

**PORT GLASGOW SEWAGE SYSTEM
PHASE 2 REPORT**

**Municipal Class Environmental Assessment
Municipality of West Elgin
May 2009**



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Subject: **PHASE 2 REPORT**
Port Glasgow Sewage System - Municipal Class EA
Municipality of West Elgin

Date: May 7, 2009

- Contents:**
1. CLASS EA PLANNING PROCESS
 2. PROBLEM STATEMENT
 - 2.1 Updated Problem Statement
 - 2.2 Project Scope
 - 2.3 20 Year Population and Servicing Projections
 3. ALTERNATIVES
 - 3.1 Preliminary Alternative Review
 - 3.2 Updated Alternatives
 - 3.3 Preferred Alternative
 - 3.4 Finalizing the Current Class EA
- APPENDICES
- A. Seaside Waterfront Developments - Project Information
 - B. Alternative Solutions
 - C. 'Pump to Rodney' Alternative
 - D. Rodney STP Capacity Assessment and Upgrade Options
 - E. Phase 2 Public Meeting
 - F. Phase 2 Public Comments
 - G. Review Agency Correspondence
 - H. Additional Documentation

1. CLASS EA PLANNING PROCESS

A major residential / commercial / resort complex is being proposed in Port Glasgow by Seaside Waterfronts Inc. Figure 1 indicates the location of existing and proposed Port Glasgow development. Appendix A describes the proposed Seaside project. The need for a sanitary sewage system to service the proposed development has prompted the Municipality of West Elgin to undertake a review of sewer servicing requirements for the Port Glasgow community. A Municipal Class Environmental Assessment (Class EA) has been commissioned by the Municipality of West Elgin and paid for by Seaside Developments Inc. Phases 1 and 2 of a Municipal Class EA were authorized by West Elgin Council on May 23, 2008. The Municipality of West Elgin is the project proponent. Spriet Associates are Project Engineers, in association with Stantec Consulting as wastewater treatment engineers.

This Phase 2 Report is intended as a summary and record of the Class EA planning process that was undertaken for Phase 2. Since the Class EA planning process for a new sewage treatment facility is a Schedule C activity, the EA process has not been finalized. Although the current version of the Phase 2 Report has been expanded, it remains an interim document in terms of formal Class EA documentation requirements. In other words, this Phase 2 Report is not intended as a Schedule B Project File, or as a Schedule C Environmental Study Report, although the information and documentation contained in this Report would possibly form the basis for more formal documentation if subsequent phases of a Municipal Class EA planning process for a Port Glasgow sewage system are authorized in the future.

Phase 1 Public Meeting

An advertised public meeting was held on September 4, 2008, in Port Glasgow at the Port Glasgow Trailer Park Dance Hall. The purpose of the meeting was to outline the proposed Seaside Waterfronts development project; related improvements being considered on adjoining lands owned by the Municipality of West Elgin and the Port Glasgow Yacht Club, and review the Class EA planning process for the proposed sanitary sewage system. The meeting was intended as a preliminary public meeting in accordance with Planning Act and Municipal Class EA requirements. Written submissions were invited and were previously submitted to Council in September 2008 with the Phase 1 Status Report. The project notice was also circulated to regulatory agencies for preliminary comment. Agency comments from Phase 1 have been included with Phase 2 comments, and are summarized in Appendix G.

Phase 2 Public Meeting

A second public meeting was held on Thursday, March 19, 2009, at the Royal Canadian Legion in Rodney. The meeting was part of the required Phase 2 Class EA public consultation program. A planning meeting concerning the proposed Seaside development was held following the Class EA meeting. Unlike the Phase 1 meeting, the Phase 2 Class EA meeting was held as a separate function. Meeting notice, circulation list, attendance pages and minutes are in Appendix E. Written submissions were invited and are summarized in Appendix F. A second Review Agency circulation was also undertaken (see Appendix G).

Previous Reports

This report is an update to the Phase 2 Interim Report, dated March 9, 2009. Past reports include:

- Phase 1 Status Report, September 24, 2008
- Phase 1 Correspondence - Public Comments, September 24, 2008
- Status Report, November 26, 2008
- Phase 2 Status Report, January 19, 2009 (draft); January 27, 2009 (revised)
- Phase 2 Interim Report, February 20, 2009 (draft); March 9, 2009 (revised)

2. PROBLEM STATEMENT

2.1 UPDATED PROBLEM STATEMENT

A preliminary version of the Problem Statement was included in the Phase 1 Status Report. The following updated Problem Statement was presented in the Phase 2 Status Report.

A new sanitary sewer servicing system is required to service the proposed Seaside Waterfront residential / commercial development in Port Glasgow. The proposed sanitary servicing system needs to be cost-effective and planned so that construction can be phased to service both the Seaside development project and other existing and future development in Port Glasgow, as needed. The sewage system also has to be flexible to accommodate both peak summer demand and low-flow winter conditions.

2.2 PROJECT SCOPE

The scope of the proposed sanitary servicing system is based on the following parameters:

- 20 year planning period for servicing system design (see
- Seaside Waterfront development requirements
- servicing requirements for existing Port Glasgow development
- servicing requirements for other potential future development in Port Glasgow

Table 1 (Design Sanitary Flow Projections (Average Day) for Port Glasgow) summarizes the Near-Term and Medium to 20 Year Term sanitary servicing requirements. Data in Table 1 has been prepared using:

- a review of the new Official Plan policies and population projections
- Seaside Waterfront development requirements (see Appendix A)
- review of existing and potential development in Port Glasgow (see section 2.3 below)

'Near-Term' development refers to development that would be serviced by the first phase of the sewage treatment plant (STP). It is anticipated that Phase 1 development would share in the capital cost of the project. The 'Medium to 20 Year Term' represents future planning and servicing concepts; a specific commitment to servicing requirements is not needed at this time. Note that consideration has been given to expand Phase 1 servicing, but the provision of sanitary servicing for other existing or future development has not been authorized (refer to correspondence in Appendix H).

In addition to the plans in Appendix A, the following description of the Seaside Waterfront development outlines the scope of the proposed project:

A major residential / commercial / resort complex is being proposed in Port Glasgow by Seaside Waterfronts Inc. The proposed development consists of approximately 35 ha (86 acres) of residential and approximately 3 ha (7.5 acres) of commercial use concentrated in Lot 6, Con XIV and extending into Lot 5, Con XIV. It would contain a variety of dwelling types ranging from single unit detached dwellings to four unit dwellings including live-work establishments and apartments over ground floor commercial uses. In the village core would be developed a limited service inn and spa, boutiques and shops, restaurants and pubs and a village square. Public facilities would include an outdoor amphitheatre and a community centre with a performing arts centre, plus community pools and a new lighthouse. Dwellings would be constructed to fit into a village theme and would include singles, two storey, multilevel units and quads along with three storey live work units along the main street (i.e. Havens Lake Road). The development will be designed to encourage and facilitate pedestrian and bicycle access, offering lakeviews and trails/walkways that connect to the shoreline, to Memorial Park and to Grey Line along Sixteen Mile Creek. The natural heritage of the area would be protected and where possible enhanced and the agricultural heritage of the area incorporated into the community design. A winery will be sought to establish a vineyard on adjoining lands. Construction is planned to be phased over a five year period starting in 2009.

2.3 20 YEAR POPULATION AND SERVICING PROJECTIONS

A review of 20 year population and servicing projections was included in the earlier Phase 2 Status Report, dated January 27, 2009. A updated version of this review has been included here as background for the proposed servicing requirements outlined in Table 1.

Rodney

Population projections were discussed in the Phase 1 Report. The Official Plan map schedules indicate a substantial amount of vacant land in Rodney available for potential development. The new Official Plan provides the most current population estimate for Rodney:

"... The current population of Rodney is estimated to be in the order of 1225 persons. Development contiguous to the built-up area of the Village situated beyond its boundary prior to amalgamation with the Township of Aldborough in 1993 is included by applying an average household size to the actual number of dwellings within these areas. By 2026, the population of Rodney would increase by 315 persons to 1540 persons based on an average annual growth rate of 1.0%. Compared to the average annual rate of 0.6 % rate over the period 1976 - 1996, such a rate represents a significant increase and should be regarded more as a target than a projection. ..." (from OP page 1-3)

Port Glasgow

Information provided by the Municipality indicates that existing development in Port Glasgow includes:

- approximately 30 existing houses / cottages in Port Glasgow
- Marina building and washroom building (sewage treatment and sub-surface disposal facility rated at 5,125 L/day - from 2004 Class EA)
- Lakewood Trailer Park (private) - 245 trailer units
- Port Glasgow Trailer Park (municipal) - 152 trailer units, plus another 60 potential units for overnight use

The Hickory Grove Trailer Park, a private facility located west of the Study Area at McColl Road (approx. 2 km west of Furnival Road) has 232 units, plus some vacant land available for future development.

In addition to the proposed Seaside development, it is reasonable to expect some growth in Port Glasgow over the next 20 year period for both cottage / residences and seasonal recreational trailers units. There is at least one significant undeveloped parcel located southeast of the Furnival Road / Gray Line intersection, plus some future opportunities for residential development by infilling, and possible strip residential development on the north of Gray Line (pending Official Plan approval). Figure 2 is an excerpt from the new Official Plan (not yet approved) and illustrates the extent of the Lakeshore designation.

To complete a 20 year projection of servicing requirements for Port Glasgow, an estimate of potential new residential development was needed (excluding Seaside properties), and an estimate of future trailer resort and recreational development. After further review, West Elgin Council and staff (with Ted Halwa, Planning Consultant) have provided the estimates used in Table 1.

Note that if the existing Port Glasgow Marina / washroom sewage treatment system is to be removed (following connection to a new municipal sewer), the retirement of this facility is considered a Schedule B activity. This treatment system removal will either need to be included as part of a Class EA for a new municipal sewage system, or in a separate EA planning process.

Unallocated Treatment Capacity at Rodney STP

The Official Plan indicates that there is extensive reserve treatment capacity for new development.

"8.4 SEWAGE DISPOSAL

The only areas serviced by sewage treatment plants in West Elgin are the 'Village Areas' of both Rodney and West Lorne. During the 1990's, major upgrades were undertaken to both facilities resulting in the replacement of the lagoon systems with mechanical sewage treatment plants. The lagoons now function as a standby system in the event of a failure that would require either of the plants to be shutdown pending repairs. The current average daily flows amounts to 350 m³ (12,360 ft³) representing 59% of the design capacity in the case of Rodney As a result, the systems have sufficient reserve capacity to accommodate projected population growth and future development. The municipal sanitary sewage systems have been designed, to the greatest extent possible, to service by gravity flow the area comprising the respective villages prior to their amalgamation with the Township of Aldborough."

A review by Stantec Consulting of flow records indicates that 3-Year average flow at the plant to be 336 m³/day. With a rated capacity of 590 m³/day, there is a theoretical reserve capacity of 254 m³/day. Using the annual population increase of 1% (from the Official Plan), Stantec estimates there is about 180 m³/day "uncommitted" reserve capacity at Rodney STP that could be utilized for new development in Port Glasgow. Refer to Appendix B for a technical review of the Rodney STP.

Hickory Grove Trailer Park

Hickory Grove Trailer Park is located outside the Class EA Study Area, on lands west of the Seaside development property in Lot 4 (see Figures 1 and 2). Consideration of Hickory Grove servicing was first prompted by correspondence, dated September 15/08, from Larry McLeish, Vice-President, Hickory Grove Campers Association, stating:

"I was asked by one of our camper residents, and as directed by your representative at the September 4th meeting to fax the following information:

Our park is inquiring whether it would be possible for us to connect to the proposed Port Glasgow Sewage System in conjunction with the new developments proposed for Lots 4 and Lot 5.

Hickory Grove Trailer Park (Lot 3 adjacent to Lot 4) is located at 21527 Gray Line Road. Our park is approximately 2 kms from Furnival Road.

If you require any further details, please don't hesitate to contact me. ..."

Hickory Grove is adjacent to the last (Phase 3) parcel proposed as part of the Seaside development. As a long term servicing option, Hickory Grove is included as part of the 20 year project servicing requirements. Consideration of a Phase 1 connection for Hickory Grove has also been given (see Appendix H correspondence) as a solution to near-term servicing problems at the trailer park. However, the owner has indicated that a municipal servicing connection is too expensive, so no Phase 1 servicing is planned for Hickory Grove Trailer Park.

TABLE 1
Design Sanitary Flow Projections (Average Day) for Port Glasgow

Preliminary - For Planning Purposes
Near-Term and Medium to 20 Year Term

		NEAR-TERM PHASE 1 SERVICING *			MEDIUM TO 20 YEAR SERVICING			TOTAL
Description	Number of Units	Unit Flow (L/Day)	Number of Units	Flow (m ³ /day)	Unit Flow (L/Day)	Number of Units	Flow (m ³ /day)	Flow (m ³ /day)
A. EXISTING DEVELOPMENT <i>(3 pers. / house at 450 litres /day)</i>								
Residential	30 res. units				1350	30 res. u.	40.5	
Marina / Washrooms **	existing						5	
Lakewood Trailer Park	245 trailers				800	245 trs.	196	
Port Glasgow Trailer Park	212 trailers				800	212 trs.	169.6	
Hickory Grove Trailer Park	232 trailers				800	232 trs.	185.6	
Sub-Total							596.7	596.7
B. FUTURE DEVELOPMENT <i>Seaside Waterfront</i> <i>(from IBI Group letter, Dec. 17/08)</i>								
Lot 6 - Ph. 1 Residential	114 res. u.		114 res. u.	247.9				
Lot 6 - Ph. 1 Multi-Family Res.	67 res. u.		67 res. u.					
Lot 6 - Ph. 1 Restaurant	50 seats		50 seats					
Lot 6 - Ph. 1 Commercial	3000 sq. m.		3000 sq. m.					
Lot 6 - Ph. 2 Residential	45 res. u.					45 res. u.	123.0	
Lot 6 - Ph. 2 Multi-Family Res.	50 res. u.					50 res. u.		
Lot 6 - Ph. 2 Commercial	2000 sq. m.					2000 sq. m.		
Lot 5 ***							314.5	
Lot 4 ***							287.5	
Sub-Total				247.9			725	972.9
C. FUTURE DEVELOPMENT <i>Other Port Glasgow Properties</i>								
Residential	75 res. units				1350	75 res. u.	101.25	
Commercial <i>(convenience commercial)</i>	500 sq. metres				5	500 sq. m.	2.5	
Seasonal Trailers	100 trailers				800	100 trs.	80	
Sub-Total							183.75	183.75
TOTAL FLOW (Average / Day)				247.9			1505.45	1753.35

* Phase 1 servicing applies to properties that would be serviced following completion of the Class EA

** Rated at 5,125 litres/day from 2004 Class EA

*** Future single family, multi-family and commercial development planned - refer to IBI Group letter, Dec. 17/08 (see Appendix A)

3. ALTERNATIVES

3.1 PRELIMINARY ALTERNATIVE REVIEW

Appendix B is a review of project alternatives, prepared by Stantec Consulting. Using Municipal Class EA guidelines, six project alternatives were identified:

- A. Do nothing
- B. Water Conservation
- C. Maximize use of existing Rodney STP (sewage treatment plant)
- D. Re-rate Rodney STP
- E. Expand Rodney STP
- F. Construct a new STP in Port Glasgow, to serve existing and new development
- G. Construct a New STP for the New Seaside Development only.

Based on the analysis undertaken, the preferred solution is Alternative F - Construct a new STP in Port Glasgow.

3.2 UPDATED ALTERNATIVES

Recent discussions have indicated a need to revise the list of alternatives. As the Class EA has progressed, there has been a shift from the initial focus (alternative solutions to upgrading the existing Rodney STP), to more consideration of a new STP in Port Glasgow.

The following updated list of Alternatives is proposed, using numbers rather than letters to avoid confusion with the original list.

Alternative 1 - Construct Forcemain to Rodney STP

Alternative 2 - Construct Municipal STP at Port Glasgow

Alternative 3 - Construct Private STP at Port Glasgow for Proposed Seaside Development

Alternative 4 - Do Nothing

Alternative 1 - Construct Forcemain to Rodney STP

This alternative would include the construction of a sewage pumping station in Port Glasgow and a forcemain from Port Glasgow to the existing Rodney STP. The forcemain would have an approximate length of 10 km and would require at least one additional intermediate pumping station. Upgrading the Rodney treatment facility would be required. As part of this Class EA, the available treatment capacity that could be utilized in Port Glasgow was estimated to be about 180 (m³/day). The Phase 1 requirement for the Seaside development is 247.9 m³/day (see Table 1).

Alternative 1 is a composite of the original alternatives C, D, and E:

- C. Maximize use of existing Rodney STP
- D. Re-rate Rodney STP
- E. Expand Rodney STP

Appendices C and D, prepared by Stantec Consulting, provide a detailed review of the various approaches to utilizing the existing Rodney STP.

On a 20 year planning basis, the preliminary construction cost estimate for Alt. 1 is:

- Pump from Port Glasgow to Rodney STP = \$3.2M (approx)
- Expand Rodney STP = \$7M to \$10.5M
- Total = \$10.2M to \$13.7M

It is also noted in Appendix B that the operation of the multiple sewage pumping stations will result in substantial electrical power costs, ranging from \$50,000 to \$100,000 per year. These costs could escalate further, if there is a long-term trend towards higher energy costs.

Alternative 2 - Construct Municipal STP at Port Glasgow

Alternative 2 consists of the construction of a new sewage treatment plant in the Port Glasgow area, with a sewage collection system. The location of a new STP would be determined through a study of alternative sites in Phase 3 of the Class EA.

Over a 20 year period, it is anticipated that all existing and future development outlined on Table 1 would be serviced, resulting in a design treatment capacity of 1753.35 m³/day. In comparison, the existing rated treatment capacity of the Rodney STP is only 590 m³/day (average flow), or about 33.65% of the Port Glasgow 20 year treatment requirement.

The preliminary 20 year construction cost estimate:

- Pump to New STP = \$100K to \$400K
(Cost depends upon the location of new STP site and configuration of proposed local sanitary sewer system)
- New STP = \$7.9 to \$12M
- Total = \$8M to \$12.4M

After further consideration, it has not been possible to determine Phase 1 costs for a Port Glasgow STP, since costs can vary substantially depending on the STP site that is selected. It is possible that total costs can be reduced following the Phase 3 site investigation.

Alternative 3 - Construct Private STP at Port Glasgow for Proposed Seaside Development

Alternative 3 is a scale-down version of Alternative 2, except that the treatment facility would only be planned and constructed for the proposed Seaside development as a private facility. It is understood that this approach has been used for developments that require servicing, but the surrounding area is unlikely to be developed in the near future to an extent that would require servicing.

- Pump to New STP = \$25K to \$100K
(Cost depends upon location of New STP within the new Seaside Development lands)
- New STP = \$4.8 to \$7.3M
- Total = \$4.8M to \$7.4M

Based on a preliminary discussion with MOE, it is understood that a single development property (such as a condominium) could construct a new STP without the need for a Schedule C Class EA to be completed. However, the municipality has to agree to support this approach, and the STP cannot be used to service any additional properties. Posting on the Environmental Registry under the Ontario Environmental Bill of Rights is required, with provisions for public comments (and objections) to be submitted to the Ministry.

In the future, a new Municipal Class EA would have to be completed to permit other development (existing or proposed) to be connected to the private STP. If the developer for the Seaside project is interested in proceeding with a private STP, a meeting with Ministry of the Environment staff and the municipality is suggested.

From the perspective of the current Class EA, if a decision is made to proceed with a private STP, then the Class EA would be ended at Phase 2 (subject to confirmation by MOE).

Alternative 4 - Do Nothing

This alternative is the default project solution; no action is taken with regard to a communal sewage treatment system for Port Glasgow. Existing private sewage disposal systems would be retained. The Municipal Class EA requires that the “Do Nothing” alternative be considered as a reference option.

3.3 PREFERRED ALTERNATIVE

Based on further project analysis and review, and the Phase 2 consultation program in March and April 2009, the preferred project alternative is:

Alternative 3 - Construct Private STP at Port Glasgow for Proposed Seaside Development

The technical analysis completed by Stantec Consulting in Appendix B concluded with the selection of a municipal STP near Port Glasgow as the preferred alternative (see Appendix B, section 1.3), since a private STP does not provide a long-term servicing solution for existing development in Port Glasgow. However, the Phase 2 consultation program has indicated that:

- There are no near-term servicing problems evident in Port Glasgow (other than at Hickory Grove Trailer Park) that would justify the provision of a municipal sewage system;
- The owner of the Hickory Grove Trailer Park advises that a municipal sewer connection would be too expensive (see Appendix H correspondence);
- Other than the Seaside development project, no other near-term development projects are evident in the Port Glasgow area that require sewer servicing;
- The Municipality does not require a Phase 1 piped sewage system for the Municipal Trailer Park (see resolution in Appendix H);
- Existing residents in Port Glasgow generally do not appear to need or support the construction of a new sewage system at this time, residents are especially concerned about high costs.

In summary, although the provision of a municipal sanitary sewage system for Port Glasgow represents the ideal solution, since all existing and proposed development would be serviced, a more realistic solution is the construction of a private sewage system to serve the proposed Seaside development. Given that a municipal sewage system may eventually be required, it is suggested that the location and design parameters of the Seaside STP should be acceptable to the Municipality of West Elgin.

3.4 FINALIZING THE CURRENT CLASS EA

Since the preferred alternative does not require a Municipal Class EA, the current Class EA is effectively ended with Phase 2. Based on discussions with the MOE EA Coordinator, further public consultation or notice is not required to terminate a Class EA that is not required as part of a project approval.

Given the EA consultation process that has been undertaken, the following approach is suggested:

- Municipality of West Elgin Council resolution accepting Alternative 3 (Construct Private STP at Port Glasgow for Proposed Seaside Development) as the preferred Class EA project alternative, and formally ending the current Class EA planning process;
- Copy of the above-noted Council resolution and this Phase 2 report to be sent to the EA Coordinator at the Ministry of the Environment, and to the Area Planner at the Ministry of Municipal Affairs and Housing;
- Retain a copy of this Phase 2 report, plus previous project documentation, for use if a Municipal Class EA is required in the future for a municipal sewage system in Port Glasgow.

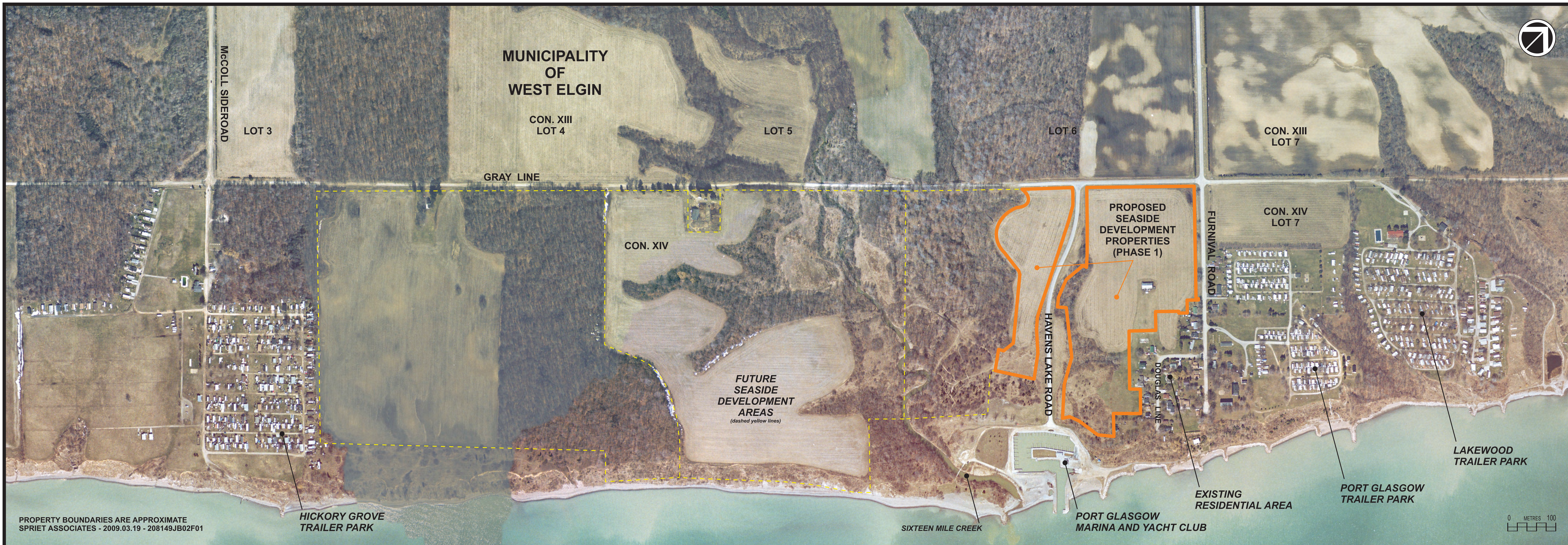
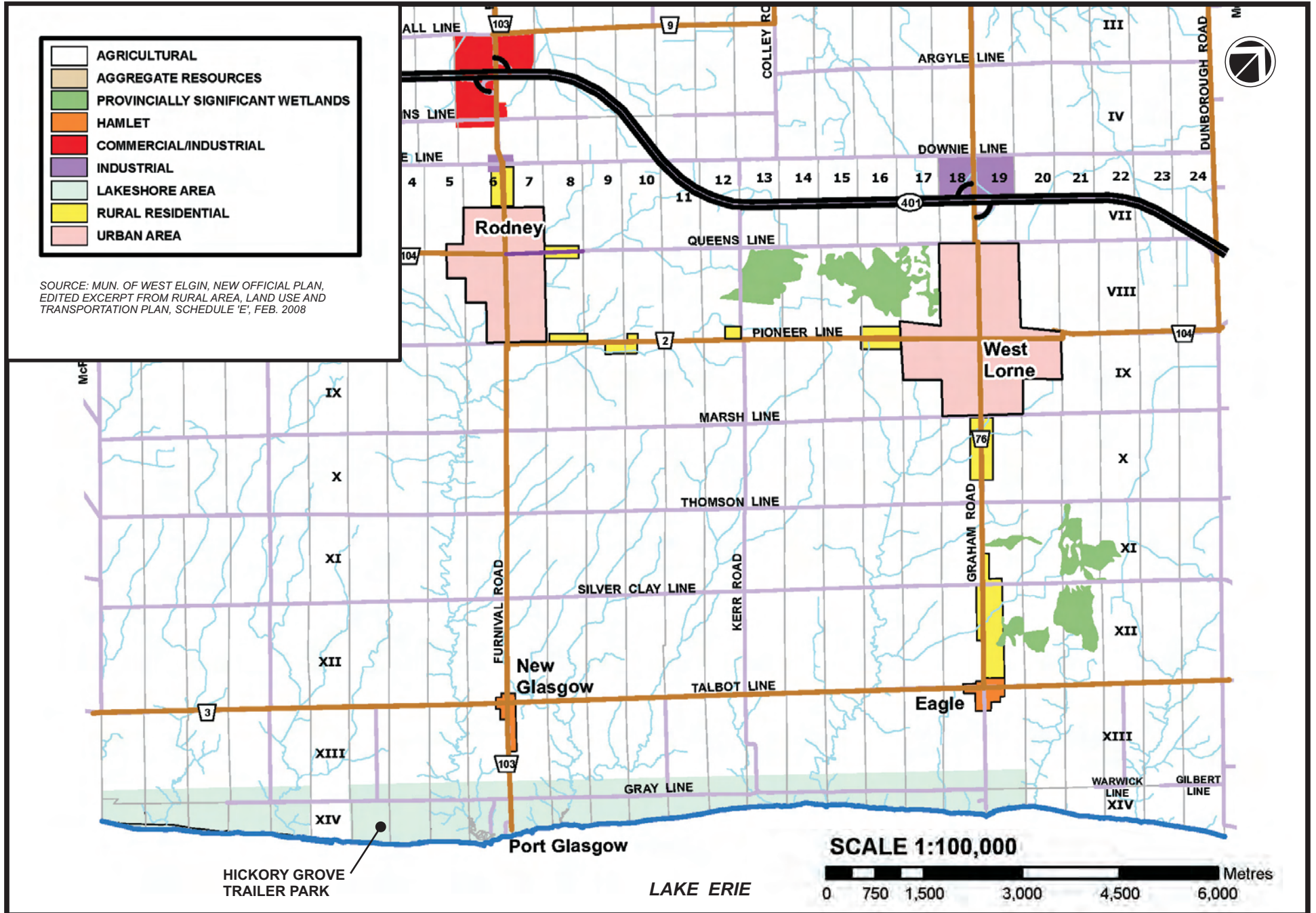


FIGURE 1 Existing and Proposed Development In Port Glasgow - March 2009

FIGURE 2

NEW OFFICIAL PLAN SCHEDULE 'E' - RURAL AREA (excerpt)



PHASE 2 REPORT - APPENDICES

Port Glasgow Sewage System - Municipal Class EA
Municipality of West Elgin

May 2009

A. SEASIDE WATERFRONT DEVELOPMENTS - PROJECT INFORMATION

- Seaside Beach Port Glasgow Phase #1 Development
- Figure 2 Location Plan
- Figure 3 Property Map
- Sanitary Flow Rates - Letter from IBI Group
- E-mail from Ron Koudys to D. Mihlik, January 29, 2008

B. ALTERNATIVE SOLUTIONS

- Alternative Solutions, Draft Report from Elvio Zaghi, Stantec Consulting (London), February 12, 2009; revised March 2, 2009

C. 'PUMP TO RODNEY' ALTERNATIVE

- 'Pump to Rodney' Alternative; Preliminary Capital Cost Prediction, Draft Report from Elvio Zaghi, Stantec Consulting (London), February 12, 2009

D. RODNEY STP CAPACITY ASSESSMENT AND UPGRADE OPTIONS

- Rodney STP Capacity Assessment and Upgrade Options, Technical Memo from Kirby Oudekerk, Stantec Consulting (London), Jan. 16, 2009

E. PHASE 2 PUBLIC MEETING

- Notice of Public Meeting, issued Feb. 26/09
- Public Notice Circulation List, prepared by Municipality of West Elgin
- March 19, 2009 Public Meeting - Agenda
- Public Meeting Attendance List
- Meeting Minutes, March 19, 2009, prepared by Norma Bryant, Clerk, Municipality of West Elgin

F. PHASE 2 PUBLIC COMMENTS

- Phase 2 Public Comments, Summary and Correspondence; E-mailed from D. Mihlik, Spriet Associates, to Municipality of West, Elgin, April 6, 2009.

G. REVIEW AGENCY CORRESPONDENCE

- Review Agency Circulation Summary, E-mail from D. Mihlik, March 26, with attachments
- Table G.1 Review Agency Correspondence Summary
- Correspondence (attached)

H. ADDITIONAL DOCUMENTATION

- D. Mihlik, E-mail to Tammie Ryall, Ministry of Municipal affairs and Housing, March 30/09
- D. Mihlik, E-mail to Norma Bryant, Municipality of West Elgin, April 6/09
- D. Mihlik correspondence to Jan Larsson, owner of Hickory Grove Trailer Park, April 7/09
- Jan Larsson, faxed correspondence to Spriet Associates, April 7/09
- Municipality of West Elgin Council Resolution, April 9/09
- D. Mihlik, E-mail to Norma Bryant, Municipality of West Elgin, April 30/09

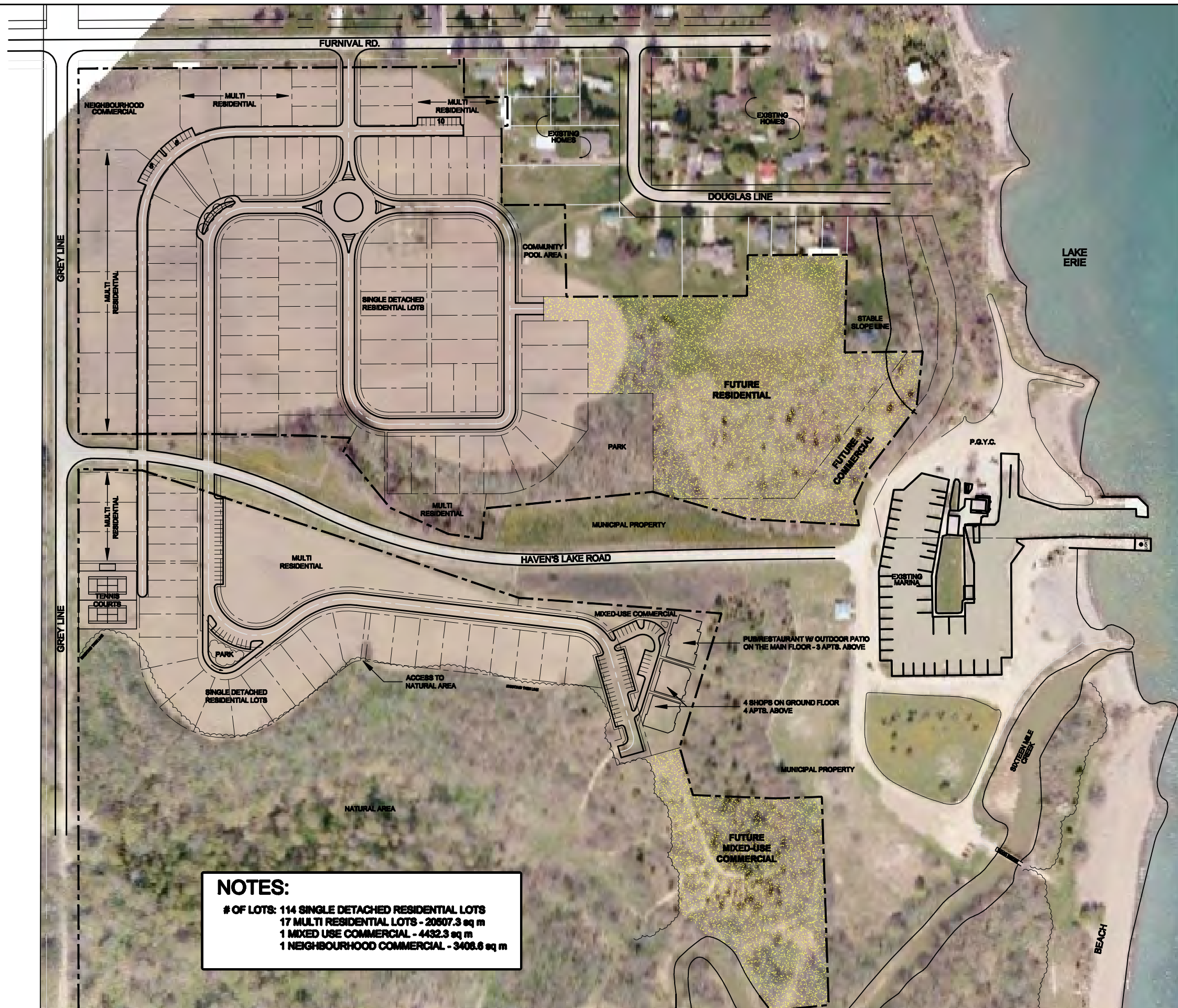
APPENDIX A

SEASIDE WATERFRONT DEVELOPMENTS - PROJECT INFORMATION

- Seaside Beach Port Glasgow Phase #1 Development
(Concept Plan submitted to West Elgin Council on January 22/09)
- Figure 2 Location Plan
- Figure 3 Property Map

(Figures 2 and 3 are from "Policy Review and Analysis Report", dated November 19, 2008, by Kirkness Consulting Inc. and Ron Koudys, Landscape Architect, on behalf of Seaside Waterfront Developments Inc.)

- Sanitary Flow Rates - Letter from IBI Group
(Letter from Scott Lang, IBI Group, Kitchener, December 17, 2008; refer to Table 1)
- E-mail from Ron Koudys to D. Mihlik, January 29, 2008
(Revisions to proposed development sanitary flow rates)



NOTES:
 # OF LOTS: 114 SINGLE DETACHED RESIDENTIAL LOTS
 17 MULTI RESIDENTIAL LOTS - 20607.3 sq m
 1 MIXED USE COMMERCIAL - 4432.3 sq m
 1 NEIGHBOURHOOD COMMERCIAL - 3408.6 sq m

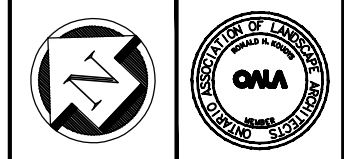


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Ronald H. Koudys, O.A.L.A., O.S.L.A. DATE _____

DATE	DESCRIPTION	No.

PLOTTING INFORMATION
 PLOTTED DATE = 06/06/06
 PLOTTED SCALE = 1/2500



PROJECT TITLE:
 SEASIDE BEACH
 PORT GLASGOW
 PHASE #1
 DEVELOPMENT

DRAWING TITLE:
 PHASE #1
 STAGE #1

DATE: JUNE 2006	SCALE: AS NOTED	DRAWING No. C-1
DRAWN: RCLA	CHECKED BY: RKLK	
PROJECT No. 07-192 (REV 31)		

Figure 2 – Location Plan

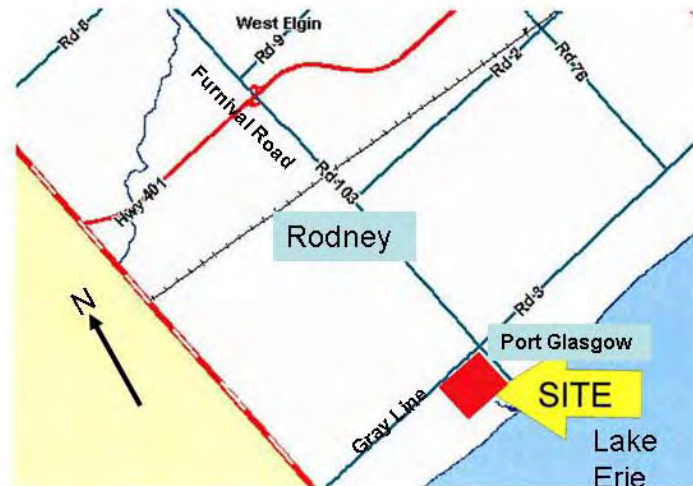


Figure 3 shows the assembly of properties to form the subject lands and a breakdown is provided as follows:

1. Parcels 1, 2, 3, & 4 formerly known as the Havens property and are owned by Seaside Waterfronts Inc. **This constitutes PHASE 1 of the overall long range development.**
- 2 Parcel B: - Firm and binding Agreement of Purchase and Sale with 2100431 Ontario Inc. in Trust and comprises mostly LOT 5. **This constitutes part of PHASE 2 of the overall long range development.**
3. Parcel C: owned by James Howard Culligan and comprises part of LOT 5 . **This also constitutes part of PHASE 2 of the overall long range development.**
4. Parcel A: Not part of the current proposal but reserved for possible future development and comprises mostly part of LOT 4 and some of LOT 5. **This would constitute PHASE 3 of the overall long range development.**

It should be pointed out that the Phasing is conceptual and long range. Phases 2 and 3 are only considerations at this time. Phase 1 is much more definite. Phase 1 is being viewed as sufficient to carry the initial infrastructure costs of servicing and road construction.

Figure 3 – Property Map



4.0 Surrounding Lands

Surrounding lands include the following:

North – agricultural field crops.

East – the upper residential enclave of Port Glasgow together with the trailer park and a public park along Furnival Road. .

West – wooded ravines and agricultural fields

South – Lake Erie shoreline together with a marina and public beach.



IBI Group
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December 17, 2008

Mr. David Mihlak
Spriet Associates London Limited
155 York Street
London, ON N6A 1A8

Dear Mr. Mihlak:

**SANITARY FLOW RATES
PORT GLASGOW
ONTARIO**

As requested, attached is a breakdown of the revised anticipated sanitary and water demands for the proposed Port Glasgow Development for your use in the Port Glasgow Area Sanitary Servicing Class EA. Please note that the estimates apply only to the lands owned by the developer. No provision has been made for the undeveloped lands owned by the Municipality, the existing public washroom, or the Harbour as development plans for those areas are not known.

The sanitary estimates include the lands in Block 6 based on the proposed layout shown on the attached plan. The attached table also shows estimated flows for Blocks 5 and 4. Development plans for these lands have not yet been developed but flows are based on anticipated densities and land uses for these lands.

We trust the above is satisfactory and please call if you have any questions.

Yours truly

IBI GROUP

Scott Lang, P.Eng.
Senior Engineer

SL:ms

Attachment

TABLE 1
CALCULATION OF SANITARY FLOWS
Port Glasgow

Estimated Sanitary Flows

Lot 6

Phase 1

	unit	population/unit	total units	total population	flow/population (m ³ /day)	total flow/day (m ³ /day)
Single Family	person/unit	3.5	129	451.5	0.4	180.6
Multiple Family	person/unit	2.5	67	167.5	0.4	67
Hotel Condominium	person/unit	2.5	0	0	0.5	0
Restaurant	/seat	1	50	50	0.125	6.25
Community Centre	/person	1	0	0	0.04	0
Pubic washroom	/person	1	0	0	0.02	0
Boat pump out	/boat slip	1	0	0	0.06	0
Commercial	/square metre	1	3000	3000	0.005	15

Total estimated sewage flow/day Phase 1

268.85

Phase 2

Single Family	person/unit	3.5	30	105	0.4	42
Multiple Family	person/unit	2.5	50	125	0.4	50
Hotel Condominium	person/unit	2.5	0	0	0.5	0
Restaurant	seat	1	0	0	0.125	0
Community Centre	person	1	0	0	0.04	0
Pubic washroom	person	1	0	0	0.02	0
Boat pump out	boat slip	1	0	0	0.06	0
Commercial	square metre	1	2000	2000	0.005	10

Total estimated sewage flow/day Phase 2

102

Lot 5

Single Family	person/unit	3.5	180	630	0.4	252
Multiple Family	person/unit	2.5	60	150	0.4	60
Hotel Condominium	person/unit	2.5	0	0	0.5	0
Restaurant	seat	1	0	0	0.125	0
Community Centre	person	1	0	0	0.04	0
Pubic washroom	person	1	0	0	0.02	0
Boat pump out	boat slip	1	0	0	0.06	0
Commercial	square metre	1	500	500	0.005	2.5

Total estimated sewage flow/day Phase 3

314.5

Lot 4

Single Family	person/unit	3.5	175	612.5	0.4	245
Multiple Family	person/unit	2.5	40	100	0.4	40
Hotel Condominium	person/unit	2.5	0	0	0.5	0
Restaurant	seat	1	0	0	0.125	0
Community Centre	person	1	0	0	0.04	0
Pubic washroom	person	1	0	0	0.02	0
Boat pump out	boat slip	1	0	0	0.06	0
Commercial	square metre	1	500	500	0.005	2.5

Total estimated sewage flow/day Phase 4

287.5

Total estimated sewage flow/day all phases

972.85

TABLE 2
CALCULATION OF WATER DEMAND
Port Glasgow

Seaside Beach
Port Glasgow, Ontario
Estimated Water Flows

Lot 6

Stage 1

Estimate water consumption per day (cm/day)	268.85
Cumulative water consumption	268.85
Estimate water consumption per person (cm/day)	0.4
Cumulative Population	672.125

flow requirements	Peak factor	flow (cm/day)
average day	1	268.9
minimum day	0.4	107.5
maximum day	2.75	739.3
peak day	4.13	1110.4

Stage 2

Estimate water consumption per day (cm/day)	102
Cumulative water consumption	370.85
Estimate water consumption per person (cm/day)	0.4
Cumulative Population	927.125

flow requirements	Peak factor	flow (cm/day)
average day	1	102.0
minimum day	0.45	45.9
maximum day	2.5	255.0
peak day	3.75	382.5

LOT 5

Estimate water consumption per day (cm/day)	314.5
Cumulative water consumption	685.35
Estimate water consumption per person (cm/day)	0.4
Cumulative Population	1713.375

flow requirements	Peak factor	flow (cm/day)
average day	1	314.5
minimum day	0.45	141.5
maximum day	2.5	786.3
peak day	3.75	1179.4

Lot 4

Estimate water consumption per day (cm/day)	287.5
Cumulative water consumption	972.85
Estimate water consumption per person (cm/day)	0.4
Cumulative Population	2432.125

flow requirements	Peak factor	flow (cm/day)
average day	1	314.5
minimum day	0.45	141.5
maximum day	2.25	707.6
peak day	3.38	1063.0

From: Ron Koudys [mailto:ron@rkla.ca]
Sent: Thursday, January 29, 2009 5:09 PM
To: 'David Mihlik'
Cc: howard@culliganrealty.com; 'Larry Gigun'; scott.lang@IBIGroup.com; 'Kirkness, Laverne'
Subject: RE: Response to E-mails - Port Glasgow Sewage System Class EA

Hello David,

Scott is away on holidays until next week so I had a look at the flow numbers he provided earlier and have modified them to reflect our current phasing.

The only thing that changes in stage one is that the number of single family units changes from 129 to 114. This reduction of 15 units x a population unit of 3.5 x flow/pop of 0.4 means a reduction in the total flow of 21 m³ per day. This results in a total flow per day in stage one of 247.9 m³/day.

This means that the flow for stage 2 will increase by the same amount, resulting in a total of 123m³/day.

All other numbers remain unchanged.

Please let me know if you have any other questions.

Regards,

Ron

APPENDIX B

ALTERNATIVE SOLUTIONS

- Alternative Solutions, Draft Report from Elvio Zaghi, Stantec Consulting (London)
February 12, 2009



Stantec

**PORT GLASGOW SEWAGE SYSTEM
CLASS EA
ALTERNATIVE SOLUTIONS**

(Preliminary Draft Report)

165500562

Revised February 12, 2009
and March 2, 2009

1.0 Alternative Solutions

1.1 INTRODUCTION

This Section describes alternative solutions to provide the sanitary treatment service for the Port Glasgow area and evaluates the alternatives based on the potential impact of each on the existing natural, social and economic environments.

Capital cost predictions presented in this Section are based on preliminary information and accordingly are to be treated as planning level estimates.

1.2 ALTERNATIVE SOLUTIONS – PRELIMINARY SCREENING

The following planning alternatives were considered:

- A. Do nothing
- B. Water Conservation
- C. Maximize use of existing Rodney STP
- D. Re-rate Rodney STP
- E. Expand Rodney STP
- F. Construct a new STP in Port Glasgow, to serve existing and new development
- G. Construct a New STP for the New Seaside Development only.

The advantages and disadvantages of each alternative are discussed in the following sections.

1.2.1 Alt 'A' - Do Nothing

This alternative involves retaining the existing system and carrying out no improvements or expansions to the wastewater system. The “Do Nothing” is a mandated planning alternative in accordance with the Class EA Process that acts as the default solution if the other planning alternatives prove unacceptable.

Although this alternative does not address capacity concerns, it will be carried forward as a default.

1.2.2 Alt 'B' – Water Conservation

This alternative involves placing restrictions and/or water conservation measures in existing and future water users, with the objective of reducing sewage production. This also involves the development of water conservation programs or practices that places restrictions on water use. Possible programs could entail the education of the general public as well as institutional, commercial, industrial and agricultural users about water conservation as well as the implementation of municipal bylaws to institute water conservation measures.

The key advantages are:

- Lessen sewage production which could potentially free-up additional capacity at the Rodney STP,

- Prolongs useful life of existing sewage treatment plant before need for expansion, and
- Potential reduction in sewage treatment plant operating costs,

The key disadvantages are:

- Similar undertakings in other municipalities have had mixed results; and
- Difficult to regulate and often such initiatives are only marginally successful.

Case history from other municipalities have proven water conservation measures to be difficult to implement and with marginal benefit. This alternative alone will not provide a complete solution to meet the 20 Year sanitary servicing needs for the Port Glasgow area. However, it does offer potential benefit and will be carried forward in combination with the preferred solution.

1.2.3 Alt 'C' – Maximize the use of the existing Rodney STP

This alternative considers the opportunity of maximizing the use of the available “uncommitted” reserve capacity (180 m³/day; equivalent to approx 180 residential homes) at the Rodney STP. A New Main PS located in Port Glasgow and 10km forcemain will be required to convey flows from Port Glasgow to the Rodney STP.

The key advantage is the potential cost savings, by using currently available treatment capacity without expanding the plant.

The key disadvantage(s) are:

- Currently available “uncommitted” reserve capacity (180 m³/day) is insufficient to meet both the 20 Year Sanitary Servicing Demands (1,753 m³/day) for the Port Glasgow Area and the Near-Term Phase 1 Servicing Needs for Future Development (248 m³/day);
- Will consume available capacity that could have been used for future needs of the Rodney area; and,
- Require substantial capital investment for New PS and long forcemain along Furnival Rd to convey flows from Port Glasgow to Rodney STP. Further, pumping of flows will have high cost, especially for power. For Near-Term Phase 1 Servicing of Future Development only (Qave = 248 m³/day), the conceptual level cost prediction is \$2.4M (approx). For Medium to 20 Year Servicing of both Existing Development and additional Future Development (Qave = 1,570 m³/day), the conceptual level cost prediction is \$3.2M (approx)

Refer to the attached table – Evaluation of Alternative Solutions - for summary advantages and disadvantages.

This alternative will not provide sufficient capacity to satisfy the 20 Year sanitary servicing needs of the Port Glasgow area. As such, it will not be carried forward but will be given consideration in combination with Alternatives D and E which are complementary solutions.

1.2.4 Alt 'D' – Re-rate Rodney STP

This alternative considers the opportunity of optimizing the operation of the existing treatment process(es) of the Rodney sewage treatment plant, to increase the plant's rated capacity without undertaking capital upgrades.

A desktop evaluation of the major unit treatment process to ascertain the theoretical maximum capacities of the various components and the potential for re-rating the existing sewage treatment plant. The outcome indicated that the plant is limited by its tertiary filtration process and substantial capital upgrades would be required to increase plant's capacity. Further explanation is provided under a separate technical memo.

Refer to the attached table – Evaluation of Alternative Solutions - for summary advantages and disadvantages.

This alternative will not be carried further, as additional capacity cannot be realistically obtained without substantial capital upgrades.

1.2.5 Alt 'E' – Expand Rodney STP

This alternative would entail undertaking substantial capital upgrades to expand the existing Rodney sewage treatment plant, to provide for the 20 year sanitary servicing needs for the Port Glasgow area.

The key advantages are:

- Provides a complete solution to the problem,
- Would maximum use of the currently available treatment capacity, as such reducing the expanded capacity of the plant upgrade, and
- In combination with Alt C, could provide for a phased solution after the available “uncommitted” reserve capacity is consumed.

The key disadvantages are:

- High capital cost , due to the additional need for New PS and long forcemain along Furinval Rd, to convey flows for Port Glasgow to Rodney STP. For Near-Term Phase 1 Servicing of Future Development only (Qave = 248 m³/day), the conceptual level cost prediction is \$2.4M (approx). For Medium to 20 Year Servicing of both Existing Development and additional Future Development (Qave = 1,570 m³/day), the conceptual level cost prediction is \$3.2M (approx)
- New PS at Port Glasgow and intermediate PSs would require high electrical power demand, resulting in high annual power costs, ranging from \$50K to \$100K per year depending upon magnitude of flow. Also, the high power demand could burden the currently available electrical power supply capacity of the local power grid.
- Expanding the STP would require construction work to be staged in order to maintain facility operation and continued treatment of wastewater. Disruption to existing facilities and plant operation would be experienced while construction and expansion are taking place. Mitigating measures would need to be considered in design and construction phases;

- Would require that the C of A for Rodney STP be amended, which could open it to more stringent effluent requirements. This is a potential cost escalation that cannot be accurately predicted at this time,
- Given the long forcemain length of 10 km from Port Glasgow to Rodney, the sewage could potentially remain in the forcemain pipe for long periods of time. Excessive formation of biogas (H₂S) could create odour problems and corrosion problems within the sewer system.

Refer to the attached table – Evaluation of Alternative Solutions - for summary advantages and disadvantages.

The preliminary construction cost prediction for the 20 Year Sanitary Servicing Solution is:

- Pump from Port Glasgow to Rodney STP = \$3.2M (approx)
- Expand Rodney STP = \$7M to \$10.5M
- Total = \$10.2M to \$13.7M

For comparison purposes, the operational and maintenance costs of Alternatives E and F are similar, with exception to the additional power demand burden associated with Alternative E to pump flows from Port Glasgow to Rodney STP. The New Main PS at Port Glasgow and intermediate PSs would require high electrical power demand, resulting in high annual power costs, ranging from \$50K to \$100K per year depending upon magnitude of flow. When considering the 20 Year Sanitary Servicing duration, the corresponding cumulative power consumption cost would be in the range of \$1M to \$2M, over the next 20 years.

This planning alternative would satisfy the 20 Year sanitary servicing needs for the Port Glasgow area and is one of only two viable long-term alternatives. However, it represents the highest life cycle cost option, in terms of both capital and operating costs.

1.2.6 Alt 'F' - Construct a New STP near Port Glasgow

Under this option, the existing Rodney sewage treatment plant would not be used. A new sewage treatment plant would be constructed, in Port Glasgow area, to provide for the 20 year sanitary servicing needs of the Port Glasgow area.

The key advantages are:

- Provides a complete solution to the problem,
- Will not impact the existing Rodney STP,
- Will only require a local PS and short forcemain. Compared to Alt E, substantially lower capital and operating cost;
- Design could be tailored to allow for phased solution for the treatment plant. Phase 1 of the new STP would service new development only, at the cost of the Developer. Subsequent phases could be deferred to the future, when sanitary servicing is deemed necessary for existing land uses, either existing residential lots or trailer parks; and,

- Given the New STP would discharge directly to Lake Erie which has much greater assimilative capacity than 16 Mile Creek, the treated effluent criteria should be less stringent and likely within the realm of secondary level treatment. As such, tertiary filtration may not be required for the New STP but this will need to be confirmed with the MOE. If so, the capital and operating cost could be significantly lower than that of tertiary level treatment.

The key disadvantages are:

- High capital cost involved,
- A new site would be required, of which could include lands currently owned by the Municipality or privately owned and would need to be purchased.
- Some inconvenience to land owners or business establishments near the site, due to construction activity.

Refer to the attached table – Evaluation of Alternative Solutions - for summary advantages and disadvantages.

The preliminary construction cost prediction for the 20 Year Sanitary Servicing Solution is:

- Pump to New STP = \$100K to \$400K, depending upon location of New STP Site and configuration of the proposed local sanitary sewer system
- New STP = \$7.9 to \$12M
- Total = \$8M to \$12.4M

This planning alternative would satisfy 20 Year Sanitary Servicing Solution of both the existing development (ie., trailer parks, residential properties, commercial properties, etc.,) and New Seaside Development. Compared to the other viable alternatives, this represents the lowest long term life cycle cost that serves the complete 20 Year Sanitary Servicing needs of both the existing development (ie., trailer parks, residential properties, commercial properties, etc.,) and New Seaside Development

1.2.7 Alt 'G' - Construct a New STP for the New Seaside Development only

Similar to Alternative F, except a new sewage treatment plant would be constructed, on Sesaide Development property, to provide for the 20 year sanitary servicing needs of the New Seaside Development. No allowances will be provided to serve existing development (ie., trailer parks, residential properties, commercial properties, etc.,).

The key advantages are:

- Provides a solution to provide sanitary service for the New Seaside Development, independently from existing development (ie., trailer parks, residential properties, commercial properties, etc.,).
- Will not impact the existing Rodney STP,
- Local PS and short forcemain will be the responsibility of New seaside Development; and,

- The design of the New STP would be tailored to allow for a phased solution, as needed for servicing the New Seaside Development; and,

The key disadvantages are:

- No allowances will be provided to serve existing development (ie., trailer parks, residential properties, commercial properties, etc.,).

Refer to the attached table – Evaluation of Alternative Solutions - for summary advantages and disadvantages.

The preliminary construction cost prediction for the 20 Year Sanitary Servicing Solution of the New Seaside Development is:

- Pump to New STP = \$25K to \$100K, depending upon location of New STP within the New Seaside Development lands.
- New STP = \$4.8 to \$7.3M
- Total = \$4.8M to \$7.4M

This planning alternative would satisfy the 20 Year Sanitary Servicing Needs of the New Seaside Development only and not that of existing development (ie., trailer parks, residential properties, commercial properties, etc.,). Compared to the other viable alternatives, this represents the lowest long term life cycle cost.

1.3 PREFERRED ALTERNATIVE SOLUTION

Based upon the comparative evaluation of advantages and disadvantages of each alternative presented, Alternative 'F' – Construct a New STP near port Glasgow" is best suited to satisfy the long-term sanitary servicing needs of the Port Glasgow area.

The Preferred Alternative solution should be carried forward, to undertake a more detailed technical evaluation of the alternative design concepts of treatment technology, site selection for the new sewage treatment plant, and to further refine capital cost predictions.

1.4 ENVIRONMENTAL IMPACTS AND MITIGATING MEASURES

The preferred solution recommended would have a limited effect on the environment and that effect would be mostly due to construction activities. The following Table 2 provides a summary of potential environmental impacts and the proposed mitigating measures.

Table 2 - Environmental Effects and Mitigating Measures

OPERATION	EFFECT	MITIGATING MEASURES
Construction for pumping and treatment structures	Soil erosion and sediment transport to adjacent water bodies causing s sedimentation and turbidity of adjacent water bodies and drainage ditches	<ul style="list-style-type: none"> • Collect contaminated runoff • Use of erosion control measures (i.e. silt fence, sediment traps, etc) during construction • Stage construction activities to minimize potential of adverse impacts • Re-vegetate lands adjacent to watercourse immediately following construction
	Loss of vegetation and topsoil and mixing topsoil and subsoil	<ul style="list-style-type: none"> • Restore site by replacing topsoil and reinstate vegetation to prevent erosion
	Removal and/or disturbance of trees and ground flora	<ul style="list-style-type: none"> • Avoid treed areas • Employ tree protection measures • Avoid areas with significant vegetation
	Loss of productive farm land	<ul style="list-style-type: none"> • Locate facilities to minimize land requirements • Use existing rights-of-way as much as possible • No loss within utility easements as they can still be cultivated
	Agricultural disruption or field access	<ul style="list-style-type: none"> • All driveways, roadways and field access would be restored to pre-construction conditions • Staging of construction and advanced notice to property owners prior to disruption of construction to minimize inconvenience
	Disruption of tile and surface drainage systems	<ul style="list-style-type: none"> • Provide for temporary drainage systems until final restoration is accomplished • Avoid disturbing drainage systems during critical periods • All existing culverts, tiles and drainage systems to be restored to pre-construction conditions following construction
	Reduced water quality of nearby surface waters having value as wildlife habitat	<ul style="list-style-type: none"> • Use sediment control techniques for stockpiled materials to minimize degradation of water quality
	Temporary disruption of pedestrian and vehicle traffic	<ul style="list-style-type: none"> • Provide and maintain detours • Provide for safe alternate routes • Select alternate routes to minimize inconvenience
	Modifications or removal of aquatic habitat	<ul style="list-style-type: none"> • Stage construction work to minimize potential of adverse impacts
	Residential impacts	<ul style="list-style-type: none"> • Construction noise and dust impacts would be controlled through noise by-laws and dust control measures in contract specification • Inconvenience due to temporary loss of property access would be minimized through proper communication and advanced notice of disruption • Pedestrian safety would be maintained through excavation barricades and construction fencing

Table 2 - Environmental Effects and Mitigating Measures

OPERATION	EFFECT	MITIGATING MEASURES
	Temporary disruption and inconvenience during construction to adjacent properties, buildings and inhabitants	<ul style="list-style-type: none"> • Notify public agencies and neighboring owners of construction activities • Prepare program for reporting and resolving problems • Schedule construction to minimize period of disruption • Ensure access is provided for emergency vehicles and personnel • Apply noise and vibration control measures • Apply dust control measures • Control emissions from construction equipment and vehicles • Use silencers to reduce noise • Require compliance with municipal noise by-laws
	Traffic disruption	<ul style="list-style-type: none"> • Construction activities would attempt to maintain a minimum of one lane of open traffic at all times with necessary detour signage and flag persons • If complete closure is required, emergency services would be advised in advance and through access would be restored at the end of each working day
	Visual aesthetics	<ul style="list-style-type: none"> • Forcemain and sewers would be buried and have no impacts on aesthetics • Incorporate landscaping & architectural features at STP
	Recreation	<ul style="list-style-type: none"> • Maintain access to recreational sites during construction • Locate STP and related works to minimize impact • Stage construction to cause least disruption
	Heritage Resources	<ul style="list-style-type: none"> • Assess archeological significance in areas undisturbed by previous activities such as farmland. Complete Stage 1 & 2 Archaeological Assessment and follow mitigating measures outlined in cooperation with the Ministry of Culture
Use of construction equipment	Contamination of surface waters, drains and public roadways from spills, leaks or equipment refueling	<ul style="list-style-type: none"> • Inspect equipment regularly for fuel and oil leaks • Clean equipment before it travels off site. • Contract specifications would require equipment refueling and maintenance be done in designated areas with spill containment facilities at hand

Evaluation of Alternative Solutions

Parameters	Planning Alternatives				
	C. Maximize use of existing Rodney STP	D. Re-rate Rodney STP	E. Expand Rodney STP	F. New STP in Port Glasgow	G. New Private (Seaside) STP in Port Glasgow
Description	Construct new PS near Port Glasgow and forcemain along Furnival Rd, to convey flows to Rodney STP. No upgrades at Rodney STP but consume remaining capacity.	Same as Alt C, except optimize the operation of Rodney STP to increase its capacity, if possible, without undertaking costly upgrades. Re-rating would involve a technical investigation to prove additional capacity is available, above that of the plant's CofA rating, without undertaking any physical upgrades.	Construct new PS near Port Glasgow and forcemain along Furnival Rd, to convey flows to Rodney STP. Upgrade and expand Rodney STP to increase its capacity.	Construct a New STP located near Port Glasgow, to service the 20 Year Sanitary Needs of existing and new development. Only a local PS and forcemain required.	Construct a New STP located near Port Glasgow., to service the 20 Year Sanitary Needs of new Seaside development only. Local PS and forcemain to be constructed for new Seaside development only.
Natural Environmental					
Potential effects to the natural environment including siting/routing considerations and/or constraints	High impact overall. Low impact at STP But high impact along Furnival Rd, due to construction of new forcemain	Same as Alt. C	Same as Alt. C, except additional impact potential of expanding Rodney STP. Highest overall impact.	Moderate impact overall. High potential impact of New STP, depending upon its location. But, less overall impact as the long forcemain along Furnival Rd is not required	Same as Alt F
Social/Cultural					
Short-term construction related impacts including traffic, access and noise	Low impact at STP But high impact along Furnival Rd, due to construction of new forcemain	Same as Alt. C	High impact along Furnival Rd, due to construction of new forcemain. Phasing could incur additional future impact, if 2 nd forcemain is required. Moderate impact resulting from construction activity to expand STP.	Moderate overall impact. High potential impact of New STP, depending upon its location. But, less overall impact as the long forcemain along Furnival Rd is not required	Same as Alt F
Potential siting/routing considerations including cultural, heritage, archaeological and recreational resources.					
Economical/Financial					
Estimated Capital Costs	High cost, to construct New PS and forcemain along Furnival Rd from Port Glasgow to Rodney.	Low cost, if the plant re-rating proves feasible.	Highest capital cost, to construction both New PS + Forcemain, and expand Rodney STP	High capital cost	Same as Alt F, except new Seaside development will assume 100% of cost.
Estimated operations and maintenance (O&M) costs	High annual power costs to pump flows from Port Glasgow to Rodney.	Same as Alt C. High operating cost due to additional cost of pumping from Port Glasgow to Rodney.	Similar to Alt C, high operating cost primarily due to additional cost of pumping from Port Glasgow to Rodney.	High O&M costs, similar to that of Alt 5	Same as Alt F, except new Seaside development will assume 100% of cost.
Legal/Jurisdictional					
Land Requirements	Low impact, as forcemain would be routed within Furnival Rd right-of-way, and STP would remain as is	Same as Alt C	Similar to Alt C, in that the forcemain would be routed within Furnival Rd right-of-way, and STP expansion would be confined within the existing site limits.	New site required for New STP. Could require land purchase. Or, New STP could be located on available municipally owned or Developer's owned land.	New STP to be located on lands owned by new Seaside development.
Other Regulatory Requirements	Possibly MNR/DFO impacts relating water course crossing, to construct new forcemain along	Same as Alt C	Same as Alt C, plus additional investigation required to determine the assimilative capacity of the receiving stream for MOE	Same as Alt E	Same as Alt E



Port Glasgow Sewage System Class Environmental Assessment Study

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Evaluation of Alternative Solutions

	Furnival Rd		CofA requirements.		
Technical <i>Ability to implement alternative</i>					
Maintaining operation during construction - minimizing disruptions/downtime - Constructability - Schedule and Timing	Low impact to STP but temporary impact would experienced by Public due to construction activity of forcemain along Furnival Rd	As re-rating would involve not physical upgrades, there would be no construction impact	Medium impact to Rodney STP. Construction work would need to be staged to avoid disruptions.	No disruption anticipated to existing sanitary infrastructure	Same as Alt F
Allowance for future treatment needs - Expandability - Change in regulatory effluent requirements	Limited Capability - The latest technology should be applied wherever feasible	Would require that the C of A be amended, which could open it to more stringent effluent requirements	Phased expansion of the Rodney STP for future needs can be undertaken simply and moderate risk. However, a phased solution of pumping to Rodney STP would likely require a 2 nd forcemain to be constructed in the future which would be technically doable but costly. Would require that the C of A be amended. Assimilative capacity investigation of receiving stream would be required. This could result in more stringent effluent requirements.	The New STP could be designed to facilitate future expansion, at reduced cost and risk.	Same as Alt F
Ability of alternative to use existing infrastructure	Yes, available capacity of Rodney STP will be used	Re-rating is not technically feasible, as the plant's capacity is limited by its filtration process. Additional filters would be required, to allow for capacity increase. Modifications to pipes, channels, etc., could be required to increase hydraulic capacity	Yes, existing infrastructure (tanks, channels, pipes, etc..) would be re-used and expanded upon.	Existing infrastructure not needed	Same as Alt F
Evaluation Summary					
	Provides a partial solution to meet short-term needs. By itself, does not satisfy the long-term sanitary servicing needs for Port Glasgow. However, this alternative could be combined with Alt F – Expand Rodney STP, in future.	Re-rating of the plant's rated capacity is not feasible, because the plant's capacity is limited by its filtration process. Additional filters would be required, to allow for capacity increase.	This alternative could provide a complete solution, to meet the 20-Year Sanitary Servicing Needs for Port Glasgow. This alternative would be of higher life-cycle costs compared to Alt F, because of the additional annual operating costs of pumping from Port Glasgow to Rodney.	Similar to Alt F, except provides the potential for a lower cost solution	Lowest cost solution. But will address the 20 Year sanitary servicing needs for future development only. No allowances will be provided to serve existing development (ie., trailer parks, residential properties, commercial properties, etc..).

Note(s)

1. Alternative No. A is denoted as Do Nothing. Alternative B is denoted as Water Conservation.



Port Glasgow Sewage System Class Environmental Assessment Study

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APPENDIX C

'PUMP TO RODNEY' ALTERNATIVE

- 'Pump to Rodney' Alternative; Preliminary Capital Cost Prediction, Draft Report from Elvio Zaghi, Stantec Consulting (London), February 12, 2009



Stantec

**PORT GLASGOW SEWAGE SYSTEM
CLASS EA
TM 2 "PUMP TO RODNEY" ALTERNATIVE
PRELIMINARY CAPITAL COST
PREDICTION**

(Draft Report)

165500562

Revised February 12, 2009

**PORT GLASGOW SEWAGE SYSTEM CLASS EA
"PUMP TO RODNEY" ALTERNATIVE
PRELIMINARY CAPITAL COST PREDICTION
(Draft Report)**

Table of Contents

1.0 INTRODUCTION	1
1.1 PURPOSE AND KEY ISSUES	1
1.2 BACKGROUND	1

2.0 TECHNICAL REVIEW	2
2.1 METHODOLOGY	2
2.2 PRELIMINARY HYDRAULIC ANALYSIS	3
2.3 PRELIMINARY PREDICTED CAPITAL COST	4

3.0 SUMMARY	6
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1.0 Introduction

1.1 PURPOSE AND KEY ISSUES

The purpose of this review is to prepare a conceptual level cost prediction for the planning alternative of pumping wastewater from the Port Glasgow community area to the Rodney STP. The cost prediction will meet the level of accuracy required for Class 'C' Cost Estimates.

The following key issues were addressed:

- Along the proposed forcemain routing, there is one special utility crossing relating to the intersection of Talbot Line and Furnival road. This will require special construction activity and higher costs. We travelled the length of the proposed forcemain routing to confirm the number of special crossings;
- The length of the proposed sanitary forcemain would be approximately 10 km. This will pose technical and hydraulic challenges for pumping. We undertook a preliminary hydraulic analysis to confirm the number of pumping stations required and pump sizing requirements; and,
- The proposed pumping station(s) will require pumps with high horsepower motors. The resulting high power demand could burden the currently available electrical power supply capacity of the local power grid. We were unable confirm with the local utility if sufficient electrical power is available.

1.2 BACKGROUND

We understand that the proponents of development in Port Glasgow and the Municipality of West Elgin have agreed to co-pursue a common solution for the sanitary servicing of the Port Glasgow community area, including the option of pumping the wastewater to the Rodney STP for treatment.

Based upon the geography, the preferred routing of the forcemain from Port Glasgow would be along Furnival Road to the existing Rodney STP on Pioneer Line. The forcemain would connect into the existing Rodney STP. In addition:

- Concerns of more-stringent treated effluent criteria would apply to the Rodney Sewage Treatment Plant (STP), presuming an expansion is needed in the future; and,
- The remaining "uncommitted" reserve treatment capacity of the Rodney Sewage Treatment Plant (STP) was estimated to be 180 m³/day.

2.0 TECHNICAL REVIEW

2.1 METHODOLOGY

The conceptual plan of pumping station locations and forcemain routing are shown in Figure 1.

The cost prediction was based upon the following:

Forcemain Routing

Based upon geography, the preferred routing of the forcemain is along Furnival Road to the existing Rodney WTP on Pioneer Line, as shown in Figure 1. The forcemain would discharge into the existing Rodney STP, to service future development.

The location of the main pumping station in Port Glasgow was presumed to be on Douglas Line at the southern boundary limits.

Hydraulic Analysis

A preliminary hydraulic analysis was undertaken based upon MOE Design Guidelines for sanitary pumping stations and forcemains. The purpose of the analysis was to approximate the preliminary sizing needs of infrastructure and equipment, and thereby to enable preparing of conceptual level capital cost predictions.

The following design assumptions were used:

- Forcemain pipe diameter size based upon minimum velocity of 0.8 m/s as per MOE Guideline;
- Forcemain routing length of 10,000m, from southern boundary limit of Port Glasgow to the existing Rodney WTP; and,
- Friction factor (C) of 130.
- Maximum pump horsepower limits based upon Flygt standard pump selections, for given flow ranges.

When applicable, intermediate pumping stations were considered in order to keep within available motor power sizes for standard Flygt submersible pumps.

Cost Assumptions

The preliminary cost prediction was based upon the following infrastructure:

- Main pumping station located on Douglas Line near the southern boundary of Port Glasgow;
- Intermediate pumping station(s), as needed, located along forcemain routing on Furnival Road between Port Glasgow and Rodney;
- Jack and bore carrier pipe installed under Talbot Line crossing; and
- Air release chambers along forcemain routing.

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PORT GLASGOW SEWAGE SYSTEM CLASS EA "PUMP TO RODNEY" ALTERNATIVE PRELIMINARY CAPITAL COST PREDICTION

The following items were not taken into account:

- No allowance for secondary pumping stations, forcemains, and sewers within Port Glasgow;
- No allowance for upgrades or improvements to the hydro power supply along Furnival Road;
- No allowance for advanced automation, control, and communication capability relating to SCADA for the pumping stations
- No allowance for new sanitary sewers or upgrades to the existing sanitary sewer infrastructure within Rodney. The forcemain from Port Glasgow would discharge directly into the existing Rodney STP; and
- No odour control measures at the pumping stations or forcemain discharge into the Rodney sanitary sewer system.

Capital cost predictions are based on preliminary information and accordingly are to be treated as planning level estimates. The preliminary capital cost prediction was based upon historical costs for similar facilities or similar equipment used in other projects. Construction costs are significantly affected by economic conditions at the time of tender amongst other factors and may vary by up to 15% from these estimates.

Capital cost predictions were prepared taking into consideration the following factors:

- All cost estimates are in 2009 dollars;
- Major equipment costs are based on historical pricing of similar equipment;
- Pumping station construction is assumed to be of conventional precast concrete materials;
- The cost of acquiring easements and/or purchasing land is not included;
- The estimates include an allowance for contingency;
- The estimates do not include any allowance for interim financing or Provincial/Federal funding; and,
- No allowances were included for PST, GST and Engineering.

2.2 PRELIMINARY HYDRAULIC ANALYSIS

The hydraulic analysis considered the infrastructure needs for a range of flows, from zero to an equivalent population of 3,400 persons, based upon 450 Lpcd.

The key findings of the hydraulic analysis that impact the forcemain and pumping station design are:

- For low flow design requirements, multiple intermediate pumping stations would be required between Port Glasgow and Rodney. Low flow conditions dictate the use of small diameter forcemain pipes, to maintain minimum flow velocity of 0.8m/s required by MOE Guidelines. In turn, small diameter forcemains induce higher-pressure losses and thereby require larger pump motors.

- To service an equivalent population up to 330 persons (Peak Flow of 6.3 L/s), the infrastructure would consist of a 10km long 100mm forcemain, one (1) main pumping station, and three (3) intermediate pumping stations.
- To service an equivalent population up to 740 persons (Peak Flow of 14 L/s), the infrastructure would consist of a 10km long 150mm forcemain, one (1) main pumping station, and two (2) intermediate pumping stations.
- To service an equivalent population up to 1,380 persons (Peak Flow of 25 L/s), the infrastructure would consist of a 10km long 200mm forcemain, one (1) main pumping station, and one (1) intermediate pumping station.
- To service an equivalent population up to 2,230 persons (Peak Flow of 39 L/s), the infrastructure would consist of a 10km long 250mm forcemain, one (1) main pumping station, and one (1) intermediate pumping station.
- To service an equivalent population up to 3,400 persons (Peak Flow of 57 L/s), the infrastructure would consist of a 10km long 300mm forcemain, one (1) main pumping station, and one (1) intermediate pumping station.
- For the above cases, the forcemain sizing is based upon minimum flow velocity of 0.8 m/s, to comply with MOE Guidelines. As such, the hydraulic retention time of sewage within the forcemain would be a minimum of 3.5 hours (+/-). Because of the excessive hydraulic retention time, there is a high potential for H₂S formation, which can cause foul odours and cause corrosion of the concrete sewer pipe and manhole structures. The inclusion of intermediate pumping stations can alleviate this problem somewhat, but other control strategies may be required. These were not considered here.

2.3 PRELIMINARY PREDICTED CAPITAL COST

Preliminary estimated capital costs were developed for a range of flows, taking into account variable forcemain and pumping station sizing, as described herein:

Pumping Station(s)

The preliminary predicted capital costs for pumping stations of various sizes are summarized in Table Nos 1 through 5:

- Table 1 – Alternative 1A – PS Design (6.3L/s Firm Capacity)
- Table 2 – Alternative 1B – PS Design (14 L/s Firm Capacity)
- Table 3 – Alternative 1C – PS Design (25 L/s Firm Capacity)
- Table 4 – Alternative 1D – PS Design (39 L/s Firm Capacity)
- Table 5 – Alternative 1E – PS Design (57L/s Firm Capacity)

A component description is itemized in each summary.

Forcemain

The preliminary predicted capital costs for forcemains of various sizes are summarized in Table No. 6 – Preliminary Capital Cost Prediction.

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PORT GLASGOW SEWAGE SYSTEM CLASS EA "PUMP TO RODNEY" ALTERNATIVE PRELIMINARY CAPITAL COST PREDICTION

Complete System

The total preliminary cost for the complete pumping system(s) and forcemain(s) have been summarized in different formats, as described herein:

- In Table No. 7, the total preliminary predicted capital costs for complete systems under various flow scenarios are summarized. A component description is itemized in each summary.
- In Figure No. 2, the costs for complete systems are compared against number of persons serviced, based upon 450 Lpcd including an allowance for infiltration.
- In Figure No. 3, the costs for complete systems are compared against number of residential lots serviced, based upon 2.8 persons per lot.
- In Figure No. 4, the costs for complete systems are compared on a per lot basis.
- In Figure No. 5, the costs for complete systems are compared against a range of flows, from 6.3 L/s to 57 L/s.

3.0 SUMMARY

The key findings of this review are:

- i) The capital cost for a complete pumping system would be prohibitively expensive for small flows, as illustrated in Figure 3. On a per lot basis, the cost would range from a high of \$19,000/lot for 120 lots, to a low of \$3,000/lot for 1200 lots. The cost advantage of the larger system is due to economy of scale. Also, the smaller systems are at a disadvantage of requiring additional intermediate pumping stations, due to pump pressure constraints.
- ii) Given the long forcemain length of 10 km from Port Glasgow to Rodney, the sewage could potentially remain in the forcemain pipe for long periods of time. In other municipal pumping systems with similarly long forcemains, excessive formation of biogas (H₂S) had resulted, which created odour problems and corrosion problems within sewer systems.
- iii) The construction cost prediction for pumping to Rodney STP, in terms of the 20 Year Design Flow for the Port Glasgow Service Area is:
 - For Near-Term Phase 1 Servicing of Future Development only (Qave = 248 m³/day), the conceptual level cost prediction is \$2.4M (approx).
 - For Medium to 20 Year Servicing of both Existing Development and additional Future Development (Qave = 1,570 m³/day), the conceptual level cost prediction is \$3.2M (approx).

Port Glasgow Sewage System Class EA
 "Pump to Rodney" Alternative
Table 1 - Alternative 1A - PS Design (6.3 L/s Firm Capacity)
 Preliminary Capital Cost Prediction

Component Description	Material Cost				Labour Cost				Markup		Total Cost (\$)
	Qty	Unit	Unit Cost (\$)	Cost (\$)	Qty	Time (days/unit)	Unit rate (\$/day)	Cost (\$)	(%)	Cost (\$)	
Wet Well Structure											
1.5m precast riser	5	m	\$1,750	\$8,750					5	\$438	\$9,188
Misc Metals (access hatches, ladder, etc..)	1	ea	\$5,000	\$5,000	1	1	\$2,040	\$2,040	10	\$704	\$7,744
Site Works	1	ea	\$50,000	\$50,000					10	\$5,000	\$55,000
Equipment											
Pumps, incl guide bar, disconnect, etc.,	2	ea	\$12,500	\$25,000	1	1	\$2,040	\$2,040	10	\$2,704	\$29,744
Control Panel	1	ea	\$10,000	\$10,000	1	1	\$2,040	\$2,040	10	\$1,204	\$13,244
Instruments	1	ea	\$10,000	\$10,000	1	1	\$2,040	\$2,040	10	\$1,204	\$13,244
Emergency Generator	1	ea	\$20,000	\$20,000	1	1	\$2,040	\$2,040	10	\$2,204	\$24,244
Piping	50	m	\$75	\$3,750	1	0.5	\$2,040	\$1,020	10	\$477	\$5,247
Fittings	10	ea	\$500	\$5,000	1	0.5	\$2,040	\$1,020	10	\$602	\$6,622
Valves	6	ea	\$500	\$3,000	1	0.5	\$2,040	\$1,020	10	\$402	\$4,422
Electrical											
Misc. Electrical/Power/Controls	1	ls	\$50,000	\$50,000	1	3	\$2,040	\$6,120	10	\$5,612	\$61,732
Sub-Total Cost											\$230,431
Estimating Contingency (25%)											\$57,608
Total Cost											\$288,038

Crew Unit Cost (per 8 hr/day)			
Labour Type	Unit Cost (\$/hr)	Qty	Cumul. Cost (\$/day)
Foreman	75	1	600
Electrician	60	0.5	240
Plumber	60	0.5	240
Labourer	40	3	960
Total			2040

Port Glasgow Sewage System Class EA
 "Pump to Rodney" Alternative
Table 2 - Alternative 1B - PS Design (14 L/s Firm Capacity)
 Preliminary Capital Cost Prediction

Component Description	Material Cost				Labour Cost				Markup		Total Cost (\$)
	Qty	Unit	Unit Cost (\$)	Cost (\$)	Qty	Time (days/unit)	Unit rate (\$/day)	Cost (\$)	(%)	Cost (\$)	
Wet Well Structure											
1.8m precast riser	5	m	\$2,000	\$10,000					5	\$500	\$10,500
Misc Metals (access hatches, ladder, etc..)	1	ea	\$5,000	\$5,000	1	1	\$2,040	\$2,040	10	\$704	\$7,744
Site Works	1	ea	\$60,000	\$60,000					10	\$6,000	\$66,000
Equipment											
Pumps, incl guide bar, disconnect, etc.,	2	ea	\$15,000	\$30,000	1	1.5	\$2,040	\$3,060	10	\$3,306	\$36,366
Control Panel	1	ea	\$10,000	\$10,000	1	1	\$2,040	\$2,040	10	\$1,204	\$13,244
Instruments	1	ea	\$10,000	\$10,000	1	1	\$2,040	\$2,040	10	\$1,204	\$13,244
Emergency Generator	1	ea	\$25,000	\$25,000	1	1	\$2,040	\$2,040	10	\$2,704	\$29,744
Piping	50	m	\$100	\$5,000	1	0.5	\$2,040	\$1,020	10	\$602	\$6,622
Fittings	10	ea	\$600	\$6,000	1	0.5	\$2,040	\$1,020	10	\$702	\$7,722
Valves	6	ea	\$600	\$3,600	1	0.5	\$2,040	\$1,020	10	\$462	\$5,082
Electrical											
Misc. Electrical/Power/Controls	1	ls	\$60,000	\$60,000	1	3	\$2,040	\$6,120	10	\$6,612	\$72,732
Sub-Total Cost											\$269,000
Estimating Contingency (25%)											\$67,250
Total Cost											\$336,250

Crew Unit Cost (per 8 hr/day)			
Labour Type	Unit Cost (\$/hr)	Qty	Cumul. Cost (\$/day)
Foreman	75	1	600
Electrician	60	0.5	240
Plumber	60	0.5	240
Labourer	40	3	960
Total			2040

Port Glasgow Sewage System Class EA
 "Pump to Rodney" Alternative
Table 3 - Alternative 1C - PS Design (25 L/s Firm Capacity)
 Preliminary Capital Cost Prediction

Component Description	Material Cost				Labour Cost				Markup		Total Cost (\$)
	Qty	Unit	Unit Cost (\$)	Cost (\$)	Qty	Time (days/unit)	Unit rate (\$/day)	Cost (\$)	(%)	Cost (\$)	
Wet Well Structure											
1.8m precast riser	6	m	\$2,000	\$12,000					5	\$600	\$12,600
Misc Metals (access hatches, ladder, etc..)	1	ea	\$5,000	\$5,000	1	1	\$2,040	\$2,040	10	\$704	\$7,744
Site Works	1	ea	\$70,000	\$70,000					10	\$7,000	\$77,000
Equipment											
Pumps, incl guide bar, disconnect, etc.,	2	ea	\$20,000	\$40,000	1	2	\$2,040	\$4,080	10	\$4,408	\$48,488
Control Panel	1	ea	\$20,000	\$20,000	1	1	\$2,040	\$2,040	10	\$2,204	\$24,244
Instruments	1	ea	\$12,000	\$12,000	1	1	\$2,040	\$2,040	10	\$1,404	\$15,444
Emergency Generator	1	ea	\$30,000	\$30,000	1	1	\$2,040	\$2,040	10	\$3,204	\$35,244
Piping	50	m	\$125	\$6,250	1	0.5	\$2,040	\$1,020	10	\$727	\$7,997
Fittings	10	ea	\$750	\$7,500	1	0.5	\$2,040	\$1,020	10	\$852	\$9,372
Valves	6	ea	\$750	\$4,500	1	0.5	\$2,040	\$1,020	10	\$552	\$6,072
Electrical											
Misc. Electrical/Power/Controls	1	ls	\$70,000	\$70,000	1	3	\$2,040	\$6,120	10	\$7,612	\$83,732
Sub-Total Cost											\$327,937
Estimating Contingency (25%)											\$81,984
Total Cost											\$409,921

Crew Unit Cost (per 8 hr/day)			
Labour Type	Unit Cost (\$/hr)	Qty	Cumul. Cost (\$/day)
Foreman	75	1	600
Electrician	60	0.5	240
Plumber	60	0.5	240
Labourer	40	3	960
Total			2040

Port Glasgow Sewage System Class EA
 "Pump to Rodney" Alternative
Table 4 - Alternative 1D - PS Design (39 L/s Firm Capacity)
 Preliminary Capital Cost Prediction

Component Description	Material Cost				Labour Cost				Markup		Total Cost (\$)
	Qty	Unit	Unit Cost (\$)	Cost (\$)	Qty	Time (days/unit)	Unit rate (\$/day)	Cost (\$)	(%)	Cost (\$)	
Wet Well Structure											
2.4m precast riser	6	m	\$2,500	\$15,000					5	\$750	\$15,750
Misc Metals (access hatches, ladder, etc..)	1	ea	\$7,500	\$7,500	1	1	\$2,040	\$2,040	10	\$954	\$10,494
Site Works	1	ea	\$80,000	\$80,000					10	\$8,000	\$88,000
Equipment											
Pumps, incl guide bar, disconnect, etc.,	2	ea	\$25,000	\$50,000	1	2	\$2,040	\$4,080	10	\$5,408	\$59,488
Control Panel	1	ea	\$22,500	\$22,500	1	1	\$2,040	\$2,040	10	\$2,454	\$26,994
Instruments	1	ea	\$15,000	\$15,000	1	1	\$2,040	\$2,040	10	\$1,704	\$18,744
Emergency Generator	1	ea	\$40,000	\$40,000	1	2	\$2,040	\$4,080	10	\$4,408	\$48,488
Piping	50	m	\$150	\$7,500	1	0.5	\$2,040	\$1,020	10	\$852	\$9,372
Fittings	10	ea	\$750	\$7,500	1	0.5	\$2,040	\$1,020	10	\$852	\$9,372
Valves	6	ea	\$750	\$4,500	1	0.5	\$2,040	\$1,020	10	\$552	\$6,072
Electrical											
Misc. Electrical/Power/Controls	1	ls	\$90,000	\$90,000	1	3	\$2,040	\$6,120	10	\$9,612	\$105,732
Sub-Total Cost											\$398,506
Estimating Contingency (25%)											\$99,627
Total Cost											\$498,133

Crew Unit Cost (per 8 hr/day)			
Labour Type	Unit Cost (\$/hr)	Qty	Cumul. Cost (\$/day)
Foreman	75	1	600
Electrician	60	0.5	240
Plumber	60	0.5	240
Labourer	40	3	960
Total			2040

Port Glasgow Sewage System Class EA
 "Pump to Rodney" Alternative
Table 5 - Alternative 1E - PS Design (57 L/s Firm Capacity)
 Preliminary Capital Cost Prediction

Component Description	Material Cost				Labour Cost				Markup		Total Cost (\$)
	Qty	Unit	Unit Cost (\$)	Cost (\$)	Qty	Time (days/unit)	Unit rate (\$/day)	Cost (\$)	(%)	Cost (\$)	
Wet Well Structure											
3.0m precast riser	6	m	\$3,500	\$21,000					5	\$1,050	\$22,050
Misc Metals (access hatches, ladder, etc..)	1	ea	\$7,500	\$7,500	1	1	\$2,040	\$2,040	10	\$954	\$10,494
Site Works	1	ea	\$100,000	\$100,000					10	\$10,000	\$110,000
Equipment											
Pumps, incl guide bar, disconnect, etc.,	2	ea	\$35,000	\$70,000	1	2	\$2,040	\$4,080	10	\$7,408	\$81,488
Control Panel	1	ea	\$25,000	\$25,000	1	1	\$2,040	\$2,040	10	\$2,704	\$29,744
Instruments	1	ea	\$15,000	\$15,000	1	1	\$2,040	\$2,040	10	\$1,704	\$18,744
Emergency Generator	1	ea	\$50,000	\$50,000	1	2	\$2,040	\$4,080	10	\$5,408	\$59,488
Piping	10	m	\$175	\$1,750	1	0.5	\$2,040	\$1,020	10	\$277	\$3,047
Fittings	6	ea	\$750	\$4,500	1	0.5	\$2,040	\$1,020	10	\$552	\$6,072
Valves	6	ea	\$750	\$4,500	1	1	\$2,040	\$2,040	10	\$654	\$7,194
Electrical											
Misc. Electrical/Power/Controls	1	ls	\$120,000	\$120,000	1	3	\$2,040	\$6,120	10	\$12,612	\$138,732
Sub-Total Cost											\$487,053
Estimating Contingency (25%)											\$121,763
Total Cost											\$608,816

Crew Unit Cost (per 8 hr/day)			
Labour Type	Unit Cost (\$/hr)	Qty	Cumul. Cost (\$/day)
Foreman	75	1	600
Electrician	60	0.5	240
Plumber	60	0.5	240
Labourer	40	3	960
Total			2040

Port Glasgow Sewage System Class EA
 Forcemain Cost along Furnival Road, from Port Glasgow to Rodney

Table 6 - Preliminary Capital Cost Prediction

Component Description	Installed Cost				Talbot Line Crossing				Air Release Chamber	Contingency		Total Cost (\$)
	Qty	Unit	Unit Cost (\$)	Cost (\$)	Qty	Unit	Unit Cost (\$)	Cost (\$)		(%)	Cost (\$)	
100mm Dia Forcemain a) Qcap = 6.3 L/s (equiv to 330 persons)	10000	m	\$75	\$750,000	75	m	\$1,000	\$75,000	\$50,000	25	\$218,750	\$1,093,750
150mm Dia Forcemain a) Qcap = 14 L/s (equiv to 740 persons)	10000	m	\$100	\$1,000,000	75	m	\$1,250	\$93,750	\$50,000	25	\$285,938	\$1,429,688
200mm Dia Forcemain a) Qcap = 25 L/s (equiv to 1,380 persons)	10000	m	\$120	\$1,200,000	75	m	\$1,500	\$112,500	\$50,000	25	\$340,625	\$1,703,125
250mm Dia Forcemain a) Qcap = 39 L/s (equiv to 2,230 persons)	10000	m	\$135	\$1,350,000	75	m	\$1,750	\$131,250	\$50,000	25	\$382,813	\$1,914,063
300mm Dia Forcemain a) Qcap = 57 L/s (equiv to 3,400 persons)	10000	m	\$150	\$1,500,000	75	m	\$2,000	\$150,000	\$50,000	25	\$425,000	\$2,125,000

Notes

1. Includes 25% estimating contingency
2. Does not include PST, GST and Engineering
3. Forcemain flow capacity based minimum flow velocity requirements of 0.8 m/s as per MOE Guidelines
4. Allowance for air release chambers (\$50,000).
5. Jack and bore construction method assumed for Talbot Line crossing.

Port Glasgow Sewage System Class EA
"Pump to Rodney" Alternative

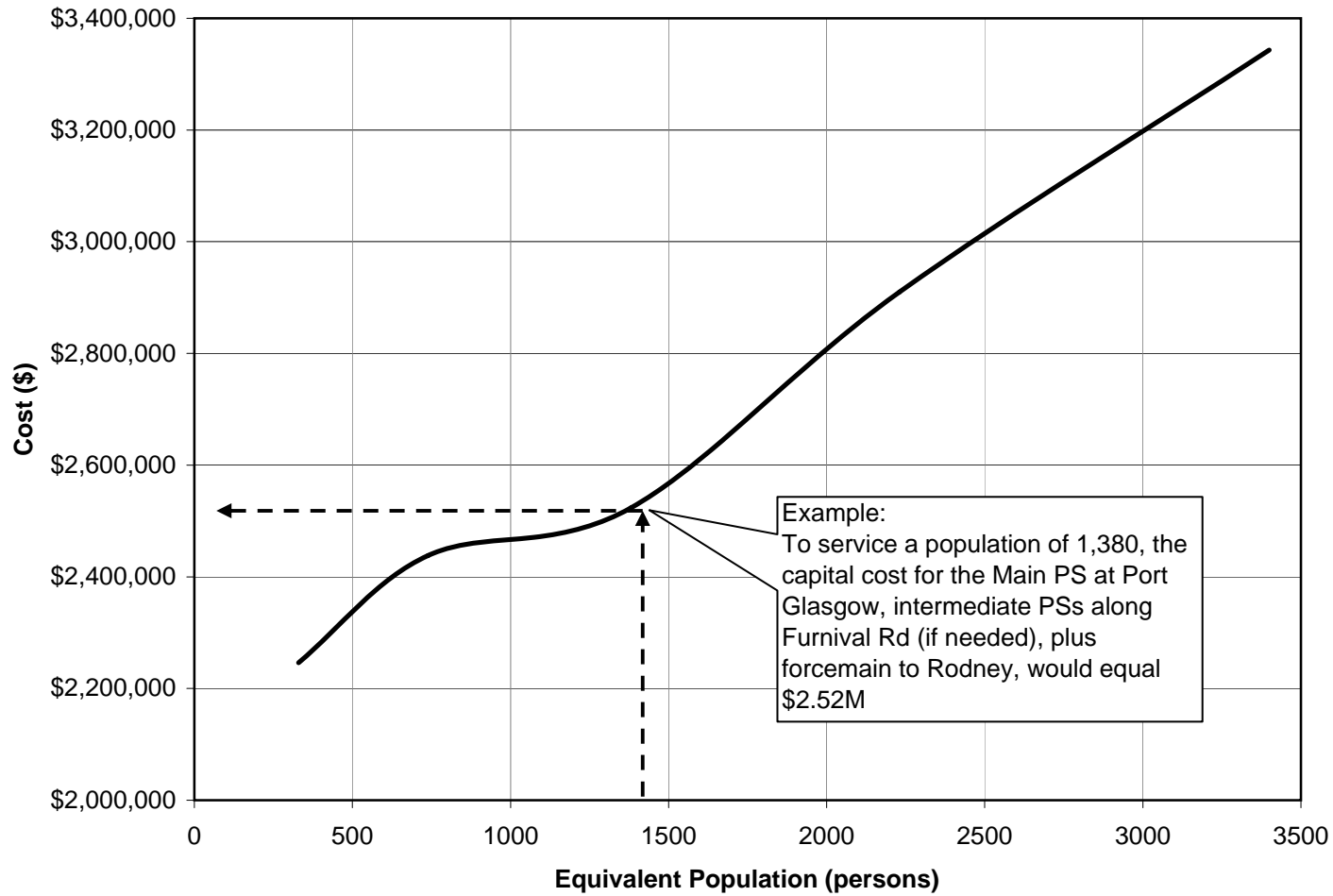
Table 7 - Preliminary Capital Cost Summary

Alt No.	Firm Pumping Capacity (L/s)	Equivalent Population (persons)	No. of Lots	Equivalent Land Area (ha)		Secondary Pump Station	Pump Station(s)			F'Main	Total Cost
				at 25 persons/ha	at 55 persons/ha		Qty	Unit Cost	Total Cost		
1											
A.	6.3	330	118	13.2	6	not included	4	\$288,038	\$1,152,153	\$1,093,750	\$2,246,000
B.	14	740	264	29.6	13		3	\$336,250	\$1,008,750	\$1,429,688	\$2,438,000
C.	25	1380	493	55.2	25		2	\$409,921	\$819,843	\$1,703,125	\$2,523,000
D.	39	2230	796	89.2	41		2	\$498,133	\$996,265	\$1,914,063	\$2,910,000
E.	57	3400	1214	136	62		2	\$608,816	\$1,217,633	\$2,125,000	\$3,343,000

Notes

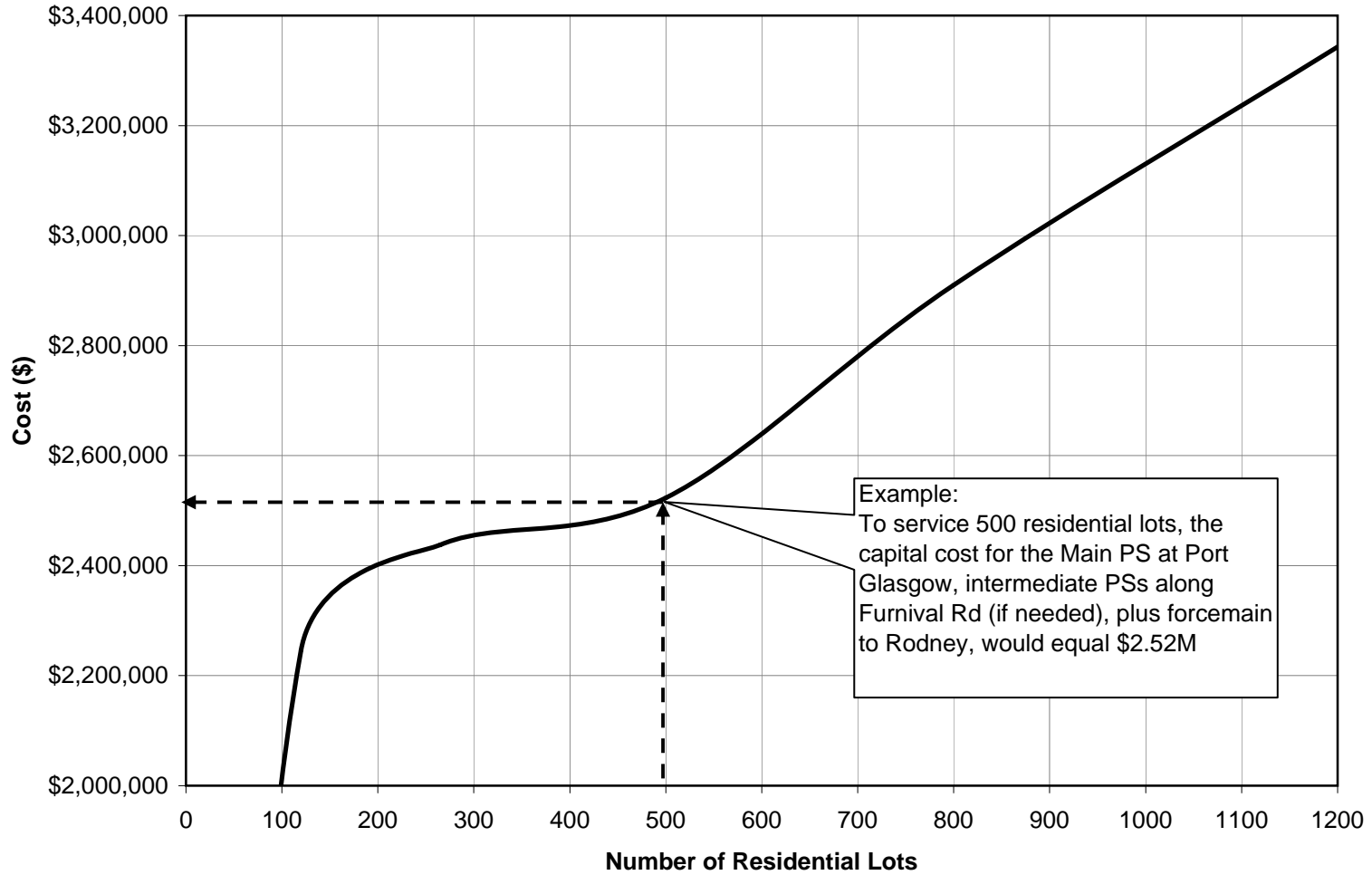
- 1 Includes 25% estimating contingency
- 2 Does not includes PST, GST and Engineering

Port Glasgow Sewage System Class EA
"Pump to Rodney" Alternative
Figure 2 - Cost vs Population Comparison

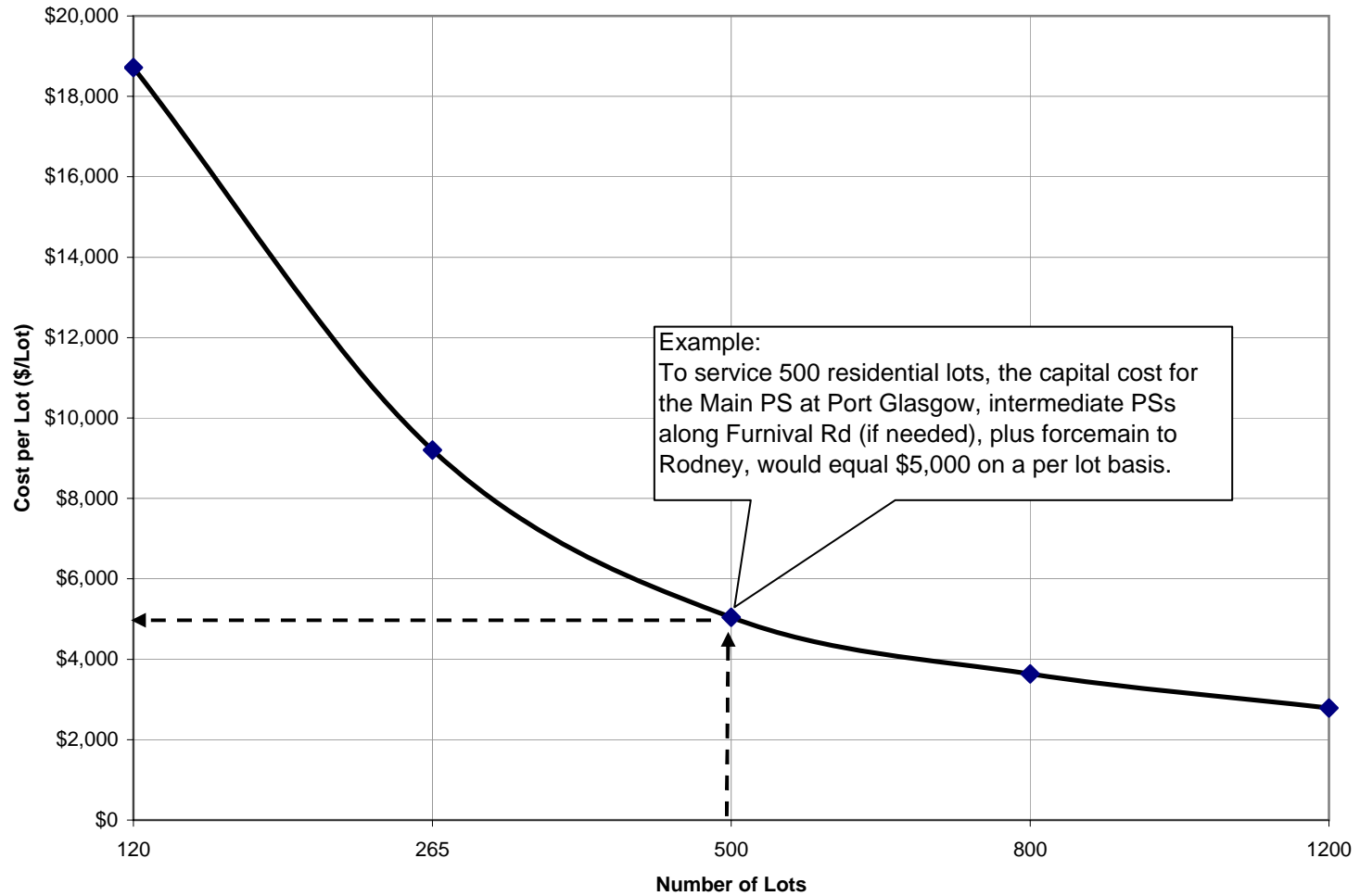


Port Glasgow Sewage System Class EA
"Pump to Rodney" Alternative

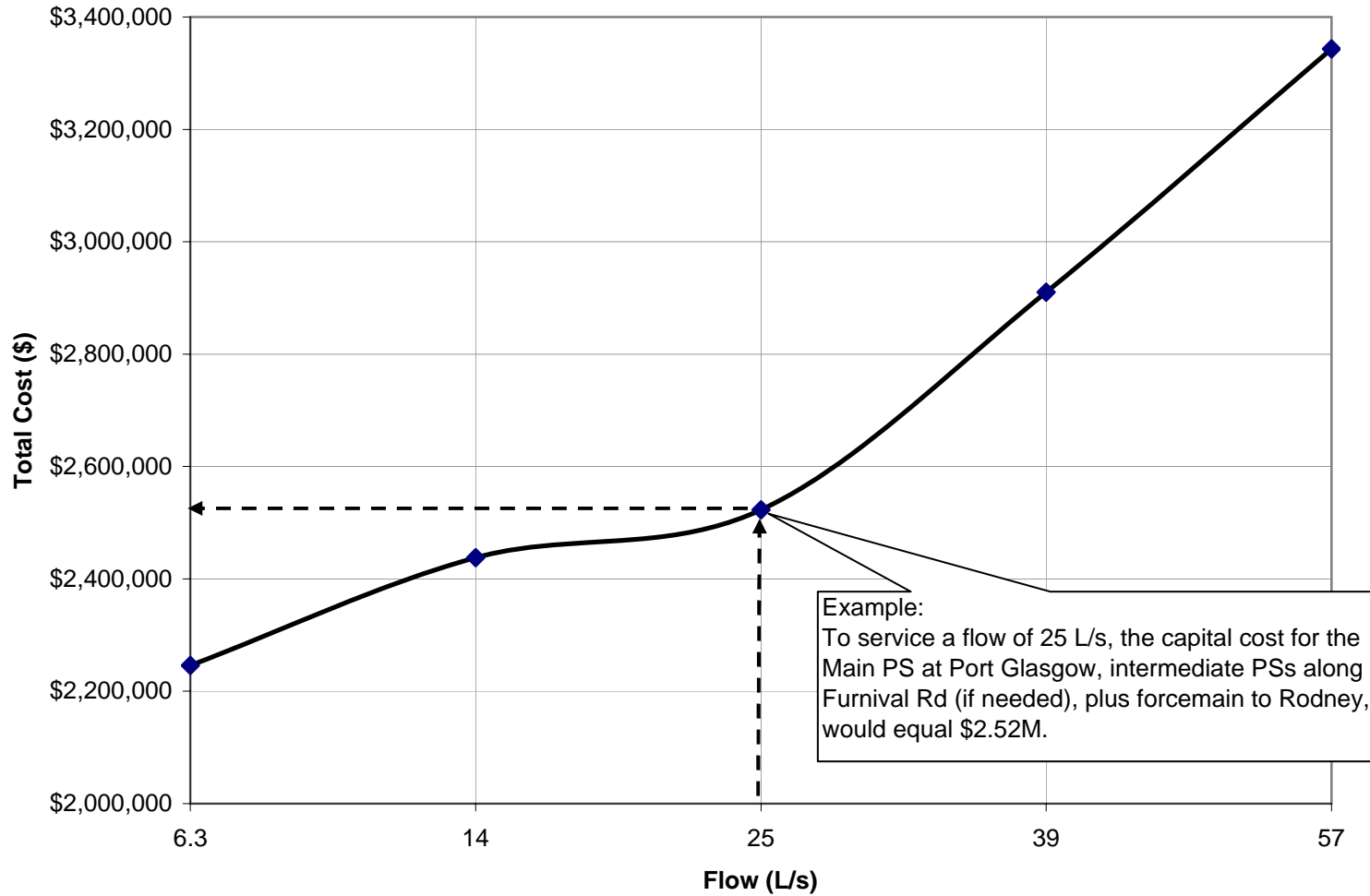
Figure 3 - Cost vs No. of Future Residential Lots Comparison



Port Glasgow Sewage System Class EA
"Pump to Rodney" Alternative
Figure 4 - Cost per Unit Lot



Port Glasgow Sewage System Class EA
"Pump to Rodney" Alternative
Figure 5 - Cost per L/s



Headloss Summary for 300mm Forcemain

V	Q	Pop'n Equip	Unit Headloss	Static Headloss	Required Pump Head (m)	# of Pump Stations Req'd (max 40 psi)
0.8	0.0565	3370	0.0022	7.0000	29	1.051613
0.9	0.0636		0.0028	7.0000	35	1.246992
1	0.0707		0.0034	7.0000	41	1.461791
1.1	0.0778		0.0040	7.0000	47	1.695709
1.2	0.0848		0.0048	7.0000	55	1.948477
1.3	0.0919		0.0055	7.0000	62	2.219854
1.4	0.0990		0.0063	7.0000	70	2.509619
1.5	0.1060		0.0072	7.0000	79	2.817573
1.6	0.1131		0.0081	7.0000	88	3.143529
1.7	0.1202		0.0091	7.0000	98	3.487316
1.8	0.1272		0.0101	7.0000	108	3.848775
1.9	0.1343		0.0111	7.0000	118	4.227756
2	0.1414		0.0122	7.0000	129	4.624121
2.1	0.1484		0.0134	7.0000	141	5.037736
2.2	0.1555		0.0146	7.0000	153	5.468478
2.3	0.1626		0.0159	7.0000	166	5.91623
2.4	0.1696		0.0172	7.0000	179	6.380878
2.5	0.1767		0.0185	7.0000	192	6.862318

Headloss Summary for 250mm Forcemain

V	Q	Pop'n Equip	Unit Headloss	Static Headloss	Required Pump Head (m)	# of Pump Stations Req'd (max 40 psi)
0.8	0.0393		0.0028	7.0000	35	1.241615
0.9	0.0442		0.0035	7.0000	42	1.483303
1	0.0491		0.0042	7.0000	49	1.749015
1.1	0.0540		0.0050	7.0000	57	2.038377
1.2	0.0589		0.0059	7.0000	66	2.351057
1.3	0.0638		0.0068	7.0000	75	2.686757
1.4	0.0687		0.0078	7.0000	85	3.045203
1.5	0.0736		0.0089	7.0000	96	3.426149
1.6	0.0785		0.0100	7.0000	107	3.829364
1.7	0.0834		0.0112	7.0000	119	4.254637
1.8	0.0884		0.0125	7.0000	132	4.701771
1.9	0.0933		0.0138	7.0000	145	5.17058
2	0.0982		0.0152	7.0000	159	5.660892
2.1	0.1031		0.0166	7.0000	173	6.172545
2.2	0.1080		0.0181	7.0000	188	6.705383
2.3	0.1129		0.0196	7.0000	203	7.259262
2.4	0.1178		0.0212	7.0000	219	7.834044
2.5	0.1227		0.0229	7.0000	236	8.429596

Headloss Summary for 200mm Forcemain

V	Q	Pop'n Equiv	Unit Headloss	Static Headloss	Required Pump Head (m)
0.8	0.0251	1390	0.0036	7.0000	43
0.9	0.0283	1580	0.0045	7.0000	52
1	0.0314	1770	0.0054	7.0000	61
1.1	0.0346	1970	0.0065	7.0000	72
1.2	0.0377	2160	0.0076	7.0000	83
1.3	0.0408	2360	0.0089	7.0000	96
1.4	0.0440	2560	0.0102	7.0000	109
1.5	0.0471	2760	0.0115	7.0000	122
1.6	0.0503	2960	0.0130	7.0000	137
1.7	0.0534	3164	0.0145	7.0000	152
1.8	0.0565	3370	0.0162	7.0000	169
1.9	0.0597		0.0179	7.0000	186
2	0.0628		0.0197	7.0000	204
2.1	0.0660		0.0215	7.0000	222
2.2	0.0691		0.0234	7.0000	241
2.3	0.0723		0.0255	7.0000	262
2.4	0.0754		0.0275	7.0000	282
2.5	0.0785		0.0297	7.0000	304

Headloss Summary for 150mm Forcemain

V	Q	Pop'n Equiv	Unit Headloss	Static Headloss	Required Pump Head (m)
0.8	0.0141	750	0.0050	7.0000	57
0.9	0.0159	850	0.0063	7.0000	70
1	0.0177	960	0.0076	7.0000	83
1.1	0.0194	1060	0.0091	7.0000	98
1.2	0.0212	1160	0.0107	7.0000	114
1.3	0.0230	1260	0.0124	7.0000	131
1.4	0.0247	1360	0.0142	7.0000	149
1.5	0.0265	1480	0.0161	7.0000	168
1.6	0.0283	1580	0.0182	7.0000	189
1.7	0.0300	1690	0.0203	7.0000	210
1.8	0.0318	1800	0.0226	7.0000	233
1.9	0.0336	1910	0.0250	7.0000	257
2	0.0353	2010	0.0275	7.0000	282
2.1	0.0371	2120	0.0301	7.0000	308
2.2	0.0389	2230	0.0328	7.0000	335
2.3	0.0406	2340	0.0356	7.0000	363
2.4	0.0424	2450	0.0385	7.0000	392
2.5	0.0442	2560	0.0416	7.0000	423

Headloss Summary for 100mm Forcemain

V	Q	Pop'n Equiv	Unit Headloss	Static Headloss	Required Pump Head (m)
0.8	0.0063	300	0.0081	7.0000	88
0.9	0.0071	369	0.0101	7.0000	108
1	0.0079	410	0.0122	7.0000	129
1.1	0.0086	440	0.0146	7.0000	153
1.2	0.0094	480	0.0171	7.0000	178
1.3	0.0102	530	0.0199	7.0000	206
1.4	0.0110	580	0.0228	7.0000	235
1.5	0.0118	620	0.0259	7.0000	266
1.6	0.0126	670	0.0292	7.0000	299
1.7	0.0134	710	0.0327	7.0000	334
1.8	0.0141	750	0.0363	7.0000	370
1.9	0.0149	795	0.0401	7.0000	408
2	0.0157	840	0.0441	7.0000	448
2.1	0.0165	890	0.0483	7.0000	490
2.2	0.0173	930	0.0526	7.0000	533
2.3	0.0181	980	0.0572	7.0000	579
2.4	0.0188	1020	0.0618	7.0000	625
2.5	0.0196	1050	0.0667	7.0000	674

Peak flow (L/s)	Equiv Persons (persons)	No. of Lots	Unit Cost per Lot
		0	
6.3	330	120	\$18,717
14	740	265	\$9,200
25	1380	500	\$5,046
39	2230	800	\$3,638
57	3400	1200	\$2,786

	Total Cost	Firm Pumping Capacity (L/s)	Total Cost	No. of Lots
0	\$0			
330	\$2,246,000	6.3	\$2,246,000	120
740	\$2,438,000	14	\$2,438,000	265
1380	\$2,523,000	25	\$2,523,000	500
2230	\$2,910,000	39	\$2,910,000	800
3400	\$3,343,000	57	\$3,343,000	1200

Forcemain Diameter (mm)	Qmin (L/s)	Population Equivalent	Unit Headloss (m/m)	Static Headloss (m/m)	Required Pump Head (m)
100	6.3	330	0.0081	7.0000	88
150	14.1	740	0.0050	7.0000	57
200	25.1	1380	0.0036	7.0000	43
250	39.3	2230	0.0028	7.0000	35
300	56.5	3400	0.0022	7.0000	29

Summary of Population vs Flow

Population	Average Day		Peak Flow	
	Flow (m ³ /day)	Peak Factor	(m ³ /day)	(L/s)
0	0	4.5	0	0.0
100	45	4.2	175	2.0
200	90	4.1	344	4.0
300	135	4.1	509	5.9
400	180	4.0	670	7.8
500	225	4.0	829	9.6
600	270	3.9	986	11.4
700	315	3.9	1140	13.2
800	360	3.9	1293	15.0
900	405	3.8	1445	16.7
1000	450	3.8	1595	18.5
1100	495	3.8	1744	20.2
1200	540	3.7	1891	21.9
1300	585	3.7	2038	23.6
1400	630	3.7	2183	25.3
1500	675	3.7	2327	26.9
1600	720	3.7	2471	28.6
1700	765	3.6	2613	30.2
1800	810	3.6	2755	31.9
1900	855	3.6	2896	33.5
2000	900	3.6	3036	35.1
2100	945	3.6	3175	36.7
2200	990	3.6	3314	38.4
2300	1035	3.5	3451	39.9
2400	1080	3.5	3589	41.5
2500	1125	3.5	3725	43.1
2600	1170	3.5	3861	44.7
2700	1215	3.5	3996	46.3
2800	1260	3.5	4131	47.8
2900	1305	3.5	4265	49.4
3000	1350	3.4	4399	50.9
3100	1395	3.4	4532	52.5
3200	1440	3.4	4664	54.0
3300	1485	3.4	4797	55.5
3400	1530	3.4	4928	57.0
3500	1575	3.4	5059	58.6
3600	1620	3.4	5190	60.1
3700	1665	3.4	5320	61.6
3800	1710	3.4	5450	63.1
3900	1755	3.3	5579	64.6
4000	1800	3.3	5708	66.1
4100	1845	3.3	5836	67.6
4200	1890	3.3	5965	69.0
4300	1935	3.3	6092	70.5
4400	1980	3.3	6220	72.0
4500	2025	3.3	6347	73.5

APPENDIX D
RODNEY STP CAPACITY ASSESSMENT AND UPGRADE OPTIONS

- Rodney STP Capacity Assessment and Upgrade Options, Technical Memo from Kirby Oudekerk, Stantec Consulting (London), Jan. 16, 2009

Technical Memo



Stantec

To: File From: Kirby Oudekerk, P.Eng.
Stantec (London)
File: 165500562 Date: January 16, 2009

Reference: Rodney STP Capacity Assessment and Upgrade Options

A PURPOSE

The purpose of this technical memo is to characterize the rated and reserve capacity of the Rodney Sewage Treatment Plant (STP) and to summarize the findings of a desktop unit process capacity study that was completed to identify those process areas that may be affecting the plant's ability to meet rated performance criteria, and to prioritize unit process upgrades in a plant expansion strategy.

Upon identification of the limiting processes in the Rodney STP, a technology review will be conducted to identify potential options for upgrading the limiting process, and the projected costs for those options.

B FINDINGS

The current plant Certificate of Approval (C of A) lists the rated capacity of the Rodney STP as 590 m³/d average flow (Q_{avg}). Although the CofA makes no mention of the peak flow, it can be extrapolated using the Harmon formula and an equivalent population of 1311. This results in a rated capacity of 2480 m³/d peak flow (Q_{peak}) (applying a peaking factor (PF) of 3.7). Flow records indicate that average flows presently at the plant do not exceed 336 m³/day, meaning a theoretical reserve capacity of 254 m³/d exists.

Unit process analysis indicates that the primary processes limiting theoretical performance at this time are the clarifier and filtration. The theoretical capacities of the processes analyzed for this memo are:

- Aeration tanks: $Q_{avg} = 1093-1312$ m³/d (Average Flow – corresponding to hydraulic residence times of 18 hours and 15 hours respectively);
- Secondary clarifier: $Q_{peak} = 2442$ m³/d (Peak Flow), equivalent to $Q_{avg} = 660$ m³/d (considering PF = 3.7);
- Filter: $Q_{peak} = 2652$ m³/d maximum capacity (with no redundancy), but peak capacity is reduced by half when the requirement for redundancy is considered ($Q_{peak} = 1326$ m³/d). This is equivalent to $Q_{avg} = 358$ m³/d.

Reference: Rodney STP Capacity Assessment and Upgrade Options

It should be noted that the achievement of the plant's present rated peak flow by the filter does not allow for the filter to be in a backwash cycle, and therefore there is presently no redundancy in capacity for the filtration unit process.

C RECOMMENDATIONS

The results of this desktop analysis suggest that an increase in clarifier capacity could allow the plant to achieve an average flow of between 716-1093 m³/d, which is equivalent to a peak flow of 2649-4044 m³/d. This assumes that filter capacity is also increased to an equal or greater flow rate, with redundancy.

Through consultation with Planning staff and consultation with the Official Plan, the "Uncommitted" Reserve Capacity (URC) is estimated to be 180 m³/d.

However, should an updated master plan indicate that projected growth would allow for the existing estimated URC of 180 m³/d to meet future servicing needs, then simply installing an additional filter unit to allow for redundancy in the case of a filter backwash could be sufficient.

It is also recommended that various options for increasing the capacity of the tertiary filter be explored in order to allow for redundancy during a backwash cycle and, at a minimum, to allow for a firm theoretical capacity of 2652 m³/d peak flow.

Finally, if it is determined that additional treatment capacity is required, it is recommended that the upgrade options be analyzed, and pre-consultation with the Ontario Ministry of the Environment (MOE) be commenced in advance of a potential Schedule C Class EA, which would be required in order to increase the rated capacity of the Rodney STP.

D METHODOLOGY

In order to establish present day flow rates for the Rodney STP, historical flow data was analyzed over a 3 year period. The average daily flow over this period was then compared to the rated capacity of the plant to establish the reserve theoretical capacity.

The unit process analysis focused on hydraulic capacity, in consideration of both Ontario Ministry of the Environment (MOE) guidelines and the 10 States Standards, as well as the reference text by Metcalf & Eddy (*Wastewater Engineering – Treatment, Disposal and Reuse, 3rd Edition*) (M&E). As-built drawings were used to establish the theoretical capacity as recommended by the above reference sources.

E PRESENT DAY FLOWS/RESERVE CAPACITY

An assessment of flow records from the previous 3 years showed that daily flows to the Rodney STP averaged 336 m³/d, with the daily flows ranging from 239 to 721 m³/d. It was not possible to assess peak flows with the data available.

Reference: Rodney STP Capacity Assessment and Upgrade Options

The current C of A allows for average daily flows to reach 590 m³/d. There is no mention of a rating for peak flows, but the application of typical peaking factors would estimate the rated peak flows at up to 2480 m³/d.

The “uncommitted” reserve capacity is determined to be:

- Historical 3-Year Average Day Flow = 336 m³/d;
- Plant’s C of A rated capacity = 590 m³/d (Average Day Flow);
- Reserve Capacity = 590 – 336 = 254 m³/d (Average Day Flow);
- Future capacity “committed” for future growth in Rodney is estimated to be 74 m³/d (Average Day Flow). This is based upon the New Official Plan which predicts 1% population growth over the next 20 Years; and,
- The resulting “Uncommitted” Reserve Capacity = 254 – 74 = 180 m³/d

F UNIT PROCESS ANALYSIS

F.1 AERATION TANKS

There are two (2) aeration tanks, each with a maximum design volume of 410 m³, for a total volume of 820 m³. The hydraulic design constraint on aeration tanks is related to hydraulic residence (or retention) time (HRT). HRT is calculated by dividing the average day flow by the aeration tank volume.

MOE

MOE guidelines recommend a minimum HRT of 15 hours. At a total tank volume of 820 m³, this translates into $Q_{avg} = 1320 \text{ m}^3/\text{d}$, well in excess of the 590 m³/d rated capacity.

10 States

10 States does not put forward a recommendation for HRT in extended aeration tanks. However, there is a recommendation for limiting organic loading to 0.24 kg BOD₅/m³d. If we assume an influent BOD₅ of 200 mg/L, the maximum recommended average flow rate to the aeration tanks would be 984 m³/d.

Metcalf & Eddy

For extended aeration tanks, M&E recommends HRT be in the range of 36 to 18 hours. This equates to a flow rate of between 547 and 1094 m³/d respectively.

F.2 SECONDARY CLARIFIER

There is one (1) secondary clarifier, with a total surface area of 75 m². The tank is also equipped with one (1) effluent weir at 29 m long.

Reference: Rodney STP Capacity Assessment and Upgrade Options

Hydraulic constraints on secondary clarifiers are typically surface settling rate (SSR) and weir loading rate (WLR). SSR is calculated by dividing total peak flow by total clarifier surface area. WLR is found by dividing total peak flow by total weir length.

MOE

MOE guidelines recommend an SSR of 0.41 L/m²s. Since total tank area is 75 m², the maximum recommended flow considering this criterion is $Q_{\text{peak}} = 2657 \text{ m}^3/\text{d}$.

Similarly, the maximum recommended WLR is 2.2 L/m s, which translates into $Q_{\text{peak}} = 5513 \text{ m}^3/\text{d}$ with total weir length of 29 m.

10 States

10 States recommends limiting SSR to 0.49 L/m²s. Over a total tank area of 75 m², the allowable Q_{peak} is 3176 m³/d.

Metcalf & Eddy

M&E recommends SSR be limited to 24.42-32.56 m³/m²d at peak flow, equivalent to $Q_{\text{peak}} = 1831\text{-}2442 \text{ m}^3/\text{d}$ over 75 m². M&E also puts forward a recommendation for Q_{avg} on this basis of 8.14-16.28 m³/m²d, equivalent to 611-1221 m³/d.

Similarly the recommendation for WLR is 250 m³/m d which, over 29 m of weir, equates to $Q_{\text{peak}} = 7250 \text{ m}^3/\text{d}$.

F.3 TERTIARY FILTER

The tertiary filter is located in a separate building and follows the secondary clarifier. There are four (4) deep bed sand filter modules contained within two (2) separate basins. The total surface area of the filters is 9.3 m².

Filter capacity is typically reported in terms of a maximum loading rate per unit area.

MOE

MOE guidelines limit filter loading rates to 3.3 L/m²s. With a total filter area of 9.3 m², this allows for maximum flows of $Q_{\text{peak}} = 2652 \text{ m}^3/\text{d}$. It should be noted that, if the filter is undergoing a backwash cycle, treatment capacity is reduced by half as there are only two separate basins for filtration. Therefore $Q_{\text{peak}} = 1326 \text{ m}^3/\text{d}$.

10 States

10 States guidelines set the loading rate limit at 3.4 L/m²s, which translates into peak flow being limited to $Q_{\text{peak}} = 2732 \text{ m}^3/\text{d}$.

However, 10 States guidelines refer specifically to the need for the required capacity to be met with one filter offline for backwash or maintenance which would, like the situation described in the MOE discussion above, reduce the allowable peak flow by half as there are only two separate basins for filtration. Therefore $Q_{\text{peak}} = 1366 \text{ m}^3/\text{d}$.

Reference: Rodney STP Capacity Assessment and Upgrade Options

Metcalf & Eddy

M&E again lists a range of recommended loading rates: 1.4 to 6.8 L/m²s, with the typical value listed as 3.4 L/m²s. The range equates to $Q_{\text{peak}} = 1125$ to 5464 m³/d, while the typical value is the same as that for 10 States: $Q_{\text{peak}} = 2732$ m³/d.

No specific mention of the need for redundancy is made in this reference, but logic dictates that it should also be a consideration here.

G FILTER UPGRADE OPTIONS

Given the above discussion, it is apparent that the immediate capacity concerns, and even the first phase of plant expansion, should be accommodated by expanding filter capacity, since all other unit processes appear to have theoretical capacities that meet or exceed the present rated capacity.

In order to identify a cost effective means of increasing the filter capacity, a cursory technology review was conducted to identify various options for a retrofit or upgrade. The results of that review follow.

G.1 INSTALL ADDITIONAL DEEP BED SAND FILTER(S)

In order to increase the capacity of the existing filter to the presently rated Q_{peak} of 2480 m³/d, a third filter bed identical to the existing beds could be added, enabling one filter to be in backwash while the remaining two treat the high flow event. A new building would also have to be constructed over the new filter.

A new filter and building is estimated to cost between \$700,000 and \$1,000,000. However, this does not allow for any increase to plant capacity, if required, and only improves the performance of the process to the rated capacity.

G.2 ROTATING DISC FILTER(S)

The existing filter basins may be large enough to accommodate the installation of a much higher capacity rotating disc filtration unit. This unit could be capable of meeting the existing effluent criteria for the plant, but with an increase in flows there would also be an increase in total loading to the receiving waters. This may require an assimilative capacity study of the receiving watercourse.

The budgetary cost estimates for the purchase and installation of rotating disc filters range from \$750,000 to \$1,100,000, with capacities exceeding the rated capacity of the existing plant. There may be additional costs over and above these numbers to install the unit in the existing filter basin, and a new basin would have to be constructed to ensure redundancy, at an additional cost.

G.3 MEMBRANE TERTIARY FILTER(S)

A membrane tertiary filtration unit may also fit in the existing filter basin. Membranes can achieve very high effluent water quality, so the additional flows experienced due to a

Reference: Rodney STP Capacity Assessment and Upgrade Options

potential plant capacity increase could even have a diminished overall impact on the receiving waters, negating the need for an assimilative capacity study.

The budgetary cost estimate for membrane filtration is approximately \$2M to \$3M, with a capacity of $Q_{avg} = 4100 \text{ m}^3/\text{d}$, $Q_{peak} = 5900 \text{ m}^3/\text{d}$ peak. There may be additional costs over these numbers to install the unit in the existing filter basin.

H CLARIFIER UPGRADE OPTIONS

Given the above discussion, and assuming a filter upgrade, it is apparent that secondary capacity concerns could be accommodated simply by expanding clarifier capacity.

H.1 INSTALL ADDITIONAL CLARIFIER(S)

In order to increase the capacity of the existing clarifier, a second clarifier could be added.

A new clarifier is estimated to cost between \$500,000 to \$1M. This could provide the plant with a peak flow capacity of up to $Q_{peak} = 4884 \text{ m}^3/\text{d}$, equivalent to $Q_{avg} = 1320 \text{ m}^3/\text{d}$.

I REGULATORY REQUIREMENTS

In any case where an increase to rated plant capacity is contemplated, it is typical that a Schedule C Class Environmental Assessment (Class EA) be performed. In addition, the potential increase in total annual loading in the effluent for criteria like phosphorus could require that an assimilative capacity report is undertaken as part of the Class EA process in order to confirm the receiving water's ability to accommodate the increased flow and loading that would result from a plant expansion.

J SUMMARY RECOMMENDATIONS

Given the above analysis, an expansion of the filtration unit process at the Rodney STP is required regardless of whether or not a plant capacity expansion is contemplated.

The technology review identified multiple options for achieving this upgrade, but the most cost effective solution that could also provide the capability to increase capacity as part of future upgrades is the installation of one or more additional filter unit. Due to the fact that the filter is presently lacking any redundancy, the retro-fit could be accomplished as a Schedule 'A' activity under the Class EA process, since it would be a maintenance and optimization undertaking that would not expand the capacity of the plant. However, the new filter should be designed with a view towards future capacity requirements.

In order to perform a clarifier upgrade with the goal of increasing the plant's rated capacity, however, a Schedule 'C' Class EA would be required, with the potential for an assimilative capacity study also being required by the MOE as part of that process.

STANTEC CONSULTING LTD.

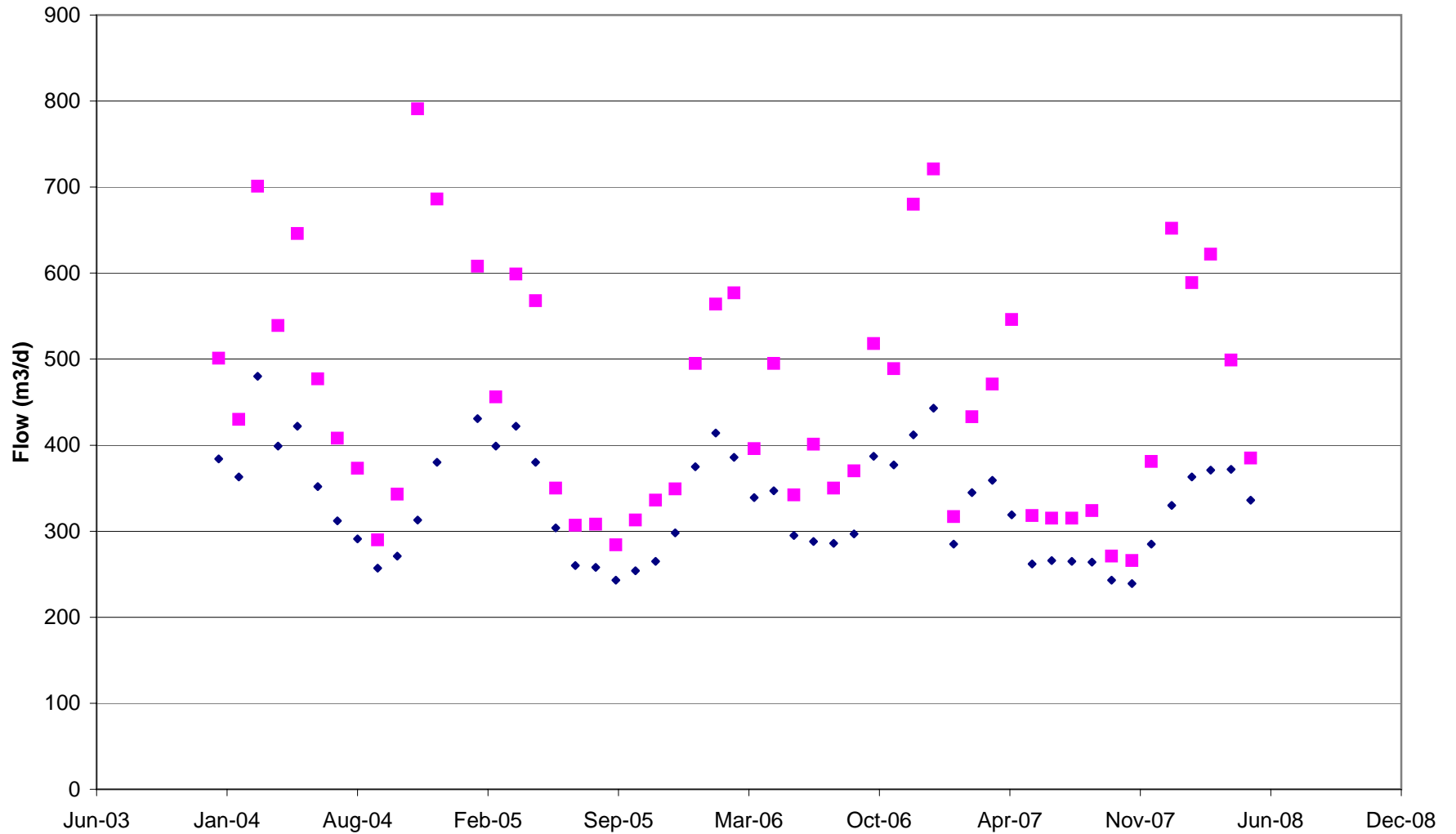
Reference: Rodney STP Capacity Assessment and Upgrade Options

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Measured Flows at Rodney WPCP (2004-2008)

◆ Average Flow (m3/d) ■ Max Day (m3/d)



APPENDIX E

PHASE 2 PUBLIC MEETING

- Notice of Public Meeting, issued Feb. 26/09
- Public Notice Circulation List, prepared by Municipality of West Elgin
- March 19, 2009 Public Meeting - Agenda
(Agenda circulated to persons at meeting, with blank Comment Form attached)
- Public Meeting Attendance List
- Meeting Minutes, March 19, 2009, prepared by Norma Bryant, Clerk, Municipality of West Elgin

**PROPOSED PORT GLASGOW SEWAGE SYSTEM
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT
Municipality of West Elgin**

NOTICE OF PUBLIC MEETING

The Municipality of West Elgin is planning the construction of a new sanitary sewage system that would serve the proposed Seaside Waterfront Developments Inc. residential / commercial resort development, plus other existing and future development in Port Glasgow. This project is being planned under the Municipal Class Environmental Assessment, 2007. A sewage treatment plant and collection sewer system in the Port Glasgow area is planned. The size and phasing of the treatment plant, and the extent of the collection system, have not yet been determined. Municipal and private ownership alternatives are being considered.

A PUBLIC MEETING will be held on THURSDAY, MARCH 19, 2009, at 7:00 p.m., at the Royal Canadian Legion, 177 Victoria Street, Rodney. The purpose of this meeting will be to outline the proposed project and the Class EA planning process, obtain input from the public and address any items of concern.

PUBLIC INPUT AND COMMENT ARE INVITED, for incorporation into the planning and design of this project, and will be received for this phase of the Class EA until FRIDAY, MARCH 27, 2009. For more information on this project and the Class EA planning process, please contact the Project Engineer.

All comments should be sent to Spriet Associates by mail, fax or e-mail. For further information on the Class EA planning process and the proposed project, please contact the Project Engineer.

Larry Gigun, P.Eng., Project Engineer
Spriet Associates London Limited
155 York Street, London, Ontario N6A 1A8

Phone: 519-672-4100
Fax: 519-433-9351
E-Mail: mail@spriet.on.ca

This NOTICE issued February 26, 2009, by the Municipality of West Elgin, the Project Proponent.

Ms. Norma Bryant, Clerk
THE MUNICIPALITY OF WEST ELGIN
22413 Hoskins Line, PO Box 490
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21869 TALBOT LINE
RR 2
RODNEY ON N0L 2C0

000.040.11400.0000 0
HAVENS WILLIAM WESLEY JR
HAVENS NINA IRENE
22165 TALBOT LINE
RR 2
RODNEY ON N0L 2C0

000.040.12200.0000 0
JOCIUS MARTHA
9337 FURNIVAL RD
RR 3
RODNEY ON N0L 2C0

000.040.13410.0000 0
JOCIUS MARTHA
9337 FURNIVAL RD
RR 3
RODNEY ON N0L 2C0

000.040.13500.0000 0
TOWERS JASON WILLIAM ROBERT
22829 TALBOT LINE
RR 3
RODNEY ON N0L 2C0

000.040.15700.0000 0
LIGHTHOUSE WATERFRONTS INC
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LIGHTHOUSE WATERFRONTS INC
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RODNEY ON N0L 2C0

000.040.16100.0000 0
GILLESPIE DAVID VICTOR
GILLESPIE NANCY FLORENCE
8665 FURNIVAL RD
RR 3
RODNEY ON N0L 2C0

000.040.16200.0000 0
HENSHAW JEFFREY JAMES
10 BARCLAY BLVD
RR 2
ILDERTON ON N0M 2A0

000.040.16300.0000 0
ROBINSON BERNICE IRENE
8651 FURNIVAL RD
RR 3
RODNEY ON N0L 2C0

000.040.16400.0000 0
BOIVIN EDWARD JOHN
22226 DOUGLAS LINE
RR 3
RODNEY ON N0L 2C0

000.040.16500.0000 0
MISTELE AUDREY ELLEN
147 CECILE AVE
CHATHAM ON N7M 2C2

000.040.16600.0000 0
SEASIDE WATERFRONTS INC
C/O HOWARD CULLIGAN
62 ONTARIO RD
MITCHELL ON N0K 1N0

000.040.16605.0000 0
KAMPERS BENJAMIN ANTONIUS
KAMPERS SUSAN IRENE
22216 DOUGLAS LINE
RR 3
RODNEY ON N0L 2C0

000.040.16610.0000 0
SCHMOLL ALEXANDER MORGAN
DESMOND-SCHMOLL DIANNE E
22821 HIGHBURY AVE
RR 3
ILDERTON ON N0M 2A0

000.040.16620.0000 0
BEGIN JEREMIE CHARLES
22202 DOUGLAS LINE
RR 3
RODNEY ON N0L 2C0

000.040.16630.0000 0
VANCEEDER GEORGE ALLEN
VANCEEDER DEBORA LYNN
22184 DOUGLAS LINE
RR 3
RODNEY ON N0L 2C0

000.040.16650.0000 0
SEASIDE WATERFRONTS INC
C/O HOWARD CULLIGAN
62 ONTARIO RD
MITCHELL ON N0K 1N0

000.040.16652.0000 0
SEASIDE WATERFRONTS INC
C/O HOWARD CULLIGAN
62 ONTARIO RD
MITCHELL ON N0L 1N0

000.040.16654.0000 0
SEASIDE WATERFRONTS INC
C/O HOWARD CULLIGAN
62 ONTARIO RD
MITCHELL ON N0K 1N0

000.040.16700.0000 0
CHAMBERS BONNIE LEE
PINKERTON GREGORY FRANCIS
22182 DOUGLAS LINE
RR 3
RODNEY ON N0L 2C0

000.040.16800.0000 0
JOHNSTON JAMES ROSS
209 MAIN ST
PO BOX 74
WEST LORNE ON N0L 2P0

000.040.16900.0000 0
BRIGHT EUGENE ROSS
22174 DOUGLAS LINE
RR 3
RODNEY ON N0L 2C0

000.040.17000.0000 0
GREY ELSIE
22170 DOUGLAS LINE
RR 3
RODNEY ON N0L 2C0

000.040.17100.0000 0
GOW MARY JOAN
RR 1
WALLACETOWN ON N0L 2M0

000.040.17200.0000 0
PORT GLASGOW YACHT CLUB
PO BOX 315
RODNEY ON N0L 2C0

000.040.17300.0000 0
MILLER AUDREY HELEN
8597 FURNIVAL RD
RR 3
RODNEY ON N0L 2C0

000.040.17400.0000 0
MISTELE ROBERT CHARLES G
MISTELE MARY ELLEN
147 CECILE AVE
CHATHAM ON N7M 2C2

000.040.17500.0000 0
DAVENPORT ROGER
98 MCKELLAR ST
GLENCOE ON N0L 1M0

000.040.17600.0000 0
BOOS RUTH ADELAIDE
22171 DOUGLAS LINE
RR 3
RODNEY ON N0L 2C0

000.040.17601.0000 0
MILLER AUDREY HELEN
MILLER ROBERT ARTHUR
8597 FURNIVAL RD
RR 3
RODNEY ON N0L 2C0

000.040.17602.0000 0
MILLER ROBERT ARTHUR
MILLER AUDREY HELEN
8597 FURNIVAL RD
RR 3
RODNEY ON N0L 2C0

000.040.17700.0000 0
SWAIN BRUCE DOUGLAS
SWAIN BEVERLY JEAN MARIE
22181 DOUGLAS LINE
RR 3
RODNEY ON N0L 2C0

000.040.17702.0000 0
DENOMME ALPHONSE
DENOMME RUTH
PO BOX 97
DASHWOOD ON N0M 1N0

000.040.17800.0000 0
ZAVITZ DOUGLAS GORDON
ZAVITZ SHARON LYLA
RR 3
RODNEY ON N0L 2C0

000.040.17900.0000 0
TURNER PATTIANNE LOUISE
ROBB WILLIAM BENJAMIN
8621 FURNIVAL RD
RR 3
RODNEY ON N0L 2C0

000.040.18000.0000 0
BROWN MARY ELIZABETH
164 HUNTINGTON CRES
DORCHESTER ON N0L 1G3

000.040.18100.0000 0
BROWN MARY ELIZABETH
164 HUNTINGTON CRES
DORCHESTER ON N0L 1G3

000.040.18200.0000 0
BROWN HARRY ALLAN
BROWN HEATHER DEANNE
C/O ROSS BROWN
PO BOX 78
MOUNT BRYDGES ON N0L 1W0

000.040.18300.0000 0
MCCALLUM LEROY WILSON
MCCALLUM MARIA
2119 DOBBYN RD
RR 4
ALVINSTON ON N0N 1A0

000.040.18400.0000 0
MILLER AUDREY HELEN
MILLER ROBERT ARTHUR
8597 FURNIVAL RD
RR 3
RODNEY ON N0L 2C0

000.040.18500.0000 0
WEST ELGIN MUNICIPALITY
22413 HOSKINS LINE
PO BOX 490
RODNEY ON N0L 2C0

000.040.18600.0000 0
STEPHENS ANN ELIZABETH
20 DUNKIRK DRIVE
APT 307
ST THOMAS ON N5R 5R5

000.040.18700.0000 0
TROTT DANIEL P
TROTT LORELEI
1978 WESTMINSTER BLVD
WINDSOR ON N8T 1X6

000.040.18800.0000 0
MCNAUGHTON DORIS
C/O THE VILLA
APT #4
RR 3
NEWBURY ON N0L 1Z0

000.040.19000.0000 0
STANLEY ROBYN MARIE
ZEMNICKY RANDY JAMES
330 CATHERINE ST
PO BOX 418
BOTHWELL ON N0P 1C0

000.040.19002.0000 0
STEPHENS ANN ELIZABETH
20 DUNKIRK DRIVE
APT 307
ST THOMAS ON N5R 5R5

000.040.19100.0000 0
1273967 ONTARIO INC
C/O LAKEWOOD TRAILER ESTATES
22499 GRAY LINE
RR 3
RODNEY ON N0L 2C0

000.040.19101.0000 0
BAXLEY RACHEL HENRIETTA
MUNRO DONNA JOYCE
PO BOX 121
RODNEY ON N0L 2C0

000.040.19200.0000 0
HICKEY JOHN LAWRENCE CLAYTON
8702 FURNIVAL RD
RR 3
RODNEY ON N0L 2C0

000.040.19201.0000 0
PICCINATO-DEMERS PAMELA JEAN
8678 FURNIVAL RD
RR 3
RODNEY ON N0L 2C0

000.040.19202.0000 0
COVE BRYAN DONALD
COVE ROSE MARIE
5012 HARPER ST
LONDON ON N6E 3X3

000.040.19203.0000 0
WEST ELGIN MUNICIPALITY
22413 HOSKINS LINE
PO BOX 490
RODNEY ON N0L 2C0

000.040.19300.0000 0
1273967 ONTARIO INC
C/O LAKEWOOD TRAILER ESTATES
22499 GRAY LINE
RR 3
RODNEY ON N0L 2C0

000.040.19399.0000 0
1273989 ONTARIO INC
C/O LAKEWOOD TRAILER ESTATES
22499 GRAY LINE
RR 3
RODNEY ON N0L 2C0

000.060.14203.0000 0
KOC SIS WILLIAM
10855 GRAHAM RD
RR 2
WEST LORNE ON N0L 2P0

WEST ELGIN NATURE CLUB
P.O. BOX 7
WEST LORNE, ON
N0L 2P0

Larry McLeish, Vice-President
Hickory Grove Campers
Association
1405 St. Anne Blvd
Tecumseh, ON N8N 1V1

100 00 100

PUBLIC MEETING - AGENDA
PROPOSED PORT GLASGOW SEWAGE SYSTEM
Municipal Class Environmental Assessment (Class EA)

Municipality of West Elgin

THURSDAY, MARCH 19, 2009, 7:00 p.m.

Royal Canadian Legion, 177 Victoria Street, Rodney

1. INTRODUCTION

West Elgin Mayor, Council members and staff

Larry Gigun, Project Engineer, Spriet Associates
David Mihlik, Project Planner, Spriet Associates
Elvio Zaghi, Project Manager, Environment, Stantec Consulting

2. CLASS EA PLANNING PROCESS

A major residential / commercial / resort complex is being proposed in Port Glasgow by Seaside Waterfronts Inc. The need for a sanitary sewage system to service the proposed development has prompted the Municipality of West Elgin to review sewer servicing requirements for Port Glasgow. A Municipal Class Environmental Assessment (Class EA), commissioned by the Municipality of West Elgin and paid for by Seaside Developments Inc., is now in progress. The Municipality of West Elgin is the project proponent. Spriet Associates are Project Engineers, with Stantec Consulting as wastewater treatment engineers. Class EA Phases 1 and 2 were authorized by West Elgin Council on May 23, 2008.

The Phase 1 public meeting for the Class EA was held on September 4, 2008, at the Port Glasgow Trailer Park Dance Hall. Phase 2 of the Municipal Class EA planning process is now being undertaken and includes a public consultation program. This March 19 meeting is intended to:

- briefly outline the Municipal Class EA planning process
- review the alternative sanitary servicing solutions being considered
- discuss the future need for a Port Glasgow sanitary sewer system (outside Seaside development)
- obtain public input on the preferred sanitary servicing alternative for Port Glasgow

Meeting participants are invited to submit written comments on the project to Spriet Associates by e-mail, fax or regular mail. Refer to the attached Comment Form for contact information and submission details.

3. OVERVIEW - SANITARY SERVICING ALTERNATIVES FOR PORT GLASGOW

Alternative 1 - Construct Forcemain to existing Rodney Sewage Treatment Plant (STP)
Alternative 2 - Construct new Municipal STP at Port Glasgow
Alternative 3 - Construct new Private STP at Port Glasgow for Proposed Seaside Development
Alternative 4 - Do Nothing

The future demand for sanitary servicing from existing and potential Port Glasgow development has now been estimated. Alternative 2 (Municipal STP) and Alternative 3 (Private STP for Seaside Development) are being presented for public comment. A preferred alternative will be selected at the end of Phase 2, once the results of the public consultation program are available.

Technical studies indicate a preference for construction of a new sewage treatment plant in the Port Glasgow area, rather than a forcemain to the existing Rodney STP, to meet 20 year sanitary servicing needs. The location, size and phasing of the proposed Port Glasgow treatment plant, and the extent of the collection system, have not yet been determined (a further Class EA planning process and approvals are required).

4. DISCUSSION

Questions from the public will be addressed following the presentation. However, persons are urged to provide written submissions so their comments will be documented in the Class EA planning process. The meeting will adjourn following the discussion period.

**COMMENT FORM
PHASE 2 PUBLIC MEETING
March 19, 2009**

**PROPOSED PORT GLASGOW SEWAGE SYSTEM
Municipal Class Environmental Assessment**

Municipality of West Elgin

PUBLIC INPUT AND COMMENTS ARE INVITED for incorporation into the planning and design of this project. Please contact the undersigned at Spriet Associates if you require additional information.

Comments will be received for this part of the project until FRIDAY, MARCH 27, 2009. If you need more time to prepare your submission, please advise Spriet Associates as soon as possible.

Mr. Larry Gigun, P. Eng., Project Engineer
SPRIET ASSOCIATES LONDON LIMITED
155 York Street, London, Ontario N6A 1A8

Phone: 519-672-4100
Fax: 519-433-9351
E-mail: mail@spriet.on.ca

<i>Name:</i>	_____
<i>Address:</i>	_____
	Postal Code: _____
<i>Phone:</i>	_____
<i>Date:</i>	_____

Comments:

PLEASE PRINT !!! Your comments will be included in the Class EA documentation.

PUBLIC MEETING ATTENDANCE LIST
Proposed Port Glasgow Sewage System
March 19, 2009

Municipal Class Environmental Assessment
Municipality of West Elgin

PLEASE PRINT !!! This list will be included in the Class EA project documentation.

Name	Address	Phone
Robb McMAHONEY	12 Dunbar ST Newburg Box 41	693-4452
MARY JOCIUS	8900 Furnival Rd Rodney	785-0487
Lorie Jocius	46 Cardigan St., Guelph	519-239-8586
Samuel Bowling	172 Windsor E, West Lorne	519-768-1654
RANDY REISS	11904 GRAHAM	519-768-3021
Grace McGartland	24824 Doumele line	519-768-1777
Norma SCHNEIDERBERGER	R.R #3	519-785-0177
Dennis Lee	Rodney	785-1765
MAURIED WIEHLE	RR#2 RODNEY	785-0931
DAVE KELLY	229 MONROE	785-0415
Ruth Boos	RR#3 Rodney	785-0959
SHARIE ZAULTS	RR#3 RODNEY	785-1533
DORA ZAVITZ	" "	785-1533
Anguel Petrik	R.R.#2 Rodney	785-0257
KEITH FRETTER	216 Furnival Rd. Box 188	518-64404
Nina Havens	R.R.#2 Rodney	519-785-0226
REMI BEGIN	RR#3 RODNEY	519-785-1001
RON KOUDYS	LONDON	519-667-3322
ADAM HRABINSKI	RODNEY	785-2184
ROSE COVE	LONDON	680-0641
Bryan Cove	LONDON	680-0641
Dennis Gillespie	8665 Furnival Rd	785-2336
Nancy F. Gillespie	8665 Furnival Rd S	785-2336

23

PUBLIC MEETING ATTENDANCE LIST
Proposed Port Glasgow Sewage System
March 19, 2009

Municipal Class Environmental Assessment
Municipality of West Elgin

PLEASE PRINT !!! This list will be included in the Class EA project documentation.

Name	Address	Phone
Jean Swain	RR#3 Rodney	785-0765
Harry Murphy	25169 GRAY LINE	768-3125
DON MORRISON	25117 GRAY LINE	768-0666
JULIE NEWMAN	BOX 425 W. LORNE	768-1801
W. S. NEWMAN	BOX 425 W. LORNE	768-1801
Bill Robb	8621 FERRIS Rd.	785-2423
David Martin	RR#3 Rodney	785-0918
MIKE VANRAES	RR#3 RODNEY	785-3018
Bill DeBrie	Rodney	785-0777
Don Cipari's	RR#3 Rodney	785-0001
Howard Culligan	RR#5 Mitchell	877-5413
Woody Faulk	Claring Court	334-4681
Keith Kelly	RR2 Rodney	785-0247
Paul T Dwyer	RR#2 RODNEY	785-0787
Tom Price	225 2nd St, Rodney	785-0282
Marjorie Prichatt's		
Shed Van Dyk		
Rich Falgout		
Keith Kelly		

PUBLIC MEETING ATTENDANCE LIST
Proposed Port Glasgow Sewage System
March 19, 2009

Municipal Class Environmental Assessment
Municipality of West Elgin

PLEASE PRINT !!! This list will be included in the Class EA project documentation.

Name	Address	Phone
ENZO ZACCH	STANTEC	
DAVID BALINT	WESTLOPE	7682987
LARRY MCLEISH	1405 ST ANNE ST TECUMSEH	7352255
Bob Carey	25219 Gray Line	7683311
Keith Ann McNay	Box 41 Newbury	693-4471
DANNE DAWLING	172 Huron	768-1654
Bethward W. W. W.	R2 Rodney	785-0405
Wendie Dupuis	RR3 Rodney	785-2020
GENE BRIGHT	Port Glasgow	
George Vance	Port Glasgow	785-0974
Laverne K. Kress	London	672-6550
PAMELA PEINAK-DEVERS	8678 FURNIVAL	785-0012
IRIS FRETTER	216 FURNIVAL	785-0916
Bill Havens	RR2 Rodney	785-0226
ANITA VAN DONGEN	RR10 Rodney	725-0033
CHRIS VAN DONGEN	"	"
JAWYK VAN DONGEN	"	"
BONNIE CHAMBERS	Port Glasgow	785-0833
GREG INKERTON	Port Glasgow	785-0833
Bruce Swain	" "	785-0765
Greg Underhill	New Glasgow	785-2284
Paula Hufstein	EAGLE	785-2935
Ben & Susan Kemp	Pt Glasgow	785-0964

PUBLIC MEETING

CLASS EA - PORT GLASGOW SEWAGE SYSTEM

RODNEY ROYAL CANADIAN LEGION

MARCH 19th, 2009

MEMBERS PRESENT: Mayor Graham Warwick, Deputy-Mayor Bernie Wiehle
Councillor Jonathan Wolf, Councillor Trudy Balint,
Councillor Mary Bodnar

STAFF PRESENT: Norma Bryant, Clerk
Lloyd Jarvis, Water Superintendent

ALSO PRESENT: Ted Halwa, Community Planners
Larry Gigun, P. Eng., David Mihlik, Planner – Spriet Associates
Elvio Zaghi, P. Eng. Stantec Consulting

PUBLIC PRESENT: 75

Mayor Graham Warwick welcomed those in attendance and called the meeting to order at 7:15 P.M. This is the Public Meeting for the Class EA for the Port Glasgow Sewage System for the proposed development at Port Glasgow.

Larry Guigan, Spriet Associates

- Phase II report is being presented. Council and the developer have provided projected population.
- The developer as a result of the September 4th meeting has made modifications.

David Mihlik, Spriet Associates

- presented an updated Problem Statement
- reviewed the proposed population projection in Table 1
- 4 alternatives were reviewed. Preferred alternatives are public or private sewage treatment plant rather than forcemain to Rodney sewage treatment plant.
- Municipal system would service Port Glasgow including Seaside, trailer parks and existing residences; private system would service Seaside only
- To use private system in future would require another Class Ea study.
- Asked for requests to be included in study, be submitted in writing

1. Laurie Jocius

- why considering public plant if only Seaside now

March 19, 2009.....Page 2

David Mihlik

- need to consider a 20 year planning period

2. Wendi Dupuis, Lakewood Trailer

- would a new plant preclude the expansion of our trailer park? Could a traditional system still be used?

Ted Halwa

- depends on the level of disposal needed, unit flows
- limited residential development eg. 10 acres may be allowed

Elvio Zaghi, Stantec Consulting

- based on MOE guidelines, need to negotiate with them

3. David Gillespie

- would existing houses be forced to connect?

Mayor Warwick – NO

4. Larry McLeish, Hickory Grove Campground

- here on behalf of Hickory Grove Campground, understand need to formally apply to be included. Our system requires upgrading.

5. Ed Markham, Chamber of Commerce

- Clean Water Act – protection of source water
- Issue in area near Amherstberg where MOE mandated connection to sewage pipeline – area weep into Lake Erie

6. Bob Carey

- what kind of plant is being proposed?

Elvio Zaghi

- same treatment as at Rodney & West Lorne
- depends on soils where would be built, not in low lying area or woodlot, probably where already tilled

Bob – discharge into 16 Mile Creek?

Elvio – probably, but would be treated to a high degree

Bob – wouldn't water quality be degraded?

Elvio – treated so no bacteria or e.coli

7. Adam Hrabinski

- what the costs for alternatives 2 and 3?

David Mihlik

- assumptions were made regarding 20 year demand, noted in Table 1

8. Ron Koudys, consultant for Seaside Developments

- they are suggesting a private facility built to municipal and MOE standards and in the future would turn over to the municipality. Our needs are immediate.

9. George Vanceeder

- at what cost to the municipality?

Ron Koudys

- expansion to meet needs of municipality would be municipality's responsibility

10. Wendi Dupuis

- how calculate costs for alternative #2 & #3?

Elvio Zaghi

- assumed 5 acres, agricultural lands

11. Rick Falkins

- what happens if deal falls through, what are repercussions for ratepayers?

Mayor Warwick

- none, no development, no need for sewers

Elvio Zaghi

- Class Ea is good for 10 years, if stop process then would have to start EA process over again

12. Pam Demers

- what is council's preference?

Mayor Warwick

- purpose of meeting is to get your input

13. Keith Fretter

- given the impact of alternative #2, shouldn't that be the option. Potential for year round use of campgrounds, growth, shouldn't we think about that.

14. Helen Okolisan

- why is Council not answering the question

Mayor Warwick

- Council can't make a decision until we hear from the community. Advantage for future development but on other hand may be cost implications. We will make a decision after all is considered.

15. Rose Cobber

- what is cost to ratepayers?

March 19, 2009.....Page 3

Elvio Zaghi

- wide range of costs, estimate in Phase 2. Next step would look at sites and costs, what kind of treatment process.

16. Wendi Dupuis

- if Seaside had not come forward would sewers be on Council's agenda?

Mayor Warwick

- was not

17. Laurie Jocius

- if municipal plant, no development and you leave, what happens?

Howard Culligan, owner of Seaside Developments

- we plan to give the plant to the municipality, expansion by the municipality, they would pay for. Plan to locate on our lands to the west.

18. George Vanceeder

- Retainer in case goes belly up?

Howard Culligan

- letter of credit to West Elgin, 15% hold back for 2 years for repairs, zero risk to municipality.

The meeting adjourned at 8:20 p.m.

APPENDIX F

PHASE 2 PUBLIC COMMENTS

- Phase 2 Public Comments, Summary and Correspondence; E-mailed from D. Mihlik, Spriet Associates, to Municipality of West, Elgin, April 6, 2009.



Spriet Associates

155 York Street
London, Ontario, Canada
N6A 1A8

Phone: 519-672-4100
Fax: 519-433-9351
E-Mail: mail@spriet.on.ca

To: Municipality of West Elgin
Attention: Norma Bryant, Clerk nbryant@westelgin.net

Copy: Lloyd Jarvis, Water Superintendent, Mun. of West Elgin water@westelgin.net
Ted Halwa, Community Planners Inc. thalwa@communityplanners.com
Elvio Zaghi, Stantec Consulting Ltd. ezaghi@stantec.com
Rob Hughes, Stantec Consulting Ltd. rob.hughes@stantec.com
Kirby Oudekerk, Stantec Consulting Ltd. kirby.oudekerk@stantec.com
Larry Gigun, Spriet Associates LarryG@spriet.on.ca
John R. Spriet, Spriet Associates mail@spriet.on.ca

From: David Mihlik, Project Planner Phone: 519-473-7549 • mail@arvadesign.ca

Subject: **PHASE 2 PUBLIC COMMENTS**
Port Glasgow Sewage System - Municipal Class EA
Municipality of West Elgin

Date: April 6, 2009

Public correspondence that has been received during Phase 2 of the project is summarized in Table 1.

Comments are organized by date. Copies of all correspondence items listed in Table 1 are included after the table. Respondent names and addresses are from the correspondence submitted. Refer to the original correspondence to view complete responses. Comments have been received by mail, fax and e-mail. Where e-mails have been forwarded, the forwarding e-mail addresses and notes have generally been deleted, since these items are not relevant to the original comment.

Correspondence from both the public and Class EA Review Agencies will be included as part of the updated Phase 2 Class EA Report. This final Phase 2 Report will review the submissions received and address significant public and review agencies concerns.

TABLE 1 PHASE 2 SUMMARY - PUBLIC COMMENTS Port Glasgow Sewage System Municipal Class EA Municipality of West Elgin		
DATE	NAME / ADDRESS	COMMENTS (see original correspondence for full text)
March 18	Audrey E. Mistele	<p><i>"As a tax payer and resident in the Municipality of West Elgin I object the motion from council to submit the application of the modification of the Official Plan. I do not agree that a corporation has the right to be able to have a development of this size and not have the proper public input from the residents in this Municipality. The proper channels need to be followed to ensure a healthy, safe and environmentally friendly development.</i></p> <p><i>As a resident in the Municipality t have rights and know if this Modification is adopted into our official plan the voices of the community will not be properly heard. The municipality needs to follow the advice of the Municipal Housing and Affairs and properly make the amendments to our official plan.</i></p> <p><i>Here is a list of concerns that will not be properly addressed if the modification is submitted:</i></p> <ul style="list-style-type: none"> - <i>species at risk the Black Rat Snake, reintroduced pheasant, grouse, wild turkeys and deer habitat</i> - <i>preservation of views is obviously disregarding current residents as the new modification is for publicly owned lands only</i> - <i>road allowances to the current bylaws and PPS that need to be 66ft to allow for proper snow removal and emergency services (fire and police)</i> - <i>roads and allowances need to be approved by the proper authority not the Municipality</i> - <i>proper drainage and the topography needs to be untouched (slope stabilization)</i> - <i>the proper geological studies need to be questioned and all natural heritage features need to be saved</i> - <i>park lands given to Municipality need approval from West Elgin Nature Club</i> - <i>the concept plan needs to be approved by the Ministry of Municipal Housing and Affairs not the Municipality</i> - <i>all site plans and created lots must meet the standards of 7.10 of our official plan</i> - <i>the condo corporation shall keep its own sewage utilities and never download them to the Municipality</i> - <i>the modification is a waste of time and money because the MMAH has already advised you to amend the official plan</i> - <i>increased water and sewer rate also tax increases due to new assessments</i> - <i>Lower Thames Conservation Authority 500 ft development line and their policies of the drainage and habitat</i> <p><i>I hope that Council decides to not submit this application as a voting resident I would expect that the voices of the community are more important than promises from a Corporation. I think it is my place to remind council that the community has given you this DIAMOND IN THE ROUGH you yourself have not created it."</i></p>
March 18 March 23	Daniel and Lorelei Trott	<p>March 18, submission to Mun. of West Elgin:</p> <p><i>"... Our concerns in the new planning and zoning of Port Glasgow are this:</i></p> <ol style="list-style-type: none"> 1) <i>That we may be forced to hook up to a sewer system that we did not ask for, that we don't need, and may price us out of the area.</i> 2) <i>Aside from putting up with excess traffic, due to new infrastructure, which we feel, would detract from Port Glasgow's natural beauty, we would also be burdened by a substantial increase in property tax. These changes to the area would be an unwanted burden to the resident benefiting mostly the developer."</i> <p>March 23, submission to Spriet Associates:</p> <p><i>"We have worked and lived in West Elgin for many years. We have also kept a place at Port Glasgow where we spend a considerable amount of time.</i></p> <p><i>Some years ago we approached County officials about putting in a septic system, they designed and inspected our system. It has always worked well.</i></p> <p><i>The proposal of a new sewer system makes no sense to us and would only be an unnecessary expense. We have heard about four proposals, one in which waste would be dumped into Fourteen Mile Creek. We have seen fish in this Creek, and our children have watched deer drink from it. We feel that this would be ludicrous and borders on sin.</i></p> <p><i>The entire project threatens to increase the population dramatically in a condensed area that is widely known for its natural beauty. We are opposed."</i></p>

TABLE 1 PHASE 2 SUMMARY - PUBLIC COMMENTS Port Glasgow Sewage System Municipal Class EA Municipality of West Elgin		
DATE	NAME / ADDRESS	COMMENTS (see original correspondence for full text)
March 19	Bill and Patti Robb 8621 Furnival Road Rodney, ON N0L 2C0 <i>(text also submitted on a Comment Form dated March 26)</i>	<p><i>"If Seaside wishes to develop in Port Glasgow they should be responsible for their own private sewage system. The residents of Port Glasgow should not be forced into paying for any infrastructure cost to the sole benefit of Seaside.</i></p> <p><i>Back in 2001, we were forced to hook up to the municipal water system and we are still paying for the construction of the pipe line. Now, before we have finished paying for it, we are concerned we will have another charge to our taxes for the sewage system.</i></p> <p><i>We fear that West Elgin Municipality is so steadfast pro-development, we will be bombarded with an increase in hydro service, water/sewage, taxes, and our property value will decrease. All these additional costs we will have to assume so Seaside can make their profits and run, leaving a wake of unnecessary expense to the people left behind."</i></p>
March 20	Jan Larson 340 Ward Street Port Hope, ON L1A 4A6 <i>(Owner - Hickory Grove Trailer Park)</i>	<p><i>"In response to the direction you gave my representative, Mr. Larry McLeish, at the March 19, 2009 meeting.</i></p> <p><i>As the owner of Hickory Grove Trailer Park, I am formally making the following submissions;</i></p> <p><i>1/ To the Phase II report (March 2009), please include another 120 sites to the analysis for future expansion at the park.</i></p> <p><i>2/ Hickory Grove would like to be included for a sewer connection service."</i></p> <p>Jan Larson, Hickory Grove Investments Inc., also submitted a letter to the Municipality of West Elgin, dated March 26/09, in support of the proposed development:</p> <p><i>"... I wish to formally support the proposed amendment to the West Elgin Official Plan that includes the proposed development by Seaside Developments.</i></p> <p><i>I feel that this development will have a positive impact on the community and will promote future growth and prosperity."</i></p>
March 20	George and Debora Vanceeder 22184 Douglas Line RR3 Rodney, ON N0L 2C0	<p><i>"The total cost of sewers should be absorbed by Seaside Development Inc. only for their private community. If the municipality takes over this sewage plant there will be a cost in millions of dollars for studies required for this transfer; taxpayers should not have to pay for this when Seaside made all the profits.</i></p> <p><i>Also, the current residents of Port Glasgow must not be forced to at any time hook up to this sewage system when we have septic tanks and weeping beds in excellent condition, are well maintained and are located within ideal conditions.</i></p> <p><i>We are also very concerned about the sewage discharge into 14 Mile Creek; especially for the fish habitat. Rainbow Trout spawn each spring in that creek and other birds, insects, plants and wildlife also use the creek."</i></p>
March 23	Alphonse and Ruth Demomme (22185 Douglas Line) Box 97, Dashwood, ON N0M 1N0	<p><i>"We built our cottage in Port Glasgow in 1993. Our septic system is only 15 years old. Our system is working fine and therefore we don't need sewers. There are houses in our area newer than ours, as a matter of fact we haven't heard of anyone in the area having a problem.</i></p> <p><i>If Seaside Developments wants to build a subdivision etc. let them build their own private sewer system and maintain it. We feel it should <u>not</u> be handed over to the municipality at a later date for the taxpayers to maintain."</i></p>

TABLE 1		
PHASE 2 SUMMARY - PUBLIC COMMENTS		
Port Glasgow Sewage System Municipal Class EA		Municipality of West Elgin
DATE	NAME / ADDRESS	COMMENTS (see original correspondence for full text)
March 25	Bob Carey 25219 Gray Line RR2 West Lorne, ON N0L 2P0	<p><i>"I object to all the sewage, albeit treated, being dumped into a public beach and swimming area via Sixteen Mile Creek from the proposed new sewage system.</i></p> <p><i>The beach has been enjoyed for generations and no matter how much the sewage and waste water is treated it will degrade, and possibly be a risk to health, to the beach water.</i></p> <p><i>The wind and currents will force the treated sewage waste water right back into the public swimming areas.</i></p> <p><i>In addition to household sewage there is all the waste water from the proposed homes, restaurants and hotels. Just the kitchen and laundry waste water from these commercial establishments is scary, let alone the additional sewage.</i></p> <p><i>The sewage plant is just not smart, it is too overwhelming for the environment and geographical restrictions of the area, maybe the whole proposal should be scaled back so each residence can have their on onsite system. ..."</i></p>
March 25	Pamela Piccinato-Demers 8678 Furnival Road RR3 Rodney, ON N0L 2C0	<p><i>"... I, personally, would prefer Alternative 2 (Construct new Municipal STP at Port Glasgow), likely because I have my home plus a lot that would be available for sale, should sewers be brought up Furnival Road to the lake.</i></p> <p><i>Then again, I prefer Alternative 3 (Construct new Private STP for the Proposed Seaside Development), as that might move things along and I can MOVE IN to the new development sooner :)</i></p> <p><i>Since Council has been in on the sewer discussions from the beginning, I am sure that Seaside, Spriet and Council are more expert than the average person, and, as such, they should be able to make the decisions regarding sewers.</i></p> <p><i>The suggestion I have for future meetings, is that a standing microphone be secured at the podium for the speakers, as the questions from the audience can usually be heard and understood."</i></p>
March 26	Robert Miller 8597 Furnival Road RR3 Rodney, ON N0L 2C0	<p><i>"My wife and I are very concerned about the potential pollutants that will enter Lake Erie from the storm water drainage system from this new development. We own property adjacent to the Port Glasgow Yacht Club. We regularly swim and enjoy the beach just east of the marina entrance. We are concerned dangerous chemicals such as motor oil, left over paint and other common household chemicals could be directly dumped (poured) into the open drains that will be on the road and gutter system as well as the sanitary sewage system that will be in place around and throughout the development. Due to the close proximity to the lake we feel further / extra precautions should be taken to safeguard Lake Erie's ..."</i> (last line of faxed Comment Form not visible)</p>
March 27	Norman Miller RR3 Rodney, ON N0L 2C0	<p><i>"The water quality of Sixteen Mile Creek must be maintained as numerous fish species spawn in this Creek including Rainbow Trout, Northern Pike, Common White Sucker and more. The plant should also be required to allow for other local households and businesses to hook up if desired at a reasonable cost. The plant should be owned, paid for and operated by Seaside. This includes all costs such as increased hydro and water requirements. If the outflow from stormwater or sewage is contaminated Seaside Dev. should be 100% responsible. It should be Seaside's responsibility to ensure all water / outflow entering Sixteen Mile Creek or Lake Erie is safe ..."</i> (last line of faxed Comment Form not visible)</p>

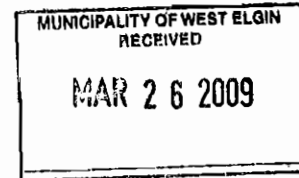
**TABLE 1
PHASE 2 SUMMARY - PUBLIC COMMENTS**

Port Glasgow Sewage System Municipal Class EA

Municipality of West Elgin

DATE	NAME / ADDRESS	COMMENTS (see original correspondence for full text)
March 30	Lorie Jocius - on behalf of Marth, Peter and Mary Jocius	<p><i>"On behalf of the Jocius family who own property to the north and east of the proposed Seaside Waterfronts Inc. in Port Glasgow, we would like to make the following points regarding the Sanitary Sewage System proposal:</i></p> <p><i>1. It appears to us to be premature to look at a new Sanitary Sewage System until the developer has submitted completed applications for an Official Plan Amendment, a Zoning By-law Amendment and a Plan of Subdivision. This would require a full Environmental Impact Study of the whole area to determine, in fact, if the area should be developed in the first place, considering the environmental sensitivity of much of the neighbouring lands along the lake and creek ravines.</i></p> <p><i>The Application should also include a full assessment of the impact of the proposed development on the neighbouring agricultural lands which are protected as a valuable resource under the 2005 Provincial Policy Statement. It is our understanding that no such studies have been completed and to pursue the new Sanitary Sewage System development at this time appears to be a waste of municipal resources. The Municipality's attempt to amend its own Official Plan to permit the development without all of the necessary studies being completed needs to be questioned and appears to be contrary to the requirements of the Planning Act and the Provincial Policy Statement without the proper studies in place.</i></p> <p><i>2. Any costs associated with the development of a new system once all of the necessary environmental and agricultural impact studies have been completed should be borne entirely by the developer and not by the taxpayers. This can be accomplished one of two ways:</i></p> <p><i>a) Funding of new growth is covered under the Development Charges Act which provides that development charges can be charged to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies and includes development that requires a plan of subdivision. The DCA also provides for Front Ending Agreements that require the developer to pay the total cost of the provision of services for which there will be an increased need as a result of the development and if the work done will benefit an area of the municipality in which the work is done. Reimbursement to the developer would come from those that develop in the future in that area. In this way the system could be owned and managed by the Municipality but not funded out of property taxes. It also means that the municipality would not be spending money on a system and then find out the development is not going ahead and leaving the cost of building of the system on a very few rural taxpayers. This is the model used by many rural municipalities.</i></p> <p><i>b) The sanitary sewage system is built and owned by the developer. The Ontario Water Resources Act provides for privately owned systems and sets out the requirements and regulations. However, if you are going to follow this route, there should be a fund of at least a \$1,000,000 set aside by the owner in the event the Province orders the Municipality to assume responsibility for the system at some time in the future.</i></p> <p><i>In addition to the issues itemized above, the Jocius family has serious concerns about the planned density of the proposed development and the impact of this concentrated density on an environmentally sensitive area. We also have concerns regarding the previous experience and financial viability of Seaside Waterfronts Inc. to carry this project through to its final stages. For all of these reasons, we will oppose any recommendations from your company that would place the burden of a sanitary sewage system for this development on the taxpayers.</i></p> <p><i>Please keep us informed of all of your deliberations and recommendations."</i></p>

March 18, 2009



To: West Elgin Council Members

RE: Modification of the Official Plan

As a tax payer and resident in the Municipality of West Elgin I object the motion from council to submit the application of the modification of the Official Plan. I do not agree that a corporation has the right to be able to have a development of this size and not have the proper public input from the residents in this Municipality. The proper channels need to be followed to ensure a healthy, safe and environmentally friendly development.

As a resident in the Municipality I have rights and know if this Modification is adopted into our official plan the voices of the community will not be properly heard. The municipality needs to follow the advice of the Municipal Housing and Affairs and properly make the amendments to our official plan.

Here is a list of concerns that will not be properly addressed if the modification is submitted:

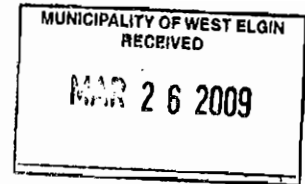
- species at risk the Black Rat Snake, reintroduced pheasant, grouse, wild turkeys and deer habitat
- preservation of views is obviously disregarding current residents as the new modification is for publicly owned lands only
- road allowances to the current bylaws and PPS that need to be 66ft to allow for proper snow removal and emergency services (fire and police)
- roads and allowances need to be approved by the proper authority not the Municipality
- proper drainage and the topography needs to be untouched (slope stabilization)
- the proper geological studies need to be questioned and all natural heritage features need to be saved
- park lands given to Municipality need approval from West Elgin Nature Club
- the concept plan needs to be approved by the Ministry of Municipal Housing and Affairs not the Municipality
- all site plans and created lots must meet the standards of 7.10 of our official plan
- the condo corporation shall keep its own sewage utilities and never download them to the Municipality
- the modification is a waste of time and money because the MMAH has already advised you to amend the official plan
- increased water and sewer rate also tax increases due to new assessments
- Lower Thames Conservation Authority 500 ft development line and their policies of the drainage and habitat

I hope that Council decides to not submit this application as a voting resident I would expect that the voices of the community are more important than promises from a Corporation. I think it is my place to remind council that the community has given you this DIAMOND IN THE ROUGH you yourself have not created it.

Audrey E. Mistele
Print

Audrey E. Mistele March 19, 2009
Signature Date

March 18 2009



To Whom it may Concern,

Our concerns in the new planning and zoning of Port Glasgow are this.

1) That we may be forced to hook up to a sewer system that we did not ask for, that we don't need, and may price us out of the area.

2) Aside from putting up with excess traffic, due to new infrastructure, which we feel, would detract from Port Glasgow's natural beauty, we would also be burdened by a substantial increase in property tax. These changes to the area would be an unwanted burden to the resident benefiting mostly the developer.

Daniel & Lorelei Trott

MAR 26 2009

March 23, 2009

Mr. Ligon,

We have worked and lived in West Elgin for many years. We have also kept a place at Port Glasgow where we spend a considerable amount of time.

Some years ago we approached county officials about putting in a septic system, they designed and inspected our system. It has always worked well.

The proposal of a new sewer system makes no sense to us and would only be an unnecessary expense. We have heard about four proposals, one in which waste would be dumped into fourteen mile creek. We have seen fish in this creek, and our children have watched deer drink from it. We feel that this would be ludicrous and borders on sin.

The entire project threatens to increase the population dramatically in a condensed area that is widely known for its natural beauty. We are opposed.

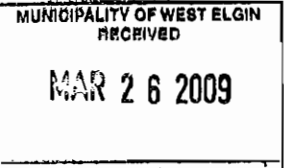
Yours

Daniel & Lorelei Pratt
Port Glasgow, On

Our Concerns re: development?

1.

From: **Patti Turner-Robb** (pbrobb@sympatico.ca)



Sent: March 19, 2009 9:50:37 AM

If Seaside wishes to develop in Port Glasgow they should be responsible for their own private sewage system. The residents of Port Glasgow should not be forced into paying for any infrastructure cost to the sole benefit of Seaside.

Back in 2001, we were forced to hook up to the municipal water system and we are still paying for the construction of the pipe line. Now, before we have finished paying for it, we are concerned we will have another charge to our taxes for the sewage system.

We fear that West Elgin Municipality is so steadfast pro-development, we will be bombarded with an increase in hydro service, water/sewage, taxes, and our property value will decrease. All these additional costs we will have to assume so Seaside can make their profits and run, leaving a wake of unnecessary expense to the people left behind.

Bill and Patti Robb

Port Glasgow residents

COMMENT FORM
PHASE 2 PUBLIC MEETING
March 19, 2009

PROPOSED PORT GLASGOW SEWAGE SYSTEM
Municipal Class Environmental Assessment

Municipality of West Elgin

PUBLIC INPUT AND COMMENTS ARE INVITED for incorporation into the planning and design of this project. Please contact the undersigned at Spriet Associates if you require additional information.

Comments will be received for this part of the project until FRIDAY, MARCH 27, 2009. If you need more time to prepare your submission, please advise Spriet Associates as soon as possible.

Mr. Larry Gigun, P. Eng., Project Engineer
SPRIET ASSOCIATES LONDON LIMITED
155 York Street, London, Ontario N6A 1A8

Phone: 519-672-4100
Fax: 519-433-9351
E-mail: mail@spriet.on.ca

Name:	Bill + Patti Robb		
Address:	8621 Farnival Rd.		
	Rockway Ont	Postal Code:	N0L 2C0
Phone:	1-519-785-2423		
Date:	March 26 / 2009		

Comments: If Seaside wishes to develop in Port Glasgow they should be responsible for their own private sewage system. The residents of Port Glasgow should not be forced into paying for any infrastructure cost to the sole benefit of Seaside.

Back in 2001, we were forced to hook up to the municipal water system and we are still paying for the construction of the pipe line. Now, before we have finished paying for it, we are concerned we will have another change to our taxes for the sewage system.

We fear that West Elgin Municipality is so steadfast pro-development, we will be bombarded with an increase in hydro service, water/sewage, taxes and our property value will decrease. All these additional costs we will have to assume so Seaside can make their profits and run, leaving a wake of unnecessary expenses to the people left behind.

PLEASE PRINT !!! Your comments will be included in the Class EA documentation.

Bill Robb

COMMENT FORM
PHASE 2 PUBLIC MEETING
March 19, 2009

PROPOSED PORT GLASGOW SEWAGE SYSTEM
Municipal Class Environmental Assessment

Municipality of West Elgin

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Mr. Larry Gigun, P. Eng., Project Engineer
SPRIET ASSOCIATES LONDON LIMITED
155 York Street, London, Ontario N6A 1A8

Phone: 519-672-4100
Fax: 519-433-9351
E-mail: mail@spriet.on.ca

Name:	Mr. Jan Larsson		
Address:	340 Ward St.		
	Port Hope ON	Postal Code: L1A 4A6	
Phone:	(905) 885-4015	Fax:	(905) 885-6478
Date:	March 20, 2009		

Comments: Dear Mr. Gigun,


In response to the direction you gave my representative, Mr. Larry McLeish, at the March 19 2009 meeting.

As the owner of Hickory Grove Trailer Park, I am formally making the following submissions;

1/ To the Phase II report (March 2009), please include another 120 sites to the analysis for future expansion at the park.

2/ Hickory Grove would like to be included for a sewer connection service.

Respectfully yours


Jan Larsson
Owner - Hickory Grove Trailer Park
PLEASE PRINT !!! Your comments will be included in the Class EA documentation.

HICKORY GROVE INVESTMENTS INC.

FAX (905) 885-6478

If you have any problems with the receiving of pages, please call (905) 885-4015.

Date March 26 2009

To: WEST ELGIN TOWNSHIP OFFICE 519-785-0644 (Ph: 519-785-0560)
22413 Hoskins Line P.O. Box 498 RR1 Rodney Ontario N0L 2C0
Johanne Grough, Norma Bryant, Graham Warwick,

Re: Amendment to the West Elgin Official Plan.

Dear Norma,

As per direction given to my representative, Mr. Larry McLeish, at the March 19 2009 meeting, and as owner of Hickory Grove Trailer Park, I wish to make the following submission;

I wish to formally support the proposed amendment to the West Elgin Official Plan that includes the proposed development by Seaside Developments.

I feel that this development will have a positive impact on the community and will promote future growth and prosperity.

Respectfully yours



Jan Larsson
Owner - Hickory Grove Trailer Park.

COMMENT FORM
PHASE 2 PUBLIC MEETING
March 19, 2009

PROPOSED PORT GLASGOW SEWAGE SYSTEM
Municipal Class Environmental Assessment

Municipality of West Elgin

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Comments will be received for this part of the project until FRIDAY, MARCH 27, 2009. If you need more time to prepare your submission, please advise Spriet Associates as soon as possible.

Mr. Larry Gigun, P. Eng., Project Engineer
SPRIET ASSOCIATES LONDON LIMITED
155 York Street, London, Ontario N6A 1A8

Phone: 519-672-4100
Fax: 519-433-9351
E-mail: mail@spriet.on.ca

Name: GEORGE & DEBORA VANCEEDER
Address: 22184 DOUGLAS LN RR3 - PORT GLASGOW
RODNEY ON Postal Code: N0L 2L0
Phone: 519-785-0974
Date: MARCH 20, 09

Comments: THE TOTAL COST OF SEWERS SHOULD BE ABSORBED BY SEASIDE DEVELOPMENT INC. ONLY FOR THEIR PRIVATE COMMUNITY. IF THE MUNICIPALITY TAKES OVER THIS SEWAGE PLANT THERE WILL BE A COST IN MILLIONS OF DOLLARS FOR STUDIES REQUIRED FOR THIS TRANSFER; TAXPAYERS SHOULD NOT HAVE TO PAY FOR THIS WHEN SEASIDE MADE ALL THE PROFITS.

ALSO THE CURRENT RESIDENTS OF PORT GLASGOW MUST NOT BE FORCED TO AT ANY TIME ^{PH}HOOK UP TO THIS SEWAGE SYSTEM WHEN WE HAVE SEPTIC TANKS AND WEEPING BEDS IN EXCELLENT CONDITION, ARE WELL MAINTAINED AND ARE LOCATED WITHIN IDEAL CONDITIONS.

WE ARE ALSO VERY CONCERNED ABOUT THE SEWAGE DISCHARGE INTO 14 MILE CREEK; ESPECIALLY FOR THE FISH HABITAT. RAINBOW TROUT SPAWN EACH SPRING IN THAT CREEK AND OTHER BIRDS, INSECTS, PLANTS AND WILDLIFE ALSO USE THE CREEK.

PLEASE PRINT !!! Your comments will be included in the Class EA documentation.

MAR 25 2009

Box 97
Dashwood, Ont N0M 1N0
Mar 23-09.

Larry Gigun - Project Engineer
Spruet Associates London limited
155 York St. London, Ont. N6A 1A8

Re - Proposed Port Glasgow Sewage System

Dear Sir

We built our cottage in Port Glasgow in 1993. Our Septic system is only 15 years old. Our system is working fine and therefore we don't need sewers. There are houses in our area newer than ours, as a matter of fact we haven't heard of anyone in the area having a problem.

If Seaside Developments wants to build a subdivision etc. let them build their own private sewer system and maintain it. We feel it should not be handed over to the municipality at a later date for the taxpayers to maintain.

Sincerely

- Alphonse Denomme

- Ruth Denomme

- 22185 Douglas Line - Port Glasgow

MAR 26 2009

March 25th, 2009

Bob Carey
25219 Gray Line RR2 West Lorne ON, N0L 2P0

Larry Gigun, Project Engineer
Spriet Associates London Ltd.
155 York Street, London ON, N6A 1A8

Regarding Proposed Port Glasgow Sewage System

Dear Sir,

I object to all the sewage, albeit treated, being dumped into a public beach and swimming area via Sixteen Mile Creek from the proposed new sewage system.

The beach has been enjoyed for generations and no matter how much the sewage and waste water is treated it will degrade, and possibly be a risk to health, to the beach water.

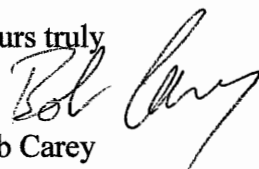
The wind and currents will force the treated sewage waste water right back into the public swimming areas.

In addition to household sewage there is all the waste water from the proposed homes, restaurants and hotels. Just the kitchen and laundry waste water from these commercial establishments is scary, let alone the additional sewage.

The sewage plant is just not smart, it is too overwhelming for the environment and geographical restrictions of the area, maybe the whole proposal should be scaled back so each residence can have their on onsite system.

Thank you for receiving my comments.

Yours truly



Bob Carey
25219 Gray Line RR2
West Lorne.

From: PJPDtwo@aol.com

To: mail@spriet.on.ca ; nbryant@westelgin.net

Sent: Wednesday, March 25, 2009 1:58 PM

Subject: Phase 2 Public Meeting, for Spriet and West Elgin Council

Dear Sir.... as per your meeting March 19, 2009, I would like to thank you for updating us on the alternate sanitary services that are being considered.

I, personally, would prefer Alternative 2 (Construct new Municipal STP at Port Glasgow), likely because I have my home plus a lot that would be available for sale, should sewers be brought up Furnival Road to the lake.

Then again, I prefer Alternative 3 (Construct new Private STP for the Proposed Seaside Development), as that might move things along and I can MOVE IN to the new development sooner :)

Since Council has been in on the sewer discussions from the beginning, I am sure that Seaside, Spriet and Council are more expert than the average person, and, as such, they should be able to make the decisions regarding sewers.

The suggestion I have for future meetings, is that a standing microphone be secured at the podium for the speakers, as the questions from the audience can usually be heard and understood.

Sincerely,

Pamela Piccinato-Demers

8678 Furnival Road

R.R.3

Rodney, Ont.

NOL 2C0

COMMENT FORM
PHASE 2 PUBLIC MEETING
March 19, 2009

PROPOSED PORT GLASGOW SEWAGE SYSTEM
Municipal Class Environmental Assessment

Municipality of West Elgin

PUBLIC INPUT AND COMMENTS ARE INVITED for incorporation into the planning and design of this project. Please contact the undersigned at Spriet Associates if you require additional information.

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Mr. Larry Gigun, P. Eng., Project Engineer
SPRIET ASSOCIATES LONDON LIMITED
155 York Street, London, Ontario N6A 1A8

Phone: 519-672-4100
Fax: 519-433-9351
E-mail: mail@spriet.on.ca

Name: Robert Miller
Address: 8597 Furnival Road
RR#3 Rodney Ont Postal Code: N0L 2C0
Phone: (519) 785-0327
Date: MAR 26/09

Comments:

My wife & I are very concerned about the potential pollutants that will enter Lake Erie from the storm water drainage system from this new development. We own property adjacent to the Port Glasgow Yacht Club. We regularly swim and enjoy the beach just east of the marina entrance. We are concerned ~~that~~ dangerous chemicals such as motor oil, left over paint and other common household chemicals could be directly dumped (poured) into the open drains that will be in the road and gutter system as well as the

PLEASE PRINT !!! Your comments will be included in the Class EA documentation.

Sanitary sewage system that will be in place around and throughout the development. Due to the close proximity to the lake we feel further/extra precautions should be taken to safeguard Lake Erie's water quality as the streets could be

COMMENT FORM
PHASE 2 PUBLIC MEETING
March 19, 2009

PROPOSED PORT GLASGOW SEWAGE SYSTEM
Municipal Class Environmental Assessment

Municipality of West Elgin

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Mr. Larry Gigun, P. Eng., Project Engineer
SPRIET ASSOCIATES LONDON LIMITED
155 York Street, London, Ontario N6A 1A8

Phone: 519-672-4100
Fax: 519-433-9351
E-mail: mail@spriet.on.ca

Name: NORMAN A MILLER
Address: RR#2
RODNEY CRT Postal Code: N0L 2C0
Phone: 519-785-2408
Date: MAR 27/09.

Comments:
THE WATER QUALITY OF SIXTEEN MILE CREEK MUST BE MAINTAINED AS NUMEROUS FISH SPECIES SPAWN IN THIS CREEK INCLUDING RAINBOW TROUT, NORTHERN PIKE, CORMORANT, WHITE SUCKER AND MORE. THE PLANT SHOULD ALSO BE REQUIRED TO ALLOW FOR OTHER LOCAL HOUSEHOLDS AND BUSINESSES TO HOOK UP IF DESIRED AT A REASONABLE COST. THE PLANT SHOULD BE OWNED AND OPERATED BY SEASIDE. THIS INCLUDES ALL COSTS SUCH AS INCREASED HYDRO AND WATER REQUIREMENTS.

PLEASE PRINT !!! Your comments will be included in the Class EA documentation.

FOR AND

IF THE OUTFLOW IS CONTAMINATED SEASIDE DEV. SHOULD BE 100% RESPONSIBLE. IT SHOULD BE SEASIDE'S RESPONSIBILITY TO ENSURE ALL WATER/OUTFLOW ENTERING SIXTEEN MILE CREEK OR LAKE ERIE IS SAFE.

From: [Lorie Jocius](mailto:Lorie.Jocius)
To: mail@spriet.on.ca ; larryG@spriet.on.ca
Cc: [Mary Jocius](mailto:Mary.Jocius) ; nbryant@westelgin.net ; wstelgin@execulink.com
Sent: Monday, March 30, 2009 11:25 AM
Subject: Citizen Input on Seaside Waterfronts Inc. Proposal in Port Glasgow

ATT: Larry Gigun at Spriet Associates

On behalf of the Jocius family who own property to the north and east of the proposed Seaside Waterfronts Inc. in Port Glasgow, we would like to make the following points regarding the Sanitary Sewage System proposal:

1. It appears to us to be premature to look at a new Sanitary Sewage System until the developer has submitted completed applications for an Official Plan Amendment, a Zoning By-law Amendment and a Plan of Subdivision. This would require a full Environmental Impact Study of the whole area to determine, in fact, if the area should be developed in the first place, considering the environmental sensitivity of much of the neighbouring lands along the lake and creek ravines.

The Application should also include a full assessment of the impact of the proposed development on the neighbouring agricultural lands which are protected as a valuable resource under the 2005 Provincial Policy Statement. It is our understanding that no such studies have been completed and to pursue the new Sanitary Sewage System development at this time appears to be a waste of municipal resources. The Municipality's attempt to amend its own Official Plan to permit the development without all of the necessary studies being completed needs to be questioned and appears to be contrary to the requirements of the Planning Act and the Provincial Policy Statement without the proper studies in place.

2. Any costs associated with the development of a new system once all of the necessary environmental and agricultural impact studies have been completed should be borne entirely by the developer and not by the taxpayers. This can be accomplished one of two ways:

a) Funding of new growth is covered under the Development Charges Act which provides that development charges can be charged to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies and includes development that requires a plan of subdivision. The DCA also provides for Front Ending Agreements that require the developer to pay the total cost of the provision of services for which there will be an increased need as a result of the development and if the work done will benefit an area of the municipality in which the work is done. Reimbursement to the developer would come from those that develop in the future in that area. In this way the system could be owned and managed by the Municipality but not funded out of property taxes. It also means that the municipality would not be spending money on a system and then find out the development is not going ahead and leaving the cost of building of the system on a very few rural taxpayers. This is the model used by many rural municipalities.

b) The sanitary sewage system is built and owned by the developer. The Ontario Water Resources Act provides for privately owned systems and sets out the requirements and regulations. However, if you are going to follow this route, there should be a fund of at least a \$1,000,000 set aside by the owner in the event the Province orders the Municipality to assume responsibility for the system at some time in the future.

In addition to the issues itemized above, the Jocius family has serious concerns about the planned density of the proposed development and the impact of this concentrated density on an environmentally sensitive area. We also have concerns regarding the previous experience and financial viability of Seaside Waterfronts Inc. to carry this project through to its final stages. For all of these reasons, we will oppose any recommendations from your company that would place the burden of a sanitary sewage system for this development on the taxpayers.

Please keep us informed of all of your deliberations and recommendations.
Sincerely

Lorie Jocius
on behalf of Martha Jocius, Peter Jocius & Mary Jocius
1-519-239-8586 (cell)
lorie@gintyjocius.com

APPENDIX G

REVIEW AGENCY CORRESPONDENCE

Project information was first circulated to Class EA Review Agencies in August 2008, as part of the preliminary Phase 1 consultation program. Correspondence received during Phase 1 of the Class EA is included in the following summary. Table G.1 summarizes correspondence received. Full copies of key items are included.

- Review Agency Circulation Summary, E-mail from D. Mihlik, March 26, with attachments:
 - Review Agency Notice
 - Notice of Public Meeting
 - Response Form
 - Review Agency Circulation List - March 2009

(Copies of Sections 1 to 3, March 2009 Interim Phase 2 Report, were also circulated as part of the information package.)
- Table G.1 Review Agency Correspondence Summary
- Correspondence attached:
 - Bob Aggerholm, Environmental Planner, Ministry of the Environment
E-mail to D. Mihlik, Sep. 4, 2008
 - Tammie Ryall, Planner, Ministry of Municipal Affairs and Housing
Letter to Spriet Associates, Sep. 8
 - Marc-Andre Millaire, Litigation Team Leader, Indian and Northern Affairs Canada
Letter to Spriet Associates, Sep. 10
 - Pam Wheaton, Director, Ministry of Aboriginal Affairs
Letter to Spriet Associates, Oct. 20

From: David Mihlik [mailto:arvadesign.ca]
Sent: March 26, 2009 11:03 PM
To: 'nbryant@westelgin.net'
Cc: 'rob.hughes@stantec.com'; 'ezaghi@stantec.com'; 'Larry Gigun'; 'jmspriet@spriet.on.ca'; 'mail@spriet.on.ca'; 'thalwa@communityplanners.com'; 'Oudekerk, Kirby'; 'water@westelgin.net'
Subject: Review Agency Circulation Summary - Port Glasgow Sewage System Class EA
Attachments: 208149JA01_Review_Agency_Notice.pdf; 208149JA04_circulation_list.pdf

To: Norma Bryant, Clerk
Copy: Lloyd Jarvis, Water Superintendent
Municipality of West Elgin

Copy: Ted Halwa, Community Planners Inc.

Copy: Elvio Zaghi, Stantec Consulting Ltd.
Copy: Rob Hughes, Stantec Consulting Ltd.
Copy: Kirby Oudekerk, Stantec Consulting Ltd.

Copy: Larry Gigun, Spriet Associates
Copy: John R. Spriet, Spriet Associates
Copy: John M. Spriet, Spriet Associates

Attached are two following PDFfiles that summarize the Review Agency circulation that was completed prior to the March 19 Public Meeting.

The first file (208149JA01_Review_Agency_Notice.pdf) includes the individually addressed Notice, project information and Response Form:

- Review Agency Notice
- Notice of Public Meeting
- Phase 2 Report (Interim) - Sections 1 to 3
- Response Form

The second file is a circulation list. Note that a response date of April 3 is indicated. I will be e-mailing reminder notices to key agencies early next week that have not yet responded.

David Mihlik
Project Planner - Spriet Associates

Direct Phone: 519-473-7549
Direct Fax: 519-473-6194
Spriet Assoc: 519-672-4100



Spriet Associates

155 York Street
London, Ontario, Canada
N6A 1A8

REVIEW AGENCY NOTICE

Phone: 519-672-4100
Fax: 519-433-9351
E-Mail: mail@spriet.on.ca

To: (Contact Person)
(Organization)
(Address)

Copy: Larry Gigun, Project Engineer
Spriet Associates
Fax: 519-433-9351
mail@spriet.on.ca

From: David Mihlik
Project Planner
Phone: 519-473-9620 • Fax: 519-473-6194 • mail@arvadesign.ca

Subject: **PHASE 2 CLASS EA NOTICE**
Proposed Port Glasgow Sewage System
Municipality of West Elgin

File: 208149

Contents:

- Review Agency Notice
- Notice of Public Meeting
- Phase 2 Report (Interim) - Sections 1 to 3
- Response Form

This Notice and the attached information are circulated as part of the Municipal Class Environmental Assessment (Class EA) for the proposed Proposed Port Glasgow Sewage System. This project is being undertaken by the Municipality of West Elgin. Spriet Associates are the principal Project Consultants, in association with Stantec Consulting as wastewater treatment engineers.

As outlined in the attached Notice and Phase 2 Report, this Class EA is being undertaken in conjunction with a major residential / commercial / resort complex that is being proposed in Port Glasgow by Seaside Waterfronts Inc. This is the second public notice for the Class EA. More information will be provided as the project proceeds.

As part of the Class EA public consultation process, your comments on the proposed project are invited. The attached Response Form may be used for your reply.

We would appreciate a response from your office by **FRIDAY, APRIL 3, 2009**, preferably by fax or e-mail. If you require additional information, or cannot meet this response deadline, please contact Spriet Associates as soon as possible.

Thank you for your assistance.

**PROPOSED PORT GLASGOW SEWAGE SYSTEM
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT
Municipality of West Elgin**

NOTICE OF PUBLIC MEETING

The Municipality of West Elgin is planning the construction of a new sanitary sewage system that would serve the proposed Seaside Waterfront Developments Inc. residential / commercial resort development, plus other existing and future development in Port Glasgow. This project is being planned under the Municipal Class Environmental Assessment, 2007. A sewage treatment plant and collection sewer system in the Port Glasgow area is planned. The size and phasing of the treatment plant, and the extent of the collection system, have not yet been determined. Municipal and private ownership alternatives are being considered.

A PUBLIC MEETING will be held on THURSDAY, MARCH 19, 2009, at 7:00 p.m., at the Royal Canadian Legion, 177 Victoria Street, Rodney. The purpose of this meeting will be to outline the proposed project and the Class EA planning process, obtain input from the public and address any items of concern.

PUBLIC INPUT AND COMMENT ARE INVITED, for incorporation into the planning and design of this project, and will be received for this phase of the Class EA until FRIDAY, MARCH 27, 2009. For more information on this project and the Class EA planning process, please contact the Project Engineer.

All comments should be sent to Spriet Associates by mail, fax or e-mail. For further information on the Class EA planning process and the proposed project, please contact the Project Engineer.

Larry Gigun, P.Eng., Project Engineer
Spriet Associates London Limited
155 York Street, London, Ontario N6A 1A8

Phone: 519-672-4100
Fax: 519-433-9351
E-Mail: mail@spriet.on.ca

This NOTICE issued February 26, 2009, by the Municipality of West Elgin, the Project Proponent.

Ms. Norma Bryant, Clerk
THE MUNICIPALITY OF WEST ELGIN
22413 Hoskins Line, PO Box 490
Rodney, Ontario N0L 2C0

Phone: 519-785-0560
Fax: 519-785-0644
E-mail: nbryant@westelgin.net



RESPONSE FORM

Proposed Port Glasgow Sewage System

Class Environmental Assessment

Municipality of West Elgin

CONTACT: (*Contact Person*)
 (*Organization*)

SUBJECT: This form may be used for your comments on the proposed project.
Please FAX, E-MAIL or MAIL your comments by **APRIL 3, 2009**.

SEND TO: Larry Gigun, P.Eng., Project Engineer
SPRIET ASSOCIATES LONDON LIMITED
155 York Street, London, Ontario N6A 1A8

Phone: 519-672-4100
Fax: 519-433-9351
E-Mail: mail@spriet.on.ca

- RESPONSE:**
- This office has no concerns or involvement with the proposed project.
 - No comment, but keep this office informed of the project.
 - Comments are provided below or attached
 - Additional information is needed before comments can be provided.
(Please specify the information required in the space below)

CONTACT: *Response from:* _____
Phone / E-mail: _____

Date: _____

PROJECT COMMENTS:

Review Agency Circulation List - March 2009

Proposed Port Glasgow Sewage System
Class Environmental Assessment

Municipality of West Elgin

CANADA

David Balint, Senior Habitat Biologist
Southern Ontario District - London Office, **FISHERIES AND OCEANS CANADA**
73 Meg Drive London, ON N6E 2V2

Janet Townshend, Senior Claims Analyst, Ontario Research Team
INDIAN AND NORTHERN AFFAIRS OF CANADA
10 Wellington St., Gatineau QC K1A 0H4

Kevin Clement, A/Director, Financial Issues and Cost-Sharing
INDIAN AND NORTHERN AFFAIRS OF CANADA
10 Wellington Street, 8th Floor, Gatineau QC K1A 0H4

Jonathan Allen, Litigation Team Leader for Ontario
INDIAN AND NORTHERN AFFAIRS OF CANADA
1430-25 Eddy Street, Gatineau QC K1A 0H4

ONTARIO

Pam Wheaton, Director, Aboriginal and Relationships Branch
MINISTRY OF ABORIGINAL AFFAIRS
720 Bay St., 4th Floor, Toronto ON M5G 2K1

Drew Crinklaw, Rural Planner - South Western Ontario
MINISTRY OF AGRICULTURE, FOOD AND RURAL AFFAIRS
667 Exeter Road, London, ON N6E 1L3

Shari Prowse, Archaeology Review Officer - London
Culture Programs Unit, **MINISTRY OF CULTURE**
900 Highbury Ave., London ON N5Y1A4

Ron Griffiths, Environmental Planner / EA Coordinator
Southwest Regional Office, **MINISTRY OF THE ENVIRONMENT**
733 Exeter Rd., London , ON N6E 1L3

Tammie Ryall, Planner, Community Planning and Development
Southwestern Municipal Services Office, **MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING**
2nd Flr, 659 Exeter Rd., London ON N6E 1L3

Mitch Wilson, District Manager
Aylmer District, **MINISTRY OF NATURAL RESOURCES**
615 John St N., Aylmer ON N5H 2S8

Andy Valickis, Project Manager
Holly Wirth, Project Coordinator
ONTARIO CLEAN WATER AGENCY
One Yonge Street, Suite 1700, Toronto, ON M5E 1E5

REGIONAL / LOCAL GOVERNMENT

Clayton Watters, Director of Engineering Services
COUNTY OF ELGIN ENGINEERING SERVICES DEPARTMENT
450 Sunset Drive, St. Thomas, ON N5R 5V1

Chief Gregory Peters
DELAWARE NATION (MORAVIAN OF THE THAMES)
14760 School House Line
RR 3 Thamesville, ON N0P 2K0

LOCAL GOVERNMENT AGENCIES

Tammie Ramsey, Health Inspector
ELGIN ST. THOMAS HEALTH UNIT
99 Edward St., St. Thomas ON N5P 1Y8

Jerry Campbell, General Manager
Valerie Towsley, Resource Technician
LOWER THAMES VALLEY CONSERVATION AUTHORITY
100 Thames St., Chatham ON N7L 2Y8

UTILITIES

Denise Barber
BELL CANADA
Floor #1, 153 Scott Street, Strathroy, ON N7G 1J6

Brian McCormick
Environmental Services and Approvals
HYDRO ONE INC.
483 Bay St., 6th Floor South, Toronto, ON M5G 2P5

Charles Esendal, Asset Sustainment Manager
HYDRO ONE NETWORKS
483 Bay Street, Toronto, ON M5G 2P5

Dolores Maddison
HYDRO ONE NETWORKS INC., Beachville Customer Centre
PO Box 130, 56 Embro St., Beachville, ON N0J 1A0

Distribution Planning
UNION GAS LTD.
50 Kiel Drive, P.O. Box 2001, Chatham, ON N7M 5M1

**TABLE G.1
REVIEW AGENCY CORRESPONDENCE SUMMARY**

ITEM	DATE	ORIGIN	DESTINATION / SUBJECT
G.1	Aug. 25, 2008	Valerie Towsley Resource Technician Lower Thames Valley Conservation Authority	Response Form to Spriet Associates with comments: <ul style="list-style-type: none"> "As work may be proposed within regulated areas, we will need to review any work affecting waterways (drains and natural watercourses) and within the Critically Regulated Area adjacent to Lake Erie as per the Authority's Regulations; review on behalf of DFO, Federal Fisheries Act."
G.2	Aug. 26	Clayton Watters Director of Engineering Services, County of Elgin	E-mail to D. Mihlik with the following comment: <ul style="list-style-type: none"> "I am in receipt of your correspondence about the above noted project and staff have the following comments. A traffic impact study will be required for this project." Comment applies to the proposed Seaside development
G.3	Sep. 3	Brian McCormick Environmental Services and Approvals, Hydro One Inc.	Response Form to Spriet Associates with the following comment: <ul style="list-style-type: none"> "Please contact us if Hydro One facilities will be affected"
G.4	Sep. 4	Bob Aggerholm, Environmental Planner Min. of the Environment	E-mail to D. Mihlik (copy attached) <ul style="list-style-type: none"> Preliminary comments on planning and servicing policies request for additional project information
G.5	Sep. 8	Tammie Ryall, Planner Ministry of Municipal Affairs and Housing	Letter to Spriet Associates (copy attached), with extensive comments on the proposed Seaside development and Provincial planning / servicing policies.
G.6	Sep. 10	Don Boswell, Senior Claims Analyst Indian and Northern Affairs Canada	Response Form to Spriet Associates: <ul style="list-style-type: none"> 'This office has no concerns or involvement with the proposed project' Comment: "Please remove me from your list"
G.7	Sep. 10	Marc-Andre Millaire Litigation Team Leader Litigation Portfolio Operations East, ... Indian and Northern Affairs Canada	Letter to Spriet Associates (copy attached) with comments: <ul style="list-style-type: none"> "... We can advise that our inventory includes active litigation (cases) in the vicinity of this property. It is entitled "Walpole Island First Nation, Bkejwanong Territory v. Attorney General of Canada, Her Majesty the Queen in Right of Ontario, filed in Toronto, court file reference #00-CV-189329". <p><i>I am unable to comment with respect to the possible effect of this / these claim(s) as the case(s) has / have not yet been adjudicated at this point. It is recommended that you consult legal counsel as to the effect this action could have on the lands you are concerned with. ..."</i></p>
G.8	Sep. 29	Dolores Maddison Beachville Customer Centre Hydro One Networks	Response Form faxed to Spriet Associates with comment: <ul style="list-style-type: none"> "As per our Technician at Hydro One: John Findlay Hydro One has no local concerns regarding an environmental study for this project."
G.9	Oct. 20	Pam Wheaton, Director Aboriginal and Ministry Relationships Branch, Min. of Aboriginal Affairs	Letter to Spriet Associates (copy attached) with comments: <ul style="list-style-type: none"> "... With respect to your project, we have reviewed the brief materials you have provided, and can advise that this project does not appear to be located in an area where First Nations may have existing or asserted rights that could be impacted by your project. ... <p><i>For your information, MAA notes that the following First Nations may be interested in your project given the proximity of their community or reserve lands to the area of the proposed project:</i></p> <p style="padding-left: 40px;"><i>Chief Gregory Peters Delaware Nation (Moravian of the Thames) ..."</i></p> <ul style="list-style-type: none"> The letter also lists additional government offices to be contacted - these offices were reviewed for the Phase 2 circulation list

**TABLE G.1
REVIEW AGENCY CORRESPONDENCE SUMMARY**

ITEM	DATE	ORIGIN	DESTINATION / SUBJECT
G.10	Mar. 20, 2009	Tammie Ryall, Planner Ministry of Municipal Affairs and Housing	Response form to Spriet Associates with comments: <ul style="list-style-type: none"> • <i>"Please advise how the MMAH comments have been addressed, specifically the fourth paragraph on page 2 - Sept. 8/08 letter. Thank you."</i> • A response e-mail was sent March 30/09, and is included in Appendix H of this Report
G.11	Mar. 26	Tammie Ramsay, Health Inspector, Elgin St. Thomas Health Unit	Response form to Spriet Associates <ul style="list-style-type: none"> • Response indicated: <i>'No comment but keep this office informed of the project'</i>
G.12	Apr. 2	David Balint, Senior Habitat Biologist, Fisheries and Oceans Canada (London)	E-mail to D. Mihlik with comment: <ul style="list-style-type: none"> • <i>"DFO would only be involved if there are impacts to fish habitat from works near or in water. The information as provided does not indicate if that is the case. Please advise when that information is available."</i>

From: Aggerholm, Bob (ENE) [Bob.Aggerholm@ontario.ca]
Sent: September 4, 2008 2:20 PM
To: mail@arvadesign.ca; mail@spriet.on.ca; Ryall, Tammie (MAH); McGlynn, John (ENE)
Subject: FW: Proposed Port Glasgow Sewage System, Municipal Class EA

Dear Mr. Mihlik:

Please see the following. The e-mail address I used was not correct.

Bob Aggerholm
Environmental Planner
Ministry of Environment
Southwestern Region
733 Exeter Road
London, Ontario N6E 1L3
Voice Direct: (519) 873-5012
Office Switchboard: (519) 873-5000
Office Fax: (519) 873-5020
E-mail Direct: bob.aggerholm@ontario.ca

From: Aggerholm, Bob (ENE)
Sent: September 4, 2008 2:17 PM
To: 'mail@arvadesign.com'; 'mail@spriet.on.ca'
Cc: Ryall, Tammie (MAH); McGlynn, John (ENE)
Subject: Proposed Port Glasgow Sewage System, Municipal Class EA

September 4, 2008

Spriet Associates
155 York Street
London, Ontario
N6A 1A8

Attention: Mr. David Mihlik, Project Planner

Dear Mr. Mihlik:

RE: Proposed Port Glasgow Sewage System (Municipality of West Elgin)
Municipal Class EA

We received your firm's request for comments regarding a Municipal Class EA project to examine the provision of communal sewage servicing for a study area centered on the existing hamlet of Port Glasgow.

This is the first notice for this project (Notice of Initiation under the MEA Class EA).

Please note that the 2008 version of the West Elgin Official Plan has not been approved by the Province. The Province's position regarding the Lakeshore Area designation (Port Glasgow policies) will be determined by the Ministry of Municipal Affairs and Housing with input from the Ministry of Environment.

The Notice of August 14, 2008 indicates that the meeting is intended to be a preliminary meeting under the Planning Act and the Municipal Class Environmental Assessment. We assume that the Planning Act review process for the Seaside Waterfronts Incorporated development and the Municipal Class EA process for sewage infrastructure for Port Glasgow are being conducted separately, and that the Planning Act/Class EA integration provisions of Section A.2.9 of the Class EA are not being employed.

23/09/2008 12:14 AM

As the Class EA process progresses, we would appreciate receiving your project team's public presentation notes (PowerPoint files, etc.). If your firm has questions of a technical or regulatory nature (e.g. monitoring, effluent quality, etc.), please feel free to contact me.

Should you have any questions, please do not hesitate to contact me at the London office.

Bob Aggerholm
Environmental Planner / EA Coordinator
Ministry of Environment
Southwestern Region
733 Exeter Road
London, Ontario N6E 1L3
Voice Direct: (519) 873-5012
Office Switchboard: (519) 873-5000
Office Fax: (519) 873-5020
E-mail Direct: bob.aggerholm@ontario.ca

Ministry of
Municipal Affairs
and Housing

Ministère des
Affaires municipales
et du Logement

Municipal Services Office -
Western

Bureau des services aux municipalités -
région de l'Ouest

659 Exeter Road, 2nd Floor
London ON N6E 1L3
Tel. (519) 873-4020
Toll Free 1-800-265-4736
Fax (519) 873-4018

659, rue Exeter, 2^e étage
London ON N6E 1L3
Tél. (519) 873-4020
Sans frais 1 800 265-4736
Télééc (519) 873-4018



September 8, 2008

Mr. Larry Gigun
Project Engineer
Spriet Associates London Limited
155 York Street,
London ON N6A 1A8

Dear Mr. Gigun:

Re: **Class EA Project Notice to Review Agencies
Proposed Port Glasgow Sewage System
Municipality of West Elgin**

Thank you for your recent circulation of the Review Agency Notice, Notice of Project Initiation and Preliminary Public Meeting, Location Plan and Response Form for the above-noted matter. We offer the following comments for your consideration.

It is understood that this project is a Municipal Class Environmental Assessment for the proposed Port Glasgow Sewage System, by the Municipality of West Elgin.

From the information submitted, this Class EA is being undertaken in conjunction with a residential, commercial, and resort complex that is being proposed in Port Glasgow by Seaside Waterfronts Inc. The proposed development consists of approximately 38 ha. (93.5 acres) for residential and commercial uses. The residential areas (35 ha. or 86 acres) would contain a variety of dwelling types ranging from single unit detached dwellings to four-unit dwellings including live-work establishments and apartments over ground floor commercial uses. The village core would include a limited service inn and spa, boutiques and shops, restaurants, pubs and a village square. Proposed public facilities would include an outdoor amphitheatre and a community/ performing arts centre plus community pools and a new lighthouse.

The draft pre-consultation planning report received in this office from the proponent indicates that there is anticipated to be 600 residential dwelling units for approximately 1500 persons. The number of dwelling units and the size of the proposed commercial space is not included in the notice and we would recommend that this information be included in the notice.

This office provides access to provincial services on municipal government, finance and administration, as well as land use planning and development issues covered under the *Planning Act*. Section 2 of the *Planning Act* speaks to matters of provincial interest. This section directs decision-making bodies (whether it is a council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, or the Ontario Municipal Board) to be consistent with the policy statements issued under Section 3 of the *Planning Act* in exercising any authority that affects a planning matter.

The current policy on land use planning matters in Ontario is the "Provincial Policy Statement 2005" (PPS). The PPS speaks to issues such as the promotion of efficient, cost-effective development and land use patterns and the proper consideration of the various resources of this province, as well as matters dealing with public health and safety.

The requirements of the *Planning Act* apply to applications for planning approvals under this legislation, including official plan amendments and zoning bylaw amendments. From our review of this particular matter, it appears that several *Planning Act* applications are required in this case. As such, this project has implications with respect to those matters covered by the PPS as noted above, and we recommend that you consider these policies in your review of this undertaking.

Environmental Assessment Studies that examine municipal waste management, such as sanitary sewage facilities, should ensure that these systems are provided in a manner that: 1) are of an appropriate size and type to accommodate present and future requirements; 2) can be sustained by the water resources upon which these services rely; 3) are located and designed in accordance with provincial standards; 4) are financially viable and complies with all other regulatory requirements; 5) promotes water conservation and water use efficiency; and 6) protects human health and the natural environment.

Additionally, you should ensure that the local Official Plan policies regarding municipal waste and wastewater services and management are integrated into the assumptions regarding the preferred solution recommended under this evaluation process. It should be noted that the Municipality has adopted a new Official Plan for the Municipality which does not go into effect until approved by the Ministry of Municipal Affairs and Housing. The Plan is currently under review. Official Plan policy pertaining to the proposed development has not been approved by this Ministry. The notice to the public states that "modifications to the new Official Plan for West Elgin ... are being considered". Please note to the public and public agencies receiving this notice that modifications to the new Official Plan have not been formulated or endorsed. The Port Glasgow Seaside Waterfronts Inc. proposal and the related Official Plan policies have not been approved or endorsed by any provincial Ministry.

The last paragraph of the notice states that the meeting on September 4 is intended to be a preliminary public meeting "in accordance with *Planning Act* and Municipal Class EA requirements". Please note that although we endorse advising the public of proposals, the meeting on September 4 would be a public information meeting, and not constitute a public meeting under the *Planning Act*.

Finally, our comments on this undertaking should not be considered as approval for any other related applications under the *Planning Act* or other provincial legislation that may be required, may be related to, or may result from this project.

Thank you for the opportunity to provide comments on this proposal. If you have any questions, please do not hesitate to contact me at 519-873-4031 or by e-mail at Tammie.Ryall@ontario.ca

Yours truly,



Tammie Ryall, MCIP, RPP
Planner

MOE – Bob Aggerholm
LTRCA – Val Towsley
Norma Bryant, Clerk, West Elgin



Your file - Votre référence

10 SEP 2008

Our file - Notre référence

David Mihlik
Project Engineer
Spriet Associates
155 York Street
LONDON, ONTARIO N6A 1A8

Dear Mr. Mihlik

**Re: Class EA Project Notice to Review Agencies
Proposed Glasgow Sewage System
Municipality of West Elgin**

I am writing in response to your letter of August 26, 2008 addressed to Franklin Roy inquiring about any claims that may affect the subject property.

We can advise that our inventory includes active litigation (cases) in the vicinity of this property. It is entitled "Warpole Island First Nation, Bkejwanong Territory v. Attorney General of Canada, Her Majesty the Queen in Right of Ontario, filed in Toronto, court file reference #00-CV-189329".

I am unable to comment with respect to the possible effect of this/these claim(s) as the case(s) has/have not yet been adjudicated and any statement regarding the outcome of the litigation would be speculative at this point. It is recommended that you consult legal counsel as to the effect this action could have on the lands you are concerned with.

If you are interested in further details about the claim(s), a copy/copies of the pleadings can be obtained from the Court for a fee; please contact the appropriate Court Registry Office and make reference to the court file number listed above.

.../2

We cannot make any comments regarding claims filed under other departmental policies. For information on any claims you should also contact Fred Hosking of the Specific Claims Branch at (819) 953-1940 to inquire about any Specific Claims, and Guy Morin of the Comprehensive Claims Branch at (819) 956-0325 to inquire about any current Comprehensive Claims.

If you have any further questions please do not hesitate to contact me at (819) 994-1947.

Sincerely,



Marc-André Millaire
Litigation Team Leader
Litigation Portfolio Operations East
Litigation Management and Resolution Branch

DISCLAIMER: In this Disclaimer, "Canada" means Her Majesty the Queen in right of Canada and the Minister of Indian Affairs and Northern Development and their servants and agents. Canada does not warrant or assume any legal liability or responsibility for the accuracy, completeness, or usefulness of any data or information disclosed with this correspondence or for any actions in reliance upon such data or information or on any statement contained in this correspondence. Data and information is based on information in departmental records and is disclosed for convenience of reference only. Canada does not act as a representative for any Aboriginal group for the purpose of any claim. Information from other government sources and private sources (including Aboriginal groups) should be sought, to ensure that the information you have is accurate and complete.

OCT 31 2008

Ministry of Aboriginal Affairs

Ministère des Affaires autochtones

720 Bay Street
4th Floor
Toronto, ON M5G 2K1

720, rue Bay
4^e étage
Toronto, ON M5G 2K1

Tel: (416) 326-4741
Fax: (416) 326-4017

Tél: (416) 326-4741
Télééc: (416) 326-4017



website: www.aboriginalaffairs.gov.on.ca

Reference: PAR 435
0809-314

OCT 20 2008

David Mihlik
Project Planner
Spriet Associates
155 York Street
London, ON N6A 1A8

Re: Port Glasgow Resort Development and Sewage System

Dear Mr. Mihlik:

Thank you for your notice dated August, 14, 2008, regarding the above noted project.

The responsibilities of the Ministry of Aboriginal Affairs (MAA) include conducting land claim and related negotiations on behalf of the Province. MAA can provide you with information about land claims that have been submitted to the Ministry, are currently in active negotiations, or are being implemented. We can also advise as to whether there is any litigation with an Aboriginal community that may be relevant to your project.

You should also be aware that many First Nations and Métis communities either have or assert rights to hunt and fish in their traditional territories. These territories often include lands and waters outside of a First Nation reserve. As well, in some instances project work may affect archaeological and burial sites. Aboriginal communities with an interest in such sites may include communities other than those in the vicinity of the proposed project.

With respect to your project, we have reviewed the brief materials you have provided, and can advise that this project does not appear to be located in an area where First Nations may have existing or asserted rights that could be impacted by your project.

.../2

For your information, MAA notes that the following First Nations may be interested in your project given the proximity of their community or reserve lands to the area of the proposed project:

Chief Gregory Peters
Delaware Nation (Moravian of the Thames)
14760 School House Line
R.R. #3
THAMESVILLE, Ontario
N0P 2K0
(519) 692-3936
(Fax) 692-5522

MAA is not the approval or regulatory authority for your project. You should consider the information provided in this letter in light of the statutes and guidance materials provided by the appropriate approval or regulatory authority for consultation requirements with Aboriginal communities on a project such as you are proposing. Should you have questions on the process please contact the appropriate ministry.

The Government of Canada sometimes receives claims that Ontario does not receive, or with which Ontario does not become involved. For information about possible claims in the area, MAA recommends the proponent contact the following federal contacts:

Ms. Janet Townshend
Senior Claims Analyst
Ontario Research Team
Indian and Northern Affairs Canada
10 Wellington St.
Gatineau, QC K1A 0H4
Tel: (819) 953-4667
Fax: (819) 997-9873

Mr. Kevin Clement
A/Director,
Financial Issues and Cost-Sharing
Indian and Northern Affairs Canada
10 Wellington St. 8th Floor
Gatineau, QC K1A 0H4
Tel: (819) 997-3369
Fax: (819) 997-9147

For federal information on litigation contact:

Jonathan Allen
Litigation Team Leader for Ontario
1430-25 Eddy Street
Gatineau, QC K1A 0H4
Tel: (819) 956-3181
Fax: (819) 953-6143

You should also be aware that information upon which the above comments are based is subject to change. First Nation or Métis communities can make assertions at any time, and other developments can occur that might require additional communities to be notified.

Yours truly,



Michael Ed. Fierpo
for Pam Wheaton

Pam Wheaton
Director
Aboriginal and Ministry Relationships Branch

APPENDIX H

ADDITIONAL DOCUMENTATION

The following additional project documentation is included in Appendix H:

- D. Mihlik, E-mail to Tammie Ryall, Planner, Ministry of Municipal affairs and Housing, March 30, 2009
 - response to MMAH letter of Sep. 8/09 and Response Form March 20/09 comment
- D. Mihlik, E-mail to Norma Bryant, Municipality of West Elgin, April 6/09
 - Update to Table 1 - Servicing Requirements, discussion of Class EA alternatives
 - Confirmation of phone discussion: Lakewood Trailer Park owners will not be submitting a request for Phase 1 sewer servicing
 - No Phase 1 sewer servicing planned for Municipal Trailer Park; advise if change needed
- D. Mihlik correspondence to Jan Larsson, owner of Hickory Grove Trailer Park, April 7/09 (attachments not included, as they are previously documented)
 - confirmation requested for the inclusion of Hickory Grove Trailer Park in Phase 1 sewer servicing requirements
- Jan Larsson, faxed correspondence to Spriet Associates (with similar correspondence to Mun. of West Elgin), April 7/09, with the following comment:

"As per my phone call earlier today, I wish to withdraw Hickory Grove Campground from the proposed new municipal sewer system.

It would be far too expensive for us.

We are a seasonal campground, not a year round subdivision.

I still wish to formally support the proposed amendment to the West Elgin Official Plan that includes the proposed development by Seaside Developments.

I feel that this development will have a positive impact on the community and will promote future growth and prosperity and to insure long term viability of the community."
- Municipality of West Elgin Council Resolution, April 9/09, stating:

"Resolved that Council agrees that the municipal trailer park not be included in Phase 1 of the Class EA."
- D. Mihlik, E-mail to Norma Bryant, Municipality of West Elgin, April 30/09
 - brief review of private development provisions in Municipal Class EA

From: David Mihlik [mailto:arvadesign.ca]
Sent: March 30, 2009 1:35 PM
To: 'Tammie.Ryall@ontario.ca'
Cc: 'nbryant@westelgin.net'; 'thalwa@communityplanners.com'; 'rob.hughes@stantec.com'; 'ezaghi@stantec.com'; 'Larry Gigun'; 'Oudekerk, Kirby'; 'water@westelgin.net'
Subject: Response to MMAH Comments - Port Glasgow Sewage System Class EA
Attachments: 2009-03-20_MMAH-TR.pdf

To: Tammie Ryall, Planner
Community Planning and Development
Southwestern Municipal Services Office,
Ministry of Municipal Affairs and Housing

Copy: Norma Bryant, Clerk
Copy: Lloyd Jarvis, Water Superintendent
Municipality of West Elgin

To: Ted Halwa, Community Planners Inc.

Copy: Elvio Zaghi, Stantec Consulting Ltd.
Copy: Rob Hughes, Stantec Consulting Ltd.
Copy: Kirby Oudekerk, Stantec Consulting Ltd.

Copy: Larry Gigun, Spriet Associates

This e-mail is further to our phone discussion earlier today (March 30/09) and your comments dated March 20/09 (PDF copy attached).

MMAH Comment - EA Response Form

Your comment on the EA Response Form states:

"Please advise how the MMAH comments have been addressed, specifically the fourth paragraph on page 2 - Sept. 8/08 letter. Thank you."

The fourth paragraph, page 2, of your MMAH September 8/08 letter states:

"Additionally, you should ensure that the local Official Plan policies regarding municipal waste and wastewater services and management are integrated into the assumptions regarding the preferred solution recommended under this evaluation process. It should be noted that the Municipality has adopted a new Official Plan for the Municipality which does not go into effect until approved by the Ministry of Municipal Affairs and Housing. The Plan is currently under review. Official Plan policy pertaining to the proposed development has not been approved by this Ministry. The notice to the public states that "modifications to the new Official Plan for West Elgin ... are being considered". Please note to the public and public agencies receiving this notice that modifications to the new Official Plan have not been formulated or endorsed. The Port Glasgow Seaside Waterfronts Inc. proposal and the related Official Plan policies have not been approved or endorsed by any provincial Ministry."

It is understood that the West Elgin Official Plan modification will include a policy that requires a sanitary sewage disposal system for the proposed Seaside development (municipally or private communally owned), to be located, designed and constructed to the satisfaction of the Ministry of the Environment and the Municipality.

Future EA Notices - Reference to Seaside Development

As discussed by phone, the Municipal Class EA planning process is a separate approval procedure from the Planning Act approval requirements for the proposed Seaside development project. It is not intended in Class EA notices to imply that the Seaside project has received planning approval.

For clarification, in future Class EA public notices it will be stated that the proposed Seaside development is preliminary and has not yet received development approval in accordance with Planning Act requirements.

David Mihlik
Project Planner - Spriet Associates

Direct Phone: 519-473-7549
Direct Fax: 519-473-6194
Spriet Assoc: 519-672-4100

From: David Mihlik [mailto:arvadesign.ca]
Sent: April 6, 2009 12:36 PM
To: 'nbryant@westelgin.net'
Cc: 'rob.hughes@stantec.com'; 'ezaghi@stantec.com'; 'Larry Gigun'; 'mail@spriet.on.ca'; 'thalwa@communityplanners.com'; 'Oudekerk, Kirby'; 'water@westelgin.net'
Subject: Updated Port Glasgow Servicing Requirements - Proposed Port Glasgow Sewage System Class EA
Attachments: 208149A009.pdf; 2009-03-26_Hickory_Grove_Larson.pdf

To: Norma Bryant, Clerk
Copy: Lloyd Jarvis, Water Superintendent
Municipality of West Elgin

Copy: Ted Halwa, Community Planners Inc.

Copy: Elvio Zaghi, Stantec Consulting Ltd.
Copy: Rob Hughes, Stantec Consulting Ltd.
Copy: Kirby Oudekerk, Stantec Consulting Ltd.

Copy: Larry Gigun, Spriet Associates
Copy: John R. Spriet, Spriet Associates

Updated Table 1 - Servicing Requirements

Attached is an updated version of Table 1, "Design Sanitary Flow Projections (Average Day) for Port Glasgow", that is part of the Phase 2 report.

Changes to this Table:

- Existing Hickory Grove trailers (232 units) are moved to the Phase 1 servicing column
- An additional 120 trailers are shown in the 'Medium to 20 Year Servicing' column

These changes are prompted by correspondence received from Jan Larson, owner of Hickory Grove Trailer Park. For the purposes of this analysis, it is assumed that the additional 120 units are to be developed after Phase 1. This status will need to be confirmed. If all of the existing and future trailer sites at Hickory Grove were to be serviced as part of Phase 1; then total estimated Hickory Grove servicing requirements (281.6 cu. metres/day) would exceed Phase 1 of the Seaside project (247.9 cu. metres/day).

Note that the estimated unit flow requirement per trailer (800 litres per day) is preliminary and subject to further technical review. Estimated project costs may also need to be adjusted.

Class EA Project Alternative

Based on a preliminary discussion with MOE, it is understood that Class EA Alternative 3 (Construct Private STP at Port Glasgow for Proposed Seaside Development) is not feasible if there is an additional requirement for sewer servicing outside the Seaside project.

If Hickory Grove sewer servicing requirements are included, then Alternative 2 - Construct Municipal STP at Port Glasgow, would appear to be the only project alternative that satisfies both Hickory Grove and Seaside servicing requirements.

Servicing for Lakewood Trailer Park

It is understood, based on your April 3/09 phone discussion, that the Lakewood Trailer Park owners will not be submitting a request for Phase 1 sewer servicing, but are satisfied to have the Lakewood property included in the 'Medium to 20 Year Servicing' column.

Servicing for Municipal Trailer Park

At present, there is no Phase 1 sewer servicing planned for the Municipal Port Glasgow Trailer Park.

Please advise if any change is needed regarding servicing requirements for the Municipal Trailer Park.

Class EA Phase 2 Report - Update to be Prepared

The next step will be to finalize and submit the Class EA Phase 2 Report, which will include the results of the consultation program.

David Mihlik
Project Planner - Spriet Associates

Direct Phone: 519-473-7549
Direct Fax: 519-473-6194
Spriet Assoc: 519-672-4100

TABLE 1 (Updated - April 6, 2009)
Design Sanitary Flow Projections (Average Day) for Port Glasgow

Preliminary For Planning Purposes
Near Term and Medium to 20 Year Term

		NEAR TERM PHASE 1 SERVICING *			MEDIUM TO 20 YEAR SERVICING			TOTAL
Description	Number of Units	Unit Flow (L/Day)	Number of Units	Flow (m ³ /day)	Unit Flow (L/Day)	Number of Units	Flow (m ³ /day)	Flow (m ³ /day)
A. EXISTING DEVELOPMENT <i>(3 pers. / house at 450 litres /day)</i>								
Residential	30 res. units				1350	30 res. u.	40.5	
Marina / Washrooms **	existing						5	
Lakewood Trailer Park	245 trailers				800	245 trs.	196	
Port Glasgow Trailer Park	212 trailers				800	212 trs.	169.6	
Hickory Grove Trailer Park	232 trailers	800	232 trs.	185.6	800	120 trs.	96	
Sub Total				185.6			507.1	692.7
B. FUTURE DEVELOPMENT <i>Seaside Waterfront</i> <i>(from IBI Group letter, Dec. 17/08)</i>								
Lot 6 Ph. 1 Residential	114 res. u.		114 res. u.	247.9				
Lot 6 Ph. 1 Multi Family Res.	67 res. u.		67 res. u.					
Lot 6 Ph. 1 Restaurant	50 seats		50 seats					
Lot 6 Ph. 1 Commercial	3000 sq. m.		3000 sq. m.					
Lot 6 Ph. 2 Residential	45 res. u.					45 res. u.	123.0	
Lot 6 Ph. 2 Multi Family Res.	50 res. u.					50 res. u.		
Lot 6 Ph. 2 Commercial	2000 sq. m.					2000 sq. m.		
Lot 5 ***							314.5	
Lot 4 ***							287.5	
Sub Total				247.9			725	972.9
C. FUTURE DEVELOPMENT <i>Other Port Glasgow Properties</i>								
Residential	75 res. units				1350	75 res. u.	101.25	
Commercial <i>(convenience commercial)</i>	500 sq. metres				5	500 sq. m.	2.5	
Seasonal Trailers	100 trailers				800	100 trs.	80	
Sub Total							183.75	183.75
TOTAL FLOW (Average / Day)				433.5			1415.85	1849.35
* Phase 1 servicing applies to properties that would be serviced following completion of the Class EA ** Rated at 5,125 litres/day from 2004 Class EA *** Future single family, multi family and commercial development planned refer to IBI Group letter, Dec. 17/08								



Spriet Associates

155 York Street
London, Ontario, Canada
N6A 1A8

Phone: 519-672-4100
Fax: 519-433-9351
E-Mail: mail@spriet.on.ca

To: Jan Larson
340 Ward Street, Port Hope, ON L1A 4A6
(Owner - Hickory Grove Trailer Park) Fax: 905-885-6478

Copy: Norma Bryant, Clerk, Mun. of West Elgin nrbryant@westelgin.net
Lloyd Jarvis, Water Superintendent, Mun. of West Elgin water@westelgin.net

Ted Halwa, Community Planners Inc. thalwa@communityplanners.com

Elvio Zaghi, Stantec Consulting Ltd. ezaghi@stantec.com
Rob Hughes, Stantec Consulting Ltd. rob.hughes@stantec.com
Kirby Oudekerk, Stantec Consulting Ltd. kirby.oudekerk@stantec.com

Larry Gigun, Spriet Associates LarryG@spriet.on.ca
John R. Spriet, Spriet Associates mail@spriet.on.ca

From: David Mihlik, Project Planner Phone: 519-473-7549 • mail@arvadesign.ca

Subject: **PROJECT INFORMATION**
Port Glasgow Sewage System - Municipal Class EA
Municipality of West Elgin

Date: April 7, 2009

Contents: 15 pages total

Further to our phone discussion on April 7, 2009, I am sending by fax the following information:

- April 6/09 E-mail to Norma Bryant, Municipality of West Elgin (attachments included)
- Phase 2 Report (Interim) - Sections 1 to 3

Note that the updated version of Table 1 that is included with the April 6 e-mail lists the existing 232 trailer sites at Hickory Grove Trailer Park under the "Near-term Phase 1 Servicing" column. This change has been made following the receipt of your March 20/09 correspondence (also attached).

Please confirm if Hickory Grove Trailer Park should continue to be included as part of the "Near-term Phase 1 Servicing" for the proposed Port Glasgow sewage treatment system. Thank you.

H I C K O R Y G R O V E I N V E S T M E N T S I N C.
FAX (905) 885-6478

If you have any problems with the receiving of pages, please
call (905) 885-4015.

~~~~~  
Date April 7 2009

To: SPRIET ASSOCIATES 519-433-9351 (Ph: 519-672-4100)  
155 York Street London Ontario N6A 1A8  
Att: Mr. David Mihlik,

Re: Amendment to the West Elgin Official Plan.

Dear David,

As per my phone call earlier today, I wish to withdraw Hickory  
Grove Campground from the proposed new municipal sewer system.

It would be far too expensive for us.

We are a seasonal campground, not a year round subdivision.

I still wish to formally support the proposed amendment to the  
West Elgin Official Plan that includes the proposed development  
by Seaside Developments.

I feel that this development will have a positive impact on the  
community and will promote future growth and prosperity and to  
insure long term viability of the community.

Respectfully yours



Jan Larsson  
Owner Hickory Grove Trailer Park.

### RESOLUTION

Municipality of West Elgin  
Name of Organization

Date  
April 9/09

Resolution Number  
11

Moved by: [Signature]

Seconded by: Mary Rodman

Resolved that Council agrees that the municipal  
trailer park not be included in Phase 1  
of the Class EA.

**From:** David Mihlik [mailto:arvadesign.ca]  
**Sent:** April 30, 2009 10:16 PM  
**To:** 'nbryant@westelgin.net'  
**Cc:** 'rob.hughes@stantec.com'; 'ezaghi@stantec.com'; 'Larry Gigun'; 'mail@spriet.on.ca'; 'thalwa@communityplanners.com'; 'Oudekerk, Kirby'; 'water@westelgin.net'; 'ron.griffiths@ontario.ca'; 'bill.armstrong@ontario.ca'  
**Subject:** Notes on the Private Servicing Alternative - Proposed Port Glasgow Sewage System Class EA  
**Attachments:** Ontario\_reg\_930345.pdf

To: Norma Bryant, Clerk  
Copy: Lloyd Jarvis, Water Superintendent  
Municipality of West Elgin

Copy: Ted Halwa, Community Planners Inc.

Copy: Ron Griffiths, Environmental Planner  
Copy: Bill Armstrong, Environmental Planner  
Southwest Regional Office, Ministry of the Environment

Copy: Elvio Zaghi, Stantec Consulting Ltd.  
Copy: Rob Hughes, Stantec Consulting Ltd.  
Copy: Kirby Oudekerk, Stantec Consulting Ltd.

Copy: Larry Gigun, Spriet Associates  
Copy: John R. Spriet, Spriet Associates

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Further to a recent phone discussion with Ted Halwa, the following notes are provided on the private servicing alternative for a sewer system in Port Glasgow.

### **Municipal Class EA - Private Development Provisions**

With regard to private sector development, Section A.1.3, page A-13, of the Municipal Class EA states:

*Development of municipal servicing infrastructure is undertaken by municipalities acting in their own behalf or on behalf of private sector developers, or by private sector developers acting in their own behalf. Works undertaken by municipalities are subject to the EA Act, and to this Class EA, but works undertaken by private sector developers, with the exceptions noted in Ontario Regulation 345/93 (see discussion below), continue to be exempt from the EA Act and are therefore not subject to this Class EA.*

*The requirements for the private sector under the Ontario EA Act are defined by Ontario Regulation 345/93. For the private sector to meet their obligations under the Ontario EA Act, they can use the Municipal Class EA process rather than undertaking an Individual EA.*

*Since certain infrastructure works can have significant impacts on the environment, the basis of this Class EA is that such projects shall be planned under the planning and documentation procedures set out under Schedule C and shall be subject to review by the public.*

*Therefore it is appropriate that such projects, whether undertaken by municipalities or by private sector developers, should be subject to review prior to implementation, regardless of who*



*undertakes the planning and construction and regardless of who is ultimately responsible for control and maintenance of the works.*

***Accordingly, those projects undertaken by private sector developers which are designated as an undertaking to which the Ontario EA Act applies (i.e. Schedule C projects that are servicing residential developments - see Ontario Regulation 345/93) are subject to all of the requirements of this Class EA. Section A.2.9 of this document provides a means for integrating the requirements of the EA Act and the Planning Act, where a proponent wishes to do so.***

*In addition, municipalities are encouraged to consider requiring developers to fully consider appropriate alternatives even if the project is exempt under Ontario Regulation 345/93.*

It is understood that a sewer servicing system initiated by a private developer would be subject to a Schedule C Municipal Class EA only if the system is intended to service an additional area outside the proposed development (see attached copy of O. Reg. 345/93). This Class EA provision would not apply to a private development (such as the proposed Seaside development) that is only providing sewer servicing within the development project. This understanding was confirmed in a recent phone discussion with Ron Griffiths, MOE Environmental Planner.

### **Constraints on Private Sewer Servicing Alternative**

The preferred Class EA alternative for Port Glasgow is a private sewage treatment facility planned and constructed for the Seaside development project. Based on a discussion with Ron Griffiths, it is understood that there must be common ownership between the residential lots being serviced and the sewage treatment plant. This means that the Seaside development project would have to be a single condominium corporation, which would also own the sewage treatment plant.

If a conventional plan of subdivision is being considered for the Seaside development, then the sewage treatment plant would have to be a municipal facility, which requires completion of the current Class EA as a Schedule C project.

### **New Class EA Coordinator**

Ron Griffiths advises that Bill Armstrong will become the MOE Class EA Coordinator for this project, effective May 1, 2009.

David Mihlik  
Project Planner - Spriet Associates

Direct Phone: 519-473-7549  
Direct Fax: 519-473-6194  
Spriet Assoc: 519-672-4100

**Environmental Assessment Act**  
**Loi sur les évaluations environnementales**

**ONTARIO REGULATION 345/93**

**DESIGNATION AND EXEMPTION — PRIVATE SECTOR DEVELOPERS**

**Consolidation Period:** From October 12, 2001 to the [e-Laws currency date](#).

Last amendment: O. Reg. 391/01.

*This Regulation is made in English only.*

1. In this Regulation,

“private sector developer” means a developer of land other than land belonging to Her Majesty in right of Ontario, a public body or a municipality. O.Reg. 345/93, s. 1.

2. (1) An enterprise or activity by a private sector developer is defined as a major commercial or business enterprise or activity and is designated as an undertaking to which the Act applies if it is,

(a) of a type listed in Schedule C of the Municipal Class Environmental Assessment that was approved on October 4, 2000 under section 9 of the Act; and

(b) a project provided for residents of a municipality for roads, water or wastewater. O. Reg. 345/93, s. 2 (1); O. Reg. 391/01, s. 1 (1).

(2) An undertaking designated under subsection (1) is exempt from section 5 of the Act if,

(a) no other environmental assessment has been submitted to the Minister; and

(b) the procedure for the undertaking is set out in the Municipal Class Environmental Assessment and its approval does not require a further approval under section 5 of the Act. O. Reg. 391/01, s. 1 (2).

3. Revoked: O. Reg. 391/01, s. 2.

4. This Regulation does not apply with respect to an enterprise or activity by a private sector developer that is commenced before June 7, 1993 if all of the contract drawings and plans related to the enterprise or activity are completed and submitted on or before November 30, 1993 to the municipal engineer of the municipality in which the enterprise or activity is being carried out. O.Reg. 345/93, s.4.

5. Copies of the approval and class environmental assessment referred to in this Regulation may be found in the public records maintained under section 30 of the Act. O. Reg. 391/01, s. 3.

[Back to top](#)