to undertake this study on its behalf?

On Mon, Nov 28, 2022 at 14:47 Avid Banihashemi <Avid.Banihashemi@rjburnside.com> wrote:

Hel [REDACTED],

The study is being undertaken in accordance with "Approach 2" of the Municipal Class EA framework with the intent of satisfying the investigation, analysis and consultation requirements associated with Schedule B projects such that they may proceed as per the Environmental Assessment Act to design, approval and construction in sequence at the conclusion of the study. We would encourage you to attend the first PIC for this study which is anticipated to be held on December 1, 2022 (Notice attached) to gain more insight into the scope of the study.

Best regards,
Avid

Avid Banihashemi
Environmental Project Manager

R.J. Burnside & Associates Limited | www.rjburnside.com
Office: +1 800-265-9662 Direct: +1 226-486-1562

From: [REDACTED]

Sent: Tuesday, October 11, 2022 8:00 AM

To: Avid Banihashemi <Avid.Banihashemi@rjburnside.com>

Subject: Re: Creemore Master Plan

Confirming receipt and thank you. Does your firm have wittern terms of reference for this study that are available for review?

On Fri, Oct 7, 2022 at 2:28 PM Avid Banihashemi <Avid.Banihashemi@rjburnside.com> wrote:

Hello [REDACTED]

Thank you for providing your request to Creemore EA Water Wastewater Study Team. You have been added to our project's contact list. As we go through the study you will be notified of any upcoming public meetings and/or community workshops. Please note all correspondence will be included in the final Study Report.

Thank you for your interest and participation.

Avid Banihashemi

Avid Banihashemi
Environmental Project Manager

R.J. Burnside & Associates Limited | www.rjburnside.com
Office: +1 800-265-9662 Direct: +1 226-486-1562

Avid Banihashemi
Environmental Project Manager

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Office: +1 800-265-9662 Direct: +1 226-486-1562

From [REDACTED] >

Sent: Saturday, October 1, 2022 6:52 PM

To: Creemore Master Servicing Study <CreemoreMP@rjburnside.com>

Subject: Creemore Master Plan

Please put me on the list for notices of future events and publications. I will want to participate and provide written and possible oral presentations about possible solutions for consideration and record purposes. Thanks. --

Regards and Be Safe

[REDACTED]
[REDACTED]

--

Regards and Be Safe

[REDACTED]
[REDACTED]

--

Regards and Be Safe

[REDACTED]
[REDACTED]

--

Regards and Be Safe

[REDACTED]
[REDACTED]

--

Regards and Be Safe

[REDACTED]
[REDACTED]

Creemore is a stable highly successful rural village – one of the top 10 prettiest Canadian towns. 1,194 people live in 469 private homes. 9,000 in 3,071 is what the Master Plan dictates. Assurance is not given that the large infrastructure cost will be borne solely by the new home developers and not the existing village residents or the rural taxpayers or that this growth will preserve Creemore’s unique sense of identity or how this plan will conform to the changes imposed by Bill 23.

Master Plan

Creemore Water and
Wastewater Concerns

[Redacted]

[Redacted]

1,194 people live in 469 private homes in Creemore (2021 Census) – one of the ten prettiest towns in Canada. It is a stable, and highly successful rural village now as it has been for more than 150 years but your plan would have it grow to 9,000 people (7.5 times the existing) and 3,071 homes by, among other things, building new homes on flood plain land, by converting hundreds of acres of productive agricultural land to new roads sewers and houses, and by building the roads, sewers, watermains and houses below the high water level in the large unconfined aquifer that is the source of the drinking water for the current residents and all the new ones. I am concerned. Why would anyone want to do that to a stable, highly successful rural village without any explanation of why.

Please remember that the engineering award winning existing wastewater treatment system was initiated at the request of Creemore's population who paid for it. They wanted an economical communal sewage treatment system that would protect the groundwater aquifer and the pristine Mad River and that is what they got and paid for.

The concept of using membrane technology to treat the sewage was introduced during an environmental assessment in 1997. Prime consultant Marshall Macklin Monaghan, working with R.H. Carter Architects and Terraprobe, were asked to design a treatment plant. The plant had to have a "better than a tertiary level" of treatment and be economical. The community also wanted the structure to blend into the quiet countryside. That is what they got.

The result is the barn-shaped Creemore sewage treatment plant - the first full-scale municipal membrane bioreactor for sewage in Ontario. It is designed to serve the residents of Creemore, the area's commercial core, and the Creemore Springs Brewery. With the simple replacement of pump impellers and addition of membrane cassettes, the plant's capacity could increase from an initial 860 cubic metres of sewage per day to 1,400 cubic metres per day, so the design provided for that level of growth or possible unanticipated increased intensity of sewage loads.

Completed in November 2000 and officially opened in August 2001, the plant and sewage collection system cost the residents and commercial interests \$7.41 million. It won the 2002 Canadian Consulting Engineers Award of Merit in the water resources category for the prime consultant Marshall Macklin Monaghan.

Now, twenty-one years later along comes your master plan. It states that the population will grow to 9,000 people in 3,071 homes – far beyond the expansion capacity built into the wastewater treatment plant and collection system. You state that significant new infrastructure will be required for the water, wastewater treatment and wastewater collection system. Of course it will if you plan for growth beyond the built in capacity of these systems that your plan presents as a *fait accompli*, but the plan provides no assurance that the growth will preserve the unique sense of identity of Creemore. It provides no assurance that the cost of the new infrastructure will be borne solely by the developers of the new homes and not shared by the residents of Creemore alone and not by the rural taxpayers of Clearview at large. Wow.

Your assurance that you will study alternatives that include limiting growth is not helpful. Having already stated that the population will grow to 9,000 people that is not helpful without an explicit statement that the study will be to limit growth to that number and not a higher one, or that the study will consider a reduced number as well.

For some reason, your plan to modify and expand these systems appears to have begun without first engaging in meaningful consultation with the residents about how much growth they want you to plan for. I am concerned. That is unfair and simply not best practice.

Clearly the upper limit on the population growth you plan for must be the amount that demonstrably will preserve Creemore's unique sense of identity. That is just common sense, but there is another simple reason – that is what the in-force Official Plan says all its policies are based on and that all new policies and staff opinions must conform to – preserving Creemore's unique sense of identity.

The last meaningful consultation about the amount of growth the residents want took place at 3 public meetings about 16 years ago. More than 300 people attended on a school night., the developer made an hour and a half long presentation and then every public speaker objected and not one of them spoke in favour of the developer's proposal to grow the population by 1,500 people – a small fraction of the people your plan would have it grow to. I urge you to engage in meaningful consultation with the people who will be affected before you establish the population growth targets.

Another consultation that is by now required is meaningful consultation with indigenous people. Treaty is the supreme law in Canada now, so they say with the support of numerous court decisions, and meaningful consultation with the indigenous people is required in the planning phase. Providing a *fait accompli* and inviting comment is NOT meaningful consultation. I found no mention in your plan of the applicable Treaty that applies to Creemore, no Indigenous Land Acknowledgement in your materials and no indication that meaningful consultation has taken place before establishing your population growth target.

I also found no mention of the profound and fundamental changes in municipal planning law that are manifest in Bill 23 that received Royal Assent shortly before your Dec 1 PIC. Bill 23 amended ten acts including among others the Conservation Authorities Act, the Development Charges Act, the Municipal Act, Ontario Underground Infrastructure Notification System Act, and the Planning Act. It is clearly unreasonable and premature for you to bring forward your plan and limit public submissions about it to Jan 13 without first providing an explanation of how you anticipate your master plan will operate in this new regime. I suggest you amend your plan to include an explanation, particularly with respect to the new rights of Creemore's residents to build additional homes on their lots without a rezoning and the amendments to the Development Charges Act that will limit the use of Development Charges to pay for the infrastructure.

In addition to establishing the population growth that will demonstrably preserve Creemore's unique sense of identity following meaningful prior consultations, your plan must select a wastewater collection system that works well. Numerous public comments at the public meetings 16 years or so ago pointed to serious ground water and drainage problems in Creemore that have proven to be valid with the passage of time.

Those problems merit careful study by you in selecting the new collection system and perhaps modifying the existing one. The problems contribute greatly to infiltration of the collection system when the water level of the unconfined aquifer rises above the basement footings causing the residential sump pumps to bail the water that enters the basements, and easily bail the water into the collection system.

In addition, Municipal engineers know that a gravity wastewater collection system simply does not work very well in high water table situations. The existing gravity collection system in Creemore is submerged beneath the high-water level of its large unconfined aquifer. I urge you to amend your plan so that it acknowledges these problems and clearly states that you will be selecting a system that works well submerged beneath the high-water level of the unconfined aquifer. A pressurized system comes to mind.

Equally important, you have apparently been engaged solely to plan the new water and sewer and wastewater treatment infrastructure that will be required for whatever population growth is settled on through meaningful consultations with residents and indigenous people. That scope is clearly insufficient. Missing will be a clear understanding for the residents of the effect on them of increased demand for medical services, schools, community services, fire fighting services, policing services, parking, and sidewalks in addition to the sewers, water, and wastewater treatment services that the 7,800 new people will need. Sadly, there is no mention in your report either of the effect of all this on the unique sense of identity of Creemore and the people who have chosen to live and raise their families and retire here.

Finally, for now, I encourage you to prepare a different Master Plan – one for five years, say. That would allow you to figure out how to accommodate small scale developments and the 498 units on the east side of Mary Street that was subject to the intense consultation about 16 years ago that was finally settled with adjudication by the Ontario Municipal Board with an agreement between the parties and minutes of settlement signed by the developer, the municipality, and CARA that remains in force today.

Responses Matrix for

Master Plan Comments of [REDACTED] submitted Jan 13, 2023

| # | Comment | Response |
|---|---|--|
| 1 | <p>Page 2, Paragraph 1 Why would anyone want to do that to a stable, highly successful rural village without any explanation of why.</p> | <p>Growth plans and targets are defined through various planning documents, including the Official Plan, Ontario Growth Plan, Greenbelt Plan, Bill 23 and the Provincial Policy Statement. The Master Servicing Plan document provided an infrastructure servicing plan that address goals, targets and initiatives outlined in these planning documents while at the same time identifying the true measure of infrastructure needs to support and accommodate the prescribed potential future growth.</p> <p><u>Provincial Policy Statement (PPS)</u> All municipalities are responsible for the growth of their community while adhering to the Planning Act and more specifically the PPS. The PPS 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe both provide comprehensive, integrated, whole-of-government policy direction on land use planning matters including, growth management, housing and economic development; Infrastructure planning and investment, such as sewage, water and stormwater management services, transportation, transit, energy supply and corridor protection. The County of Simcoe including the Township of Clearview are included in provincial growth plans. As such, master planning is one such process (or tool) that allows for a detailed examination to plan and manage growth.</p> |
| 2 | <p>Page 2, Paragraph 3 The concept of using membrane technology to treat the sewage was introduced during an environmental assessment in 1997. Prime consultant Marshall Macklin Monaghan, working with R.H. Carter Architects and Terraprobe, were asked to design a treatment plant. The plant had to have a “better than a tertiary level” of treatment and be economical. The community also wanted the structure to blend into the quiet countryside. That is what they got.</p> | <p>Best Available Technology’ is a typical recommendation that stems from Master Servicing Plans as it relates to the final preferred solution(s). During the evaluation of the alternative solutions the potential impacts of the solutions (visual and others) will be identified as will the measures to mitigate these impacts. Integrating this facility with the surrounding area will be an important issue in the development of the final recommendation in the Master Plan.</p> |

Responses Matrix for

Master Plan Comments of [REDACTED] submitted Jan 13, 2023

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| 3 | <p>Page 2, Paragraph 4 With the simple replacement of pump impellers and addition of membrane cassettes, the plant's capacity could increase from an initial 860 cubic metres of sewage per day to 1,400 cubic metres per day, so the design provided for that level of growth or possible unanticipated increased intensity of sewage loads.</p> | <p>Available background documents reviewed to date do identify the original concept for increasing the treatment capacity of the Creemore WWTP included among other things, adding more cassettes and upgrading pump impellers. The original plant's design is considered, in the industry, obsolete as a result of operational and maintenance issues inherent to it. More than 20 years have passed, and the understanding and design of this technology has advanced significantly. Based on work completed to date, the upgrades required to realize a capacity of 1,400 m3 day are significantly larger than those anticipated by the original designer. The MSP will document the projected flows and loadings, the capacity of the existing facilities and identify the alternative and preferred solutions.</p> |
| 4 | <p>Page 2, Paragraph 6 It states that the population will grow to 9,000 people in 3,071 homes – far beyond the expansion capacity built into the wastewater treatment plant and collection system. You state that significant new infrastructure will be required for the water, wastewater treatment and wastewater collection system. Of course, it will, if you plan for growth beyond the built in capacity of these systems that your plan presents as a <i>fait accompli</i>, but the plan provides no assurance that the growth will preserve the unique sense of identity of Creemore.</p> | <p>The rate and levels of growth is approved through Council and the planning process. The Master Servicing Plan (MSP) is a response to the direction of Council. The MSP does not define the level of growth but rather addresses the infrastructure requirements need to address a stated upset limit of growth.</p> |
| 5 | <p>Page 2, Paragraph 7 Having already stated that the population will grow to 9,000 people that is not helpful without an explicit statement that the study will be to limit growth (Alternative 2) to that number and not a higher one, or that the study will consider a reduced number as well.</p> | <p>The identification and evaluation of an alternative solution that would limit growth, is customary, and was included in the initial set of alternative solutions to be considered as presented at PIC #1. The figure of 9000 persons is associated with the projection for those that would be on municipal services at “build out” of the lands within the study area. The MSP will focus on the projected service population associated with a 20 year planning period which is approximately 5000 persons while being conscious of what the upgrade path would look like to get to the build</p> |

Responses Matrix for

Master Plan Comments of [REDACTED] submitted Jan 13, 2023

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| | | out figure. This 5000 person figure was also presented at PIC#1. |
| 6 | <p>Page 1, text box</p> <p>The plan provides no assurance that the cost of the new infrastructure will be borne solely by the developers of the new homes and not shared by the residents of Creemore alone and not by the rural taxpayers of Clearview at large.</p> | <p>Such a statement is not a part of the ‘scope of work’ for this MSP. Developers pay for infrastructure required to service new homes. Existing customers pay for maintenance and upgrades through rates. The most recent rate study can be found at this link :</p> <p>https://www.clearview.ca/sites/default/files/docs/building-planning/2019_water_and_sewer_rates_study.pdf</p> <p>The Township actively works with and negotiates with the development community when new developments are being proposed. Local developers understand that the financial burden of infrastructure to support new growth sits with them.</p> <p>Please refer to the link below. This link will be revised to reflect adopted and approved changes by Township Council.</p> <p>https://www.clearview.ca/building-planning/development-charges</p> |
| 7 | <p>Page 3, Paragraph 1</p> <p>For some reason, your plan to modify and expand these systems appears to have begun without first engaging in meaningful consultation with the residents about how much growth they want you to plan for. I am concerned. That is unfair and simply not best practice.</p> | <p>The rate and levels of growth is approved through Council and the planning process. The Master Servicing Plan (MSP) is a response to the direction of Council. The MSP does not define the level of growth but rather identifies the infrastructure requirements to address a stated upset limit of growth.</p> <p>PIC #1 was a discretionary meeting and was intended as an introduction of this project to the community. We welcome and invite input and suggestions from all interested stakeholders.</p> |
| 8 | <p>Page 3, Paragraph 2</p> <p>Clearly the upper limit on the population growth you plan for must be the amount that demonstrably will preserve Creemore’s unique sense of identity. That is just common sense, but there is another simple reason – that is what the</p> | <p>The rate and levels of growth is approved through Council and the planning process. The Master Servicing Plan (MSP) is a response to the direction of Council. The MSP does not define the level of growth but rather address the infrastructure requirements to address a stated upset limit of growth.</p> |

Responses Matrix for

Master Plan Comments of [REDACTED] submitted Jan 13, 2023

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| | in-force Official Plan says all its policies are based on and that all new policies and staff opinions must conform to – preserving Creemore’s unique sense of identity. | |
| 9 | Page 3, Paragraph 4 Another consultation that is by now required is meaningful consultation with indigenous people. Treaty is the supreme law in Canada now, so they say with the support of numerous court decisions, and meaningful consultation with the indigenous people is required in the planning phase. Providing a <i>fait accompli</i> and inviting comment is NOT meaningful consultation. | The planning process includes the consultation with indigenous people per MECP guidelines. Representatives from indigenous communities have been contacted and are up to date with the process. Those communities that identify an interest in the Master Servicing Plan will be kept up to date during the process. |
| 10 | Page 3, Paragraph 5 Bill 23 amended ten acts including among others the Conservation Authorities Act, the Development Charges Act, the Municipal Act, Ontario Underground Infrastructure Notification System Act, and the Planning Act. It is clearly unreasonable and premature for you to bring forward your plan and limit public submissions about it to Jan 13 without first providing an explanation of how you anticipate your master plan will operate in this new regime. I suggest you amend your plan to include an explanation, particularly with respect to the new rights of Creemore’s residents to build additional homes on their lots without a rezoning and the | We are at the beginning stages of the study process. Comments from interested parties are welcome at any time. The recommendation on the MSP will reflect the regulatory framework. Regarding comment about rights to build additional homes on lots, Section 2.3 of the municipal zoning by-law will not allow building of a structure that requires servicing unless the servicing is available. This includes capacity. Ultimately, Master Servicing Plan (MSP) provides a ‘snapshot’ of servicing options. Those options consider existing capacity in both linear and vertical infrastructure, as well as various scenarios of potential growth (including the ‘do nothing scenario’). The MSP process does not address or suggest, amend, or recommend funding or financial obligation or execution strategies. The Environmental Assessment process is not intended to evaluate the various mechanisms or planning policies to fund growth. The MSP will provide high level cost estimates for proposed infrastructure. However, though Township Council, the Finance, Planning and Public Works Department will work with the development community and will (only if applicable), execute growth as per the ‘laws of the land’ when required. |

Responses Matrix for

Master Plan Comments of [REDACTED] submitted Jan 13, 2023

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| | amendments to the Development Charges Act that will limit the use of Development Charges to pay for the infrastructure. | As noted previously, detailed discussion on cost recovery and financing is outside of the scope of the MSP. |
| 11 | Page 4, Paragraph 1 Municipal engineers know that a gravity wastewater collection system simply does not work very well in high water table situations. The existing gravity collection system in Creemore is submerged beneath the high-water level of its large unconfined aquifer. I urge you to amend your plan so that it acknowledges these problems and clearly states that you will be selecting a system that works well submerged beneath the high-water level of the unconfined aquifer. A pressurized system comes to mind. | The extent to which high ground water table is present and its potential impact on the alternative solutions (construction, operations, etc.) will be included as one of the evaluation criteria used to assess the various alternative solutions. While a pressure sewer system may be less susceptible to infiltration than a gravity sewer it has its own disadvantages in terms of operations and maintenance and added energy costs. |
| 12 | Page 3, Paragraph 2 Missing will be a clear understanding for the residents of the effect on them of increased demand for medical services, schools, community services, firefighting services, policing services, parking, and sidewalks in addition to the sewers, water, and wastewater treatment services that the 7,800 new people will need. Sadly, there is no mention in your report either of the effect of all this on the unique sense of identity of Creemore and the people who have chosen to live and raise their families and retire here. | The Master Servicing Plan is a tool to ensure adequate and sustainable water and wastewater infrastructure is considered for the potential build-out of the Village. The items listed in this statement are addressed through the planning process. Proposed draft plan subdivisions are circulated to a number of agencies for review. The MSP does not replace or supersede the Site Plan approval process. Please refer to the links below: https://www.clearview.ca/building-planning/zoning-land-use-planning/site-plan-approval https://www.clearview.ca/sites/default/files/docs/building-planning/application-guideline-march-15.pdf (See page 4 of the above for a list of review departments) |

Responses Matrix for

Master Plan Comments of [REDACTED] submitted Jan 13, 2023

| | | |
|----|--|--|
| 13 | <p>Page 4, Paragraph 3 Finally, for now, I encourage you to prepare a different Master Plan – one for five years, say. That would allow you to figure out how to accommodate small scale developments and the 498 units on the east side of Mary Street that was subject to the intense consultation about 16 years ago that was finally settled with adjudication by the Ontario Municipal Board with an agreement between the parties and minutes of settlement signed by the developer, the municipality, and CARA that remains in force today.</p> | <p>The Township of Clearview must respond to development applications through Council. Part of that process is to understand and determine the impacts and infrastructure needs on said application. The Master Servicing Plan allows for a high level plan that examines and provides for proactive planning that considers the financial, natural, archaeological, social and engineering environments. Master Plans typical have a 20-year planning horizon, and this is what is proposed at this time (please refer to item 5 above) Municipalities are encouraged to review and update master plans at 5 or 10-year intervals, particularly if the pace of growth changes (in either direction). This MSP will define the infrastructure projects needed to address the twenty year planning horizon. The final solution may include phasing of upgrades that will accommodate small scale developments and the 498 unit subdivision. The intention is to ensure the future is considered now so a feasible and sustainable end product is built for current and future ratepayers.</p> |
|----|--|--|

Avid Banihashemi

From: Avid Banihashemi
Sent: Monday, January 23, 2023 10:51 AM
To: Creemore Master Servicing Study
Subject: Fwd: Notice of PIC - Creemore Water and Wastewater
Attachments: Creemore Water and Wastewater Master Servicing - SCDSB January 2023.pdf

From: Mike Rawn <mrawn@clearview.ca>
Sent: Monday, January 23, 2023 10:44:45 AM
To: Philip Rowe <Philip.Rowe@rjburnside.com>; Avid Banihashemi <Avid.Banihashemi@rjburnside.com>; Jeff Langlois <Jeff.Langlois@rjburnside.com>
Subject: FW: Notice of PIC - Creemore Water and Wastewater

fyf

Thanks,
Mike

Mike Rawn, C.E.T., CMM III
Director of Public Works
Township of Clearview

705-428-6230 ext.243
Cell 705-441-6935
www.clearview.ca

From: Bondarchuk, Kandas <kbondarchuk@scdsb.on.ca>
Sent: January 13, 2023 4:25 PM
To: Mike Rawn <mrawn@clearview.ca>; Rossalyn Workman <rworkman@clearview.ca>; Amy Cann <acann@clearview.ca>
Cc: Clee, Sandy <sclee@scdsb.on.ca>; Keuken, Andrew <AKEuken@scdsb.on.ca>; Pechkovsky, Kristin <Kristin.Pechkovsky@simcoe.ca>; maryann.hunt@simcoe.ca
Subject: RE: Notice of PIC - Creemore Water and Wastewater

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Good afternoon Mike,

Please find attached SCDSB preliminary comments regarding the Creemore Water and Wastewater Master Servicing Plan (MSP). We look forward to continued discussions with Township staff as the MSP moves forward.

Have a good weekend,

Kandas Bondarchuk, MCIP, RPP, CAHP
Planner, Planning & Enrolment
Simcoe County District School Board
1170 Hwy 26, Midhurst, ON L9X 1N6
T: 249-388-3083
C: 249-733-3620
kbondarchuk@scdsb.on.ca

From: Mike Rawn <mrawn@clearview.ca>
Sent: December 2, 2022 1:31 PM
To: Bondarchuk, Kandas <kbondarchuk@scdsb.on.ca>
Cc: Clee, Sandy <sclee@scdsb.on.ca>; Rossalyn Workman <rworkman@clearview.ca>; Jeff.Langlois@rjburnside.com;
Amy Cann <acann@clearview.ca>
Subject: RE: Notice of PIC - Creemore Water and Wastewater

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Hi Kandas

The link that follows is to the Creemore Water and Wastewater Master Servicing Plan PIC #1 boards. The projected population is noted on slide 11. Please be advised this is the beginning of an approximate 12 month process, and the population that can be serviced may be dependant upon the outcome of this study, and the willingness of the development community to build infrastructure deemed required by the end of the study. In short there is a lot to determine prior to confirming the population assumptions can be realized.

https://www.clearview.ca/sites/default/files/docs/050306_pic_boards_final.pdf

Thanks,
Mike

Mike Rawn, C.E.T., CMM III
Director of Public Works
Township of Clearview

705-428-6230 ext.243
Cell 705-441-6935
www.clearview.ca

From: Bondarchuk, Kandas <kbondarchuk@scdsb.on.ca>
Sent: December 2, 2022 8:54 AM
To: Mike Rawn <mrawn@clearview.ca>
Cc: Clee, Sandy <sclee@scdsb.on.ca>
Subject: Notice of PIC - Creemore Water and Wastewater

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Good morning Mike,

Thank you for circulating the Notice of PIC for Creemore Water and Wasterwater Master Servicing Plan.

SCDSB have a question in order in plan for appropriate school accommodation. What is the anticipated population growth of the surrounding potential development that the servicing intends to be sized for?

If this question is better directed to another member of staff please forward.

Thank you,

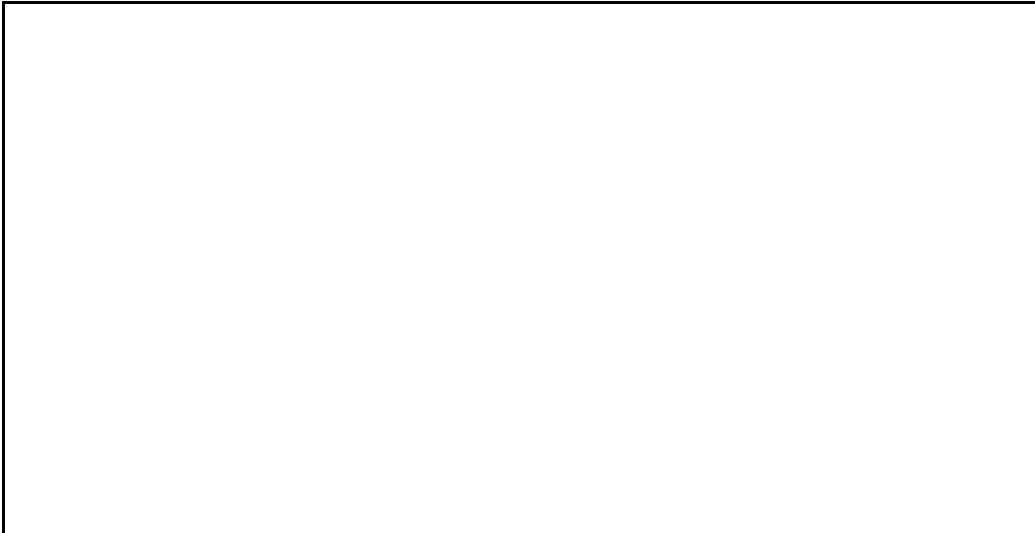
Kandas Bondarchuk, MCIP, RPP, CAHP
Planner, Planning & Enrolment
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Avid Banihashemi

From: Avid Banihashemi
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fyf

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Mike

Mike Rawn, C.E.T., CMM III
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Cc: Clee, Sandy <sclee@scdsb.on.ca>; Keuken, Andrew <AKeuken@scdsb.on.ca>; Pechkovsky, Kristin <Kristin.Pechkovsky@simcoe.ca>; maryann.hunt@simcoe.ca
Subject: RE: Notice of PIC - Creemore Water and Wastewater

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Planner, Planning & Enrolment
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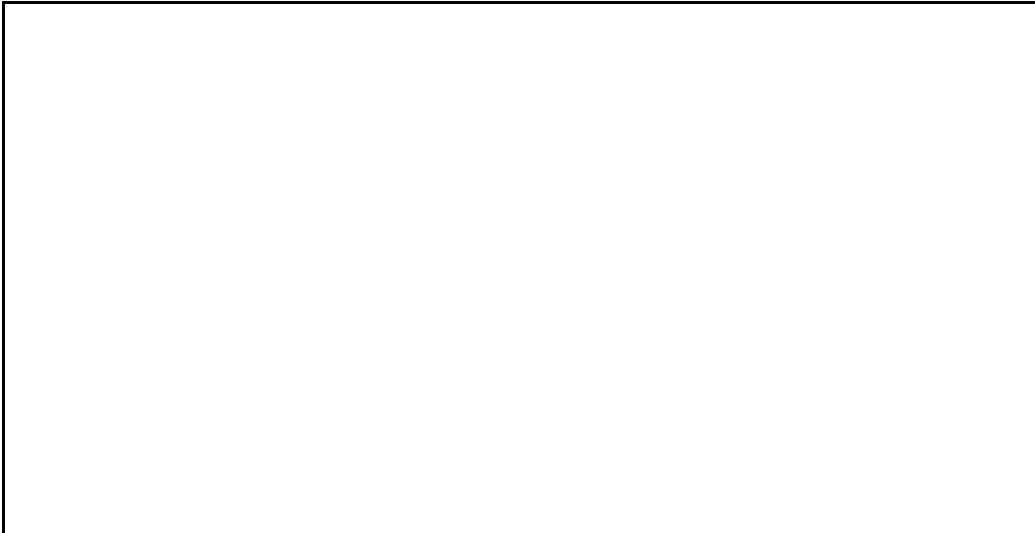
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Re: Creemore Water and Wastewater Master Plan

Creemore Master Servicing Study <Creemore.Study@rjburnside.com>

Tue 12/13/2022 9:41 PM

To [REDACTED];Mike Rawn <mrawn@clearview.ca>

C [REDACTED];Jeff Langlois <Jeff.Langlois@rjburnside.com>;Philip Rowe <Philip.Rowe@rjburnside.com>;Mike Rawn <mrawn@clearview.ca>

Hello [REDACTED]

Thank you for your interest in Creemore Master Servicing Study. You and [REDACTED] have been added to the project contact list.

This Master Plan is still in its early stages; so, growth projections and capital cost analysis are not available yet. However, as we progress through the study, the growth projections and capital costs associated with the five alternatives will be examined.

The Public Information Center held on December 1, 2022, was intended to introduce the community to the project. As we evaluate the five alternatives, we will consider the Financial Environment of these options (as shown on the Evaluation Criteria Slide). Alternatives such as 'Do Nothing' and 'Limit Growth' will consider impacts of operational, maintenance and replacement cost in conjunction with the potential loss of both financial and tax base growth. Alternatives such as 'Upgrade', 'Expand' and 'Build New Systems' will all have varying capital costs that will be considered and compared as well. These are just a few of the considerations that will be presented at the next PIC in 2023.

If you have any further questions, please do not hesitate to contact us.

Warm regards,
Avid

From [REDACTED]

Sent: Friday, December 9, 2022 3:11 PM

To: Creemore Master Servicing Study <Creemore.Study@rjburnside.com>; Mike Rawn <mrawn@clearview.ca>

Cc [REDACTED]

Subject: Creemore Water and Wastewater Master Plan

Hi Philip and Michael,

Can you add [REDACTED] and myself to your communications list in connection with the above study please.

Are there growth projections and/or capital costs associated with the five alternatives outlined in the presentation from December 1?

Thanks,

[REDACTED]



Creemore Water and Wastewater Master Servicing Plan Township of Clearview

Comment Sheet

Public Information Centre #1

Time: December 1, 2022
5 p.m. to 7:30 p.m.

Location: Creemore Community Centre,
220 Collingwood St., Creemore, Ontario

Name:

Address:

Phone:

Email:

Affiliation: _____

The Township of Clearview is undertaking a Water and Wastewater Master Servicing Plan for the Village of Creemore. The Master Servicing Plan will consider solutions for the long-term drinking water and sanitary wastewater servicing needs for the Community of Creemore and surrounding potential development opportunities. This PIC has been scheduled to allow all interested parties an opportunity to discuss issues related to the project including the key elements of the study. Public input is encouraged and will be given consideration during the planning and design of this project.

Comments/Questions/Suggestions (additional space on back of page):

I'm concerned with the spreading of Bio-Sludge and Solids

Township of Clearview and R.J. Burnside & Associates Limited thank you for your involvement Creemore Water and Wastewater Master Servicing Plan. Information will be collected in accordance with the *Freedom of Information and Protection of Privacy Act*. With exception to personal information, all comments will become part of the public record. Project information and comment sheet will be made accessible upon request in accordance with the Accessibility Standard for Information and Communication under the *Accessibility for Ontarians with Disabilities Act, 2005*.



Creemore Water and Wastewater Master Servicing Plan Township of Clearview

Please complete this Comment Sheet and submit at the PIC or email to either of the Study Team members below on or before January 13, 2023. Your input and comments are appreciated.

Mike Rawn, C.E.T., CMM III
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Township of Clearview
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E-mail: mrawn@clearview.ca

Philip A. Rowe, C.E.T., EP
Consultant Project Manager
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E-mail: CreemoreMP@rjburnside.com

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