

**Schedule B Municipal Class Environmental Assessment for a New
Treated Water Storage Facility in the Village of Lansdowne
Phase 2 Report**

Appendix C
Consultation Summary

**Schedule B Municipal Class Environmental Assessment for a New
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Appendix C1

Mailing List

Township of Leeds and the Thousand Islands

Stakeholder Consultation List

Schedule B Municipal Class EA for Potable Water Storage in the Village of Lansdowne

Agency	Contact	Address	Phone	Email	Date Added	Reasoning
LOCAL AUTHORITIES						
Cataraqui Region Conservation Authority	Kelsey Guerette B.Sc., C.Tech. Coordinator, Source Protection	1641 Perth Road, Box 160, Glenburnie, ON, K0H 1S0	613-546-4228 ext.244	aschmidt@crca.ca , KGuerette@crca.ca	Sep-22	MECP List 2022
Leeds and 1000 Islands Fire Department	Mike Prior, Fire Chief	1233 Prince Street, Lansdowne, ON	613-659-2415 ext. 222		Sep-22	MECP List 2022
Leeds, Grenville and Lanark District Health Unit	Dr. Linna Li, Medical Officer of Health and Chief Executive Officer	458 Laurier Blvd, Brockville, Ontario K6V 7A3, Canada	613-256-1203	contact@healthunit.org	Oct-22	MECP List 2022
PROVINCIAL AGENCIES						
Ministry of the Environment, Conservation and Parks	General Inbox			eanotification.eregion@ontario.ca , Jon.Orpana@ontario.ca	Oct-22	MECP website
Hydro One Networks Inc.				SecondaryLandUse@HydroOne.com	Sep-22	MECP List 2022
Ministry of Citizenship and Multiculturalism	Karla Barboza Lead(A), Heritage Heritage Planning Unit Programs and Services Branch Joseph Harvey Heritage Planner, Erika Leclerc (MCM Heritage Planner)	400 University Ave. 5th Floor Toronto ON M7A 2R9	416-660-1027	karla.barboza@ontario.ca , Joseph.Harvey@ontario.ca , erika.leclerc@ontario.ca	Sep-22	MECP List 2022
Ministry of Indigenous Affairs		160 Bloor St E, 9th Floor, Toronto ON M7A 2E6	416-326-4740		Sep-22	MECP List 2022
Ministry of Municipal Affairs and Housing	Michael Elms Community Planning and Development, Eastern Municipal Services Office	8 Estate Lane, Rockwood House, Kingston ON K7M 9A8	613-545-2132	michael.elms@ontario.ca	Sep-22	MECP List 2022
Ministry of the Solicitor General	Robert Greene Director	25 Grosvenor Street, 13th Flr Toronto ON M7A 1Y6	416-277-2370	robert.greene@ontario.ca	Sep-22	MECP List 2022
Ministry of Transportation	Dawn Irish	Garden City Tower 2nd Flr., 301 St. Paul St. St. Catharines ON L2R 7R4	905-380-5196	dawn.irish@ontario.ca	Sep-22	MECP List 2022
Ministry of Sport, Recreation and Community Programs	Darja Ros Manager Sport, Recreation and Community Programs	777 Bay Street, 18th Floor Toronto ON M7A 1S5	416-212-9311	darja.ros@ontario.ca	Oct-22	MECP List 2022

Ministry of Natural Resources and Forestry	Karen Hanford Supervisor, Kemptville District Ministry of Northern Development, Mines, Natural Resources and Forestry	31 Riverside Dr. Pembroke ON K8A 6X4		karen.handford@ontario.ca	Oct-22	MECP List 2022
FEDERAL AGENCIES						
Environment and Climate Change Canada	Wes Plant Environmental Assessment Section Environmental Protection Branch – Ontario Region	4905 Dufferin St. Downsview ON M3H 5T4	416-739-4272	wesley.plant@ec.gc.ca	Sep-22	MECP List 2022
INDIGENOUS GROUPS						
Alderville First Nation						
Curve Lake First Nation						
Hiawatha First Nation						
Mississaugas of Scugog Island First Nation						
Mohawks of the Bay of Quinte						
Kawartha Nishnawbe						
DEVELOPERS						
-	Jim Zhang	865 Wildrush Place Newmarket, ON L3X1L7			Nov-22	Township provided
FOTENN	Kelsey Jones Senior Planner	The Woolen Mill 4 Cataraqui St, Suite 315 Kingston, ON K7K 1Z7	613-542-5454		Nov-22	Township provided
1000221785 Ontario Inc.		72 Hurontario St. Orangeville, ON L9W 2Z9			Nov-22	Township provided
2611179 Ontario Inc.		24 Donaldson Crt. Brockville, ON K8V 7J1			Nov-22	Township provided
2623174 Ontario Inc. O/A Upper Canada Properties	John Rose, President	113 Manitou Drive Kitchener, Ontario, N2C 1L4	519.591.4941	jrose@oakbridge.net	Jan-23	Updated after response
MUNICIPALITIES						
United Counties of Leeds and Grenville	Elaine Mallory, Director of Planning and Development	25 Central Ave. W., Suite 100, Brockville, ON, K6V 4N6		Elaine.Mallory@uclg.on.ca	Nov-22	Township provided

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Appendix C2

Notices

TOWNSHIP OF LEEDS AND THE THOUSAND ISLANDS

NOTICE OF PROJECT INITIATION

VILLAGE OF LANSDOWNE

Schedule 'B' Municipal Class Environmental Assessment

NEW TREATED WATER STORAGE FACILITY

The Township of Leeds and the Thousand Islands (the Township) has initiated a planning process to assess treated water storage solutions for the Village of Lansdowne (Village). Currently, the Village's potable water system provides water to a population of approximately 550 people. A 2022 Served Area Infrastructure Assessment and Growth Readiness Study identified significant growth potential in the Village over the next 20 years and beyond. As such, the Township is considering infrastructure upgrades to ensure sufficient and reliable service for the community as it grows.

The Village's existing drinking water supply system consists of two groundwater wells, a water treatment plant, one municipal water tower (standpipe) and a dedicated distribution system.

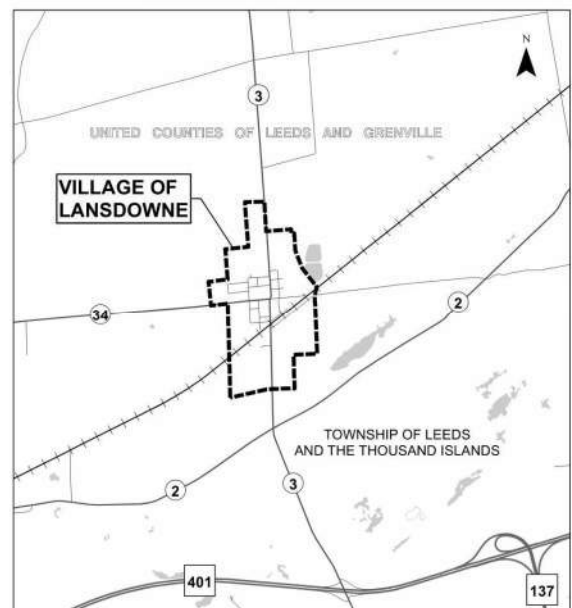
As part of the Municipal Class Environmental Assessment process for reviewing the New Treated Water Storage Facility, public comment during the evaluation of alternative solutions will be requested. This study is being conducted according to the requirements of a Schedule B project under the Municipal Class Environmental Assessment process (October 2000, as amended in 2015). The Township is planning to conduct one public information session in Summer 2023. Notice of the session will be provided in advance. Project information will be available to the public on the Township's website, www.leeds1000islands.ca.

We are interested in hearing any comments or concerns that you may have about this project. A public database of comments will be maintained and, except for personal information, included in the study documentation that will be made available for public review. Parties interested in providing input or that wish to obtain additional information at this stage of the study are asked to submit comments in writing to:

Susan Jingmiao Shi, P.Eng., M.Eng.
Senior Environmental Engineer
J.L. Richards & Associates Limited
203-863 Princess Street
Kingston, ON K7L 5N4
Email: sshi@jlrichards.ca

Please copy any correspondence to:

David Holliday
Director of Operations and Infrastructure
Township of Leeds and the Thousand Islands
1233 Prince St., P.O. Box 280
Lansdowne, Ontario K0E 1L0
Email: directoroperations@townshipleeds.on.ca



First Issued: December 6, 2022

Notice of Completion

Village of Lansdowne Schedule 'B' Municipal Class Environmental Assessment New Treated Water Storage Facility

The Township of Leeds and the Thousand Islands (the Township) has completed a Schedule 'B' Class Environmental Assessment (EA) process to assess treated water storage solutions for the Village of Lansdowne (Village). The Class EA assessed various storage options to ensure the preferred solution can service existing and future development within the Village.

Based on the study findings, input from technical agencies and the public, the Class EA is now complete. The preferred servicing solution consists of an at-grade treated water storage reservoir that will be constructed in two phases to account for future development within the Village.

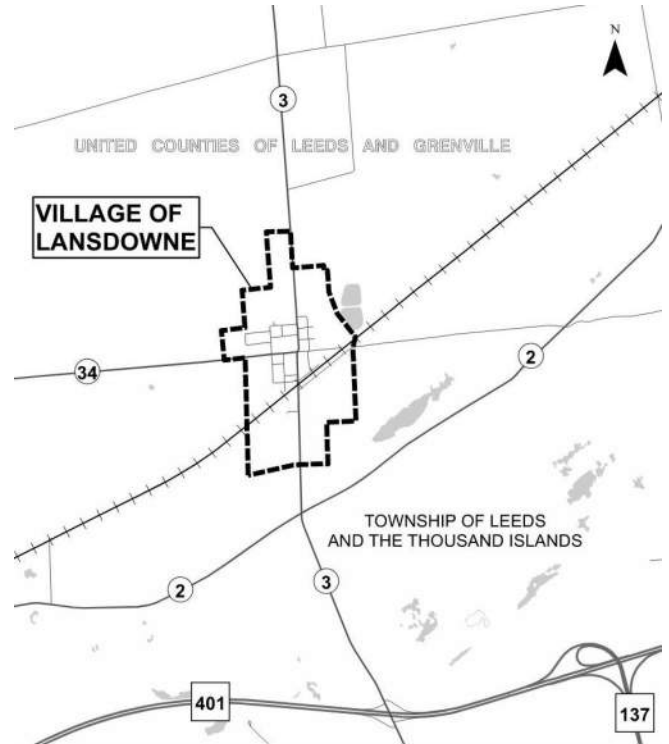
Further details are presented in the Schedule 'B' Class EA report, which is currently available for review at the Township's website: www.leeds1000islands.ca.

By this notice, the Class EA is being placed on public record for a 30-day review period in accordance with the requirements of the Municipal Class EA process. Interested persons may provide written comments to the project team by **October 3rd, 2024**.

All comments and concerns should be sent directly to:

Susan Jingmiao Shi, P.Eng., M.Eng.
Senior Environmental Engineer
J.L. Richards & Associates Limited
203-863 Princess Street
Kingston, ON K7L 5N4
Email: sshi@jlrichards.ca

David Holliday
Director of Operations and Infrastructure
Township of Leeds and the Thousand Islands
P.O. Box 280, 1233 Prince Street
Lansdowne, ON K0E 1L0
Email: directoroperations@townshipleeds.on.ca



This Study is being conducted according to the requirements of a Schedule 'B' Class Environmental Assessment under the Ontario Municipal Class Environmental Assessment process (October 2000, as amended in 2015 and 2023).

All personal information collected during this process – such as name, address, telephone number and property location – is collected under the authority of Section 30 of the Environmental Assessment Act and maintained for the purpose of creating a record that is available to the general public. As this information is collected for a public record, the protection of personal information provided in the Freedom of Information and Protection of Privacy Act (FIPPA) does not apply (s.37). Personal information submitted will become part of a public record unless you request that your personal information remain confidential. For more information, please contact the ministry's Freedom of Information and Privacy Coordinator at 416-327-1434.

If there is no request received by **October 3rd, 2024**, the Master Plan is deemed complete. The Township may then proceed with implementing the recommendations.

This Notice was issued on September 3rd, 2024.

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Appendix C3

Public Information Centre Notice,
Sign In Sheet, and Slides

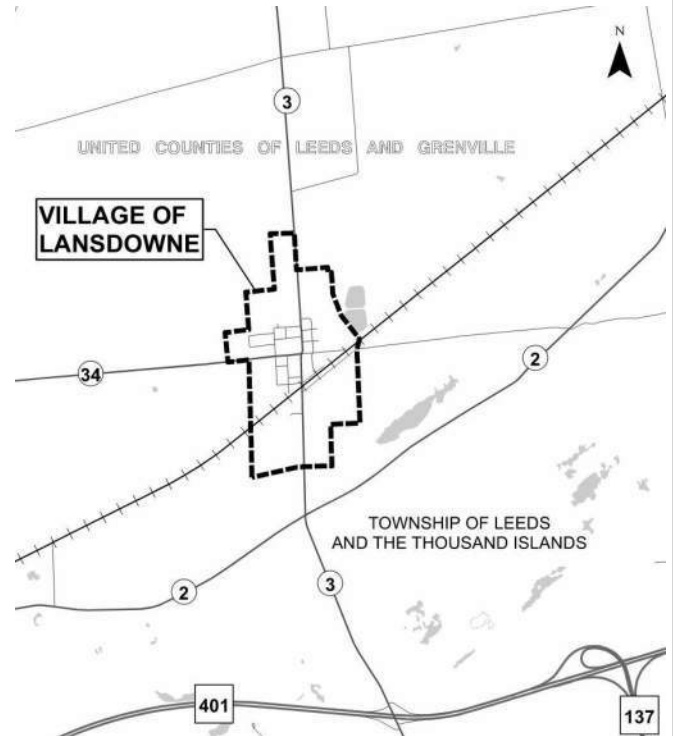
Notice of Public Information Centre

Village of Lansdowne Schedule 'B' Municipal Class Environmental Assessment New Treated Water Storage Facility

The Township of Leeds and the Thousand Islands (the Township) has initiated a Schedule 'B' Municipal Class Environmental Assessment (EA) in accordance with the Municipal Engineers Association (MEA) Class EA planning process to assess treated water storage solutions for the Village of Lansdowne (Village).

The Village's potable water system currently supplies water to approximately 550 people. In 2022, the Serviced Area Infrastructure Assessment and Growth Readiness Study identified significant growth potential in the Village over the next 20 years and beyond. As a result, the Township is considering infrastructure upgrades to ensure reliable service for the community as it grows.

Consulting the public and regulatory agencies is a key part of the Class EA process. This Public Information Centre (PIC) provides an opportunity for the public and stakeholder agencies to speak directly to the Project Team. During this PIC, the findings of the Class EA will be presented, including the evaluation and selection of the preferred servicing solution. The preferred solution involves maintaining the existing standpipe, while building a new above-ground reservoir in phases to support future growth.



The Public Information Centre is scheduled as follows:

Date: June 19th, 2024

Time: 6:00 PM to 8:00 PM

Location: Council Chamber

1233 Prince St. Lansdowne, ON, K0E 1L0

Project information will also be provided on the Township website at www.leeds1000islands.ca. If you have any questions regarding the study, please contact:

Susan Shi, P.Eng., M.Eng.

Senior Environmental Engineer
J.L. Richards & Associates Limited
Phone: 343-302-5406
Email: sshi@jlrichards.ca

David Holliday, CET

Director of Operations and Infrastructure
Township of Leeds and the Thousand Islands
Phone: 613.659.2415 ext. 211
Email: directoroperations@townshipleeds.on.ca

This Study is being conducted according to the requirements of a Schedule 'B' Class EA under the Ontario Municipal Class Environmental Assessment process (October 2000, as amended in 2015 and 2023). The information is collected under the authority of the Environmental Assessment Act or is collected and maintained for the purpose of creating a record that is available to the public as described in s.37 of the Freedom of Information and Protection of Privacy Act. Personal information you submit will become part of a public record, available to the public unless you request that your personal information remain confidential. For more information, please contact the ministry's Freedom of Information and Privacy Coordinator at 416-327-1434.

This Notice was issued on June 3rd, 2024.

Lansdowne Schedule 'B' Class EA for a New Treated Water Storage Facility
Public Information Centre

June 19, 2024

Sign-in Sheet

Please Print Clearly

Name	Address	Postal Code	Email	Telephone
Karen Hutchins	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Doug WYBORN				
Freda White				
Nathalie Perron				
Donna Dempsey				
Ray Pengelly				
Kolly Sersov				
Linda Horton				

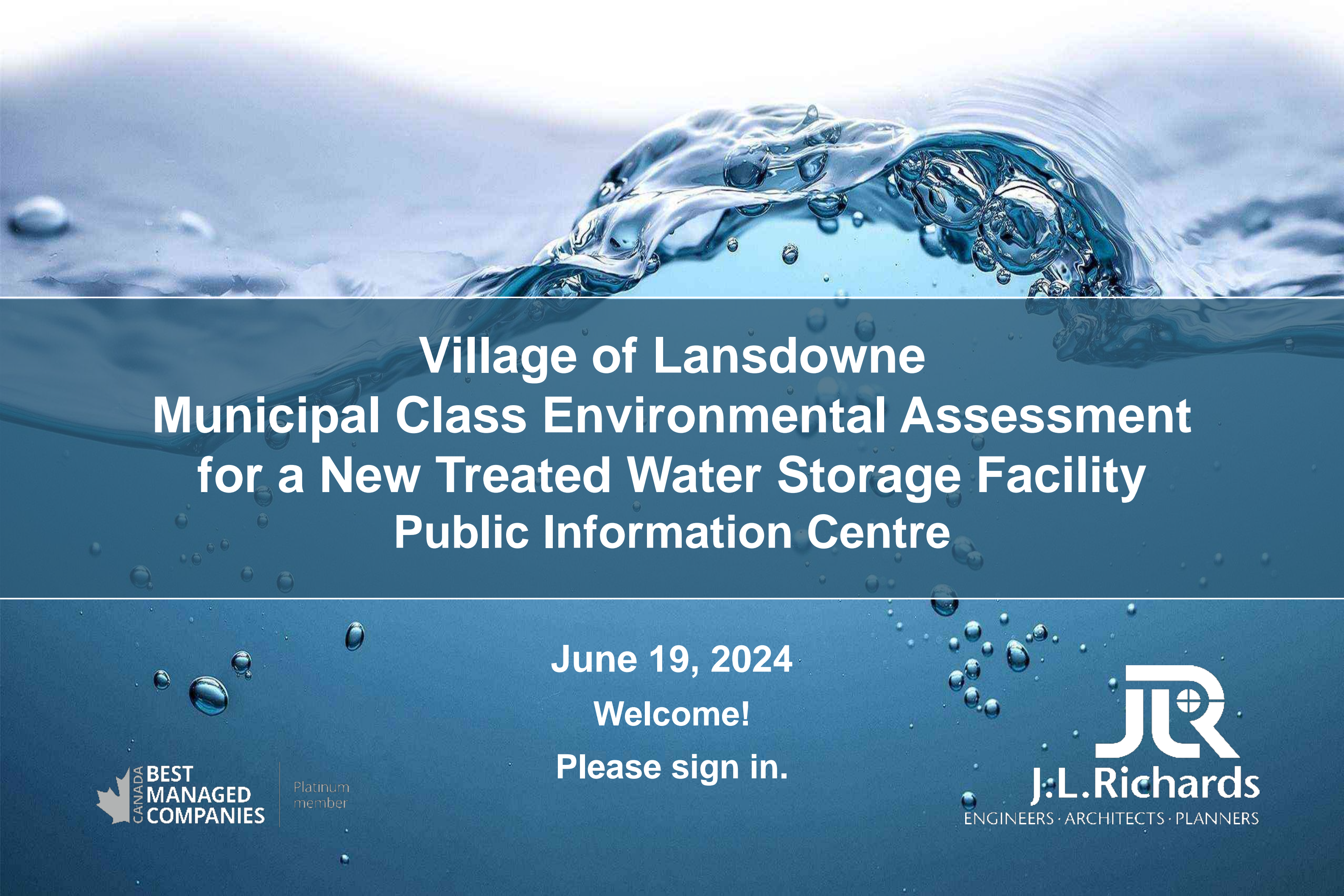
Lansdowne Schedule 'B' Class EA for a New Treated Water Storage Facility
Public Information Centre

June 19, 2024

Sign-in Sheet

Please Print Clearly

Name	Address	Postal Code	Email	Telephone
Liane Salmon	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Maryse Boudreau				
GUY KAROCOUR				
Wilhelmina Lacelle				
Peter Evans				
JoAnne Shields				

A dynamic splash of clear water against a blue background, with many bubbles and droplets visible. The water is captured in mid-air, creating a sense of movement and freshness.

Village of Lansdowne Municipal Class Environmental Assessment for a New Treated Water Storage Facility Public Information Centre

June 19, 2024

Welcome!

Please sign in.



Platinum
member



Agenda

- 01** Project Overview
- 02** Class EA Process
- 03** Problem / Opportunity

- 04** Alternative Solutions
- 05** Next Steps

Project Overview



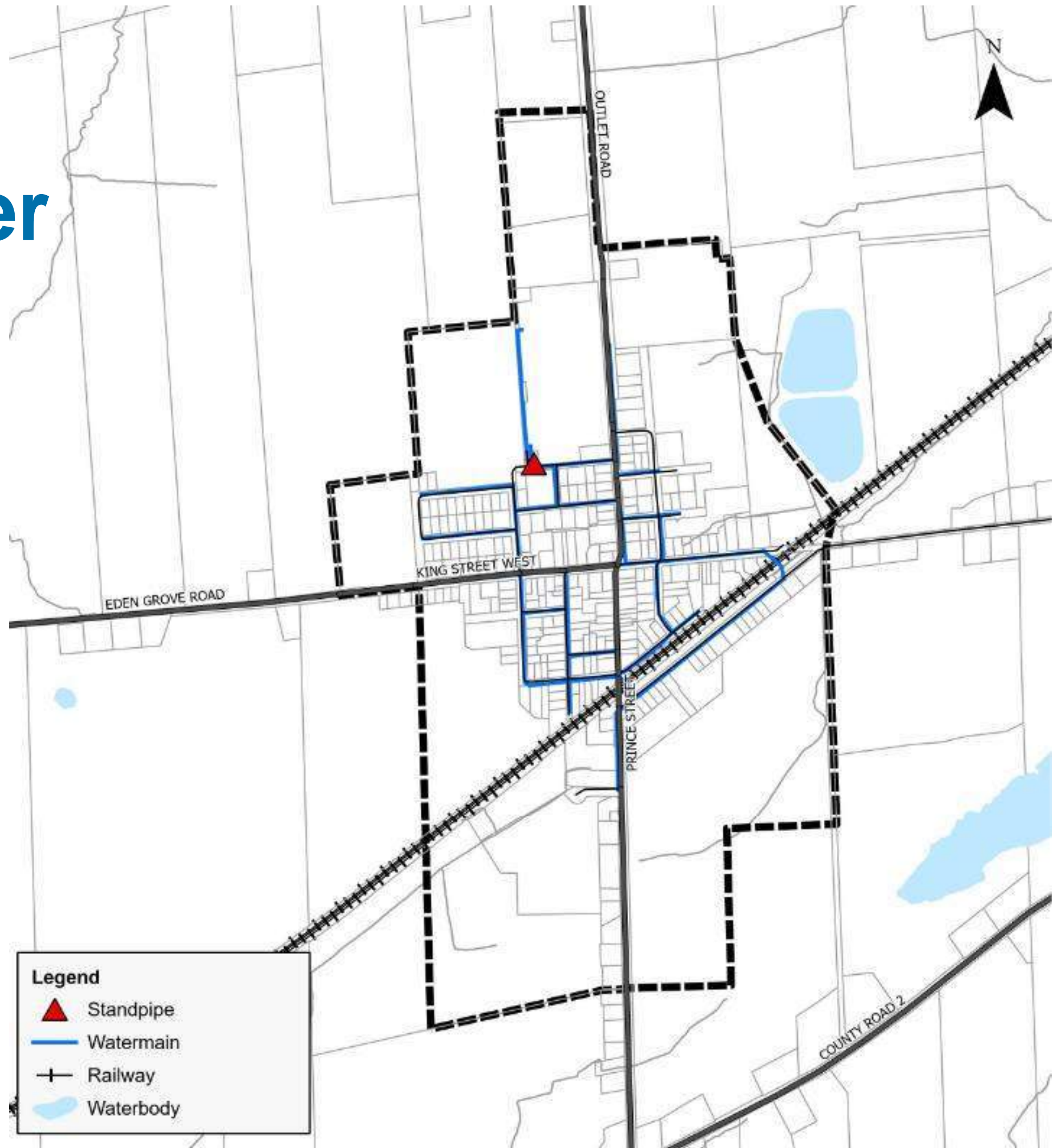
Project Purpose

- J.L. Richards & Associates Limited (JLR) completed a Serviced Area Infrastructure Assessment and Growth Readiness Study in 2022.
- It found the Village's existing standpipe does not have adequate potable water storage for the current population and projected growth.
- In September 2022, the Township retained JLR to undertake a Schedule 'B' Municipal Class Environmental Assessment to evaluate alternate potable water storage solutions that will service the Village for the next 25 years.



Existing Drinking Water System

- Lansdowne's drinking water system includes:
 - two municipal groundwater wells
 - a filtration and disinfection system
 - one standpipe
 - approximately 6 km of watermain.
- Currently services approximately 550 people.
- Owned by the Township
- Operated by the Ontario Clean Water Agency.



Water Supply & Distribution

Water Taking Allowance	Flow Rate
Permit to Take Water	720 m ³ /day
Proposed Amended Permit to Take Water	1,000 m ³ /day
Municipal Drinking Water License & Drinking Water Works Permit	1,224 m ³ /day

Water Supply and Treatment	Parameters
Supply: Well 1	44 m deep; 200 mm diameter
Constructed 1975	8.3 L/s (717 m ³ /day) @ TDH 84.2 m
Well pump and motor replaced 2022	720 m ³ /day (PTTW)
Supply: Well 2	50 m deep; 200 mm diameter
Constructed 1975	8.3 L/s (717 m ³ /day) @ TDH 84.2 m
Well pump replaced 1992	720 m ³ /day (PTTW)
Water Treatment Plant	Contact time provided by 149.25 m long,
UV and Sodium Hypochlorite Disinfection with Filtration	200 mm diameter feeder watermain from Well Building No. 1

Existing Standpipe	
Dimensions	9.14 m (30') diameter 34.41 m (112'10.75") height
Nominal Volume	2,273 m ³
Usable Volume	500 m ³

Existing Standpipe Conditions

The standpipe was recoated in 2019 and inspected in 2021.

- No coating defects on the exterior shell.
- Interior lining has minor areas of pinhole rusting.
- Install new manway hatch for access.

Ice forming in the winter damages the mixer's power supply.

- The mixer has been replaced multiple times.
- The supplier recommended installing a new manway hatch to bring the power supply through the side of the standpipe.

A fire in July 2023 drained water from the standpipe.

- Though the fire occurred outside of the urban boundary, the demand from filling fire trucks resulted in the water treatment plant running close to capacity and the standpipe losing 6.7 m of storage volume.
- It took two days to refill the standpipe to its normal levels.

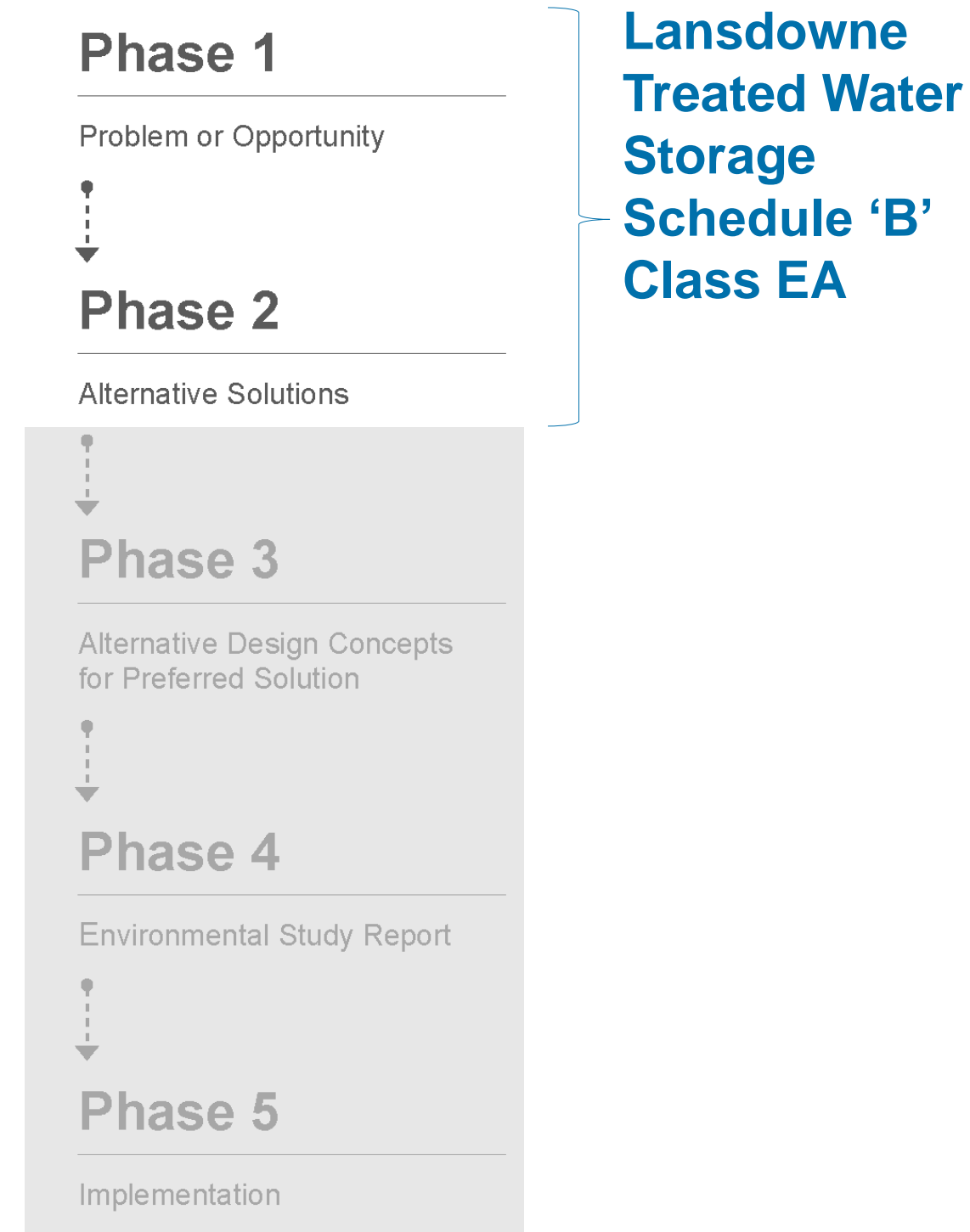
Municipal Class Environmental Assessment Process

Class EA Process

The Ontario Environmental Assessment (EA) Act, R.S.O., 1990 requires that projects corresponding to municipal infrastructure projects, including roads, water, and wastewater projects follow an approved planning process set out in the Municipal Class EA document prepared by the Municipal Engineers Association (MEA).

Schedule 'B' Class EA

Schedule 'B' Class EA are required to undertake the first two phases of the EA process. This includes mandatory consultation with Indigenous Communities, the public, review agencies, and other stakeholders. A Project File which documents the Class EA process will be prepared and placed on the public record.



Project Timeline

Project initiation: September 2022

Class EA Phase 1: Problem/Opportunity

Class EA Phase 2: Alternative Solutions

HEWSF application: April 2024

Council Presentation: May 2024

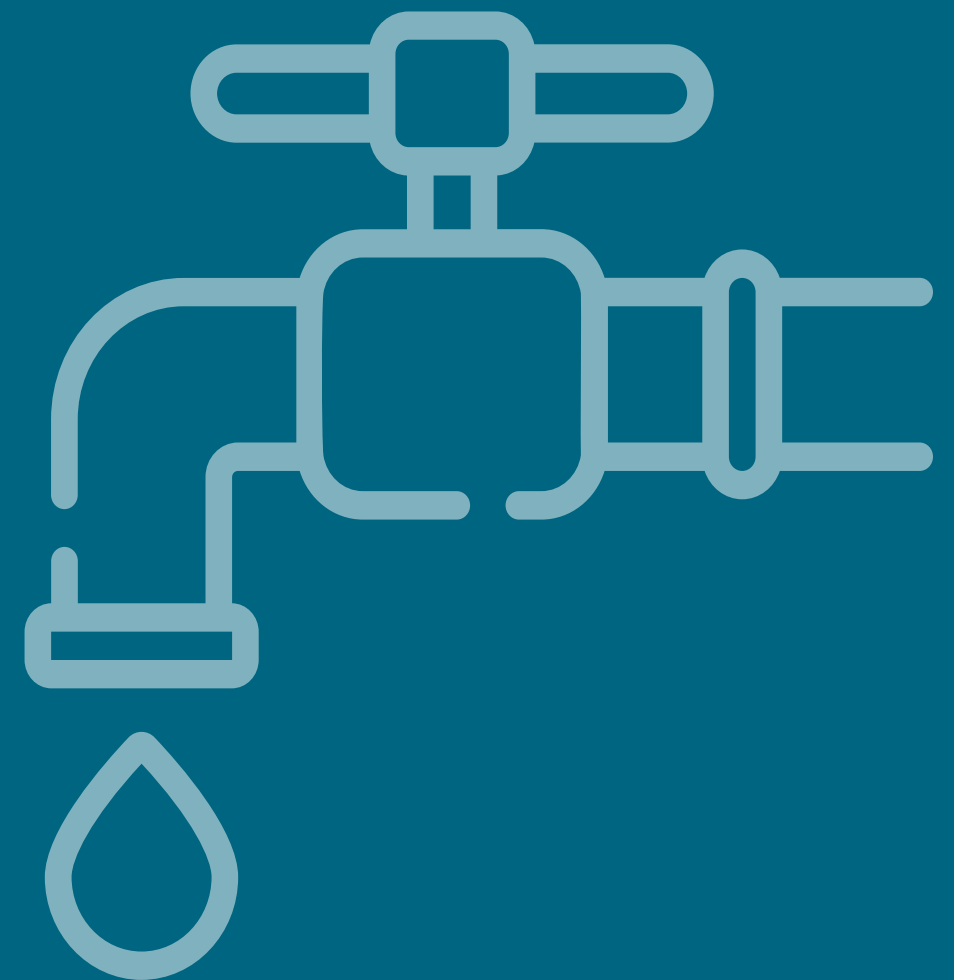
Public Information Centre: June 2024



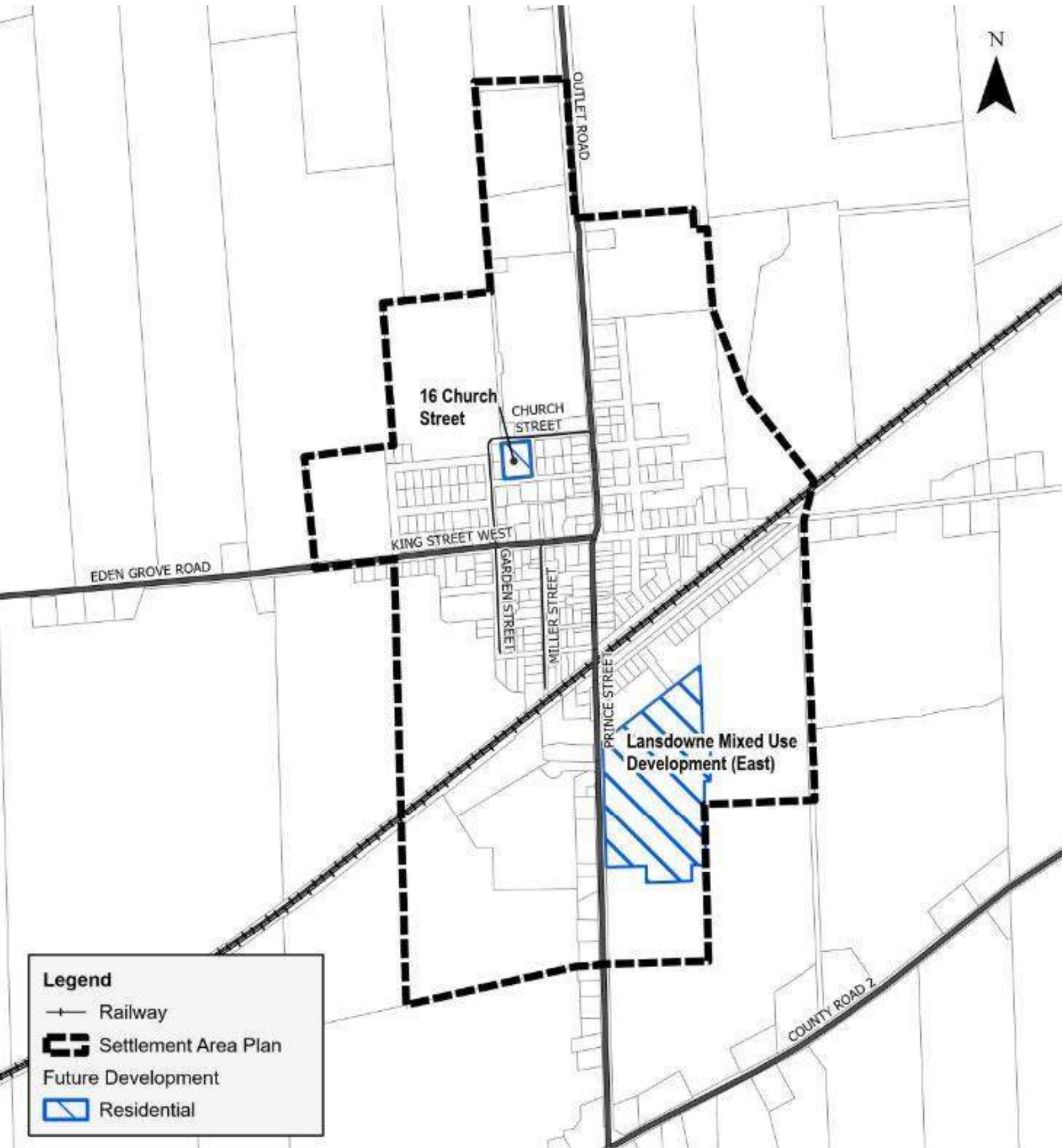
Class EA Phase 1:

Problem & Opportunity

Statement

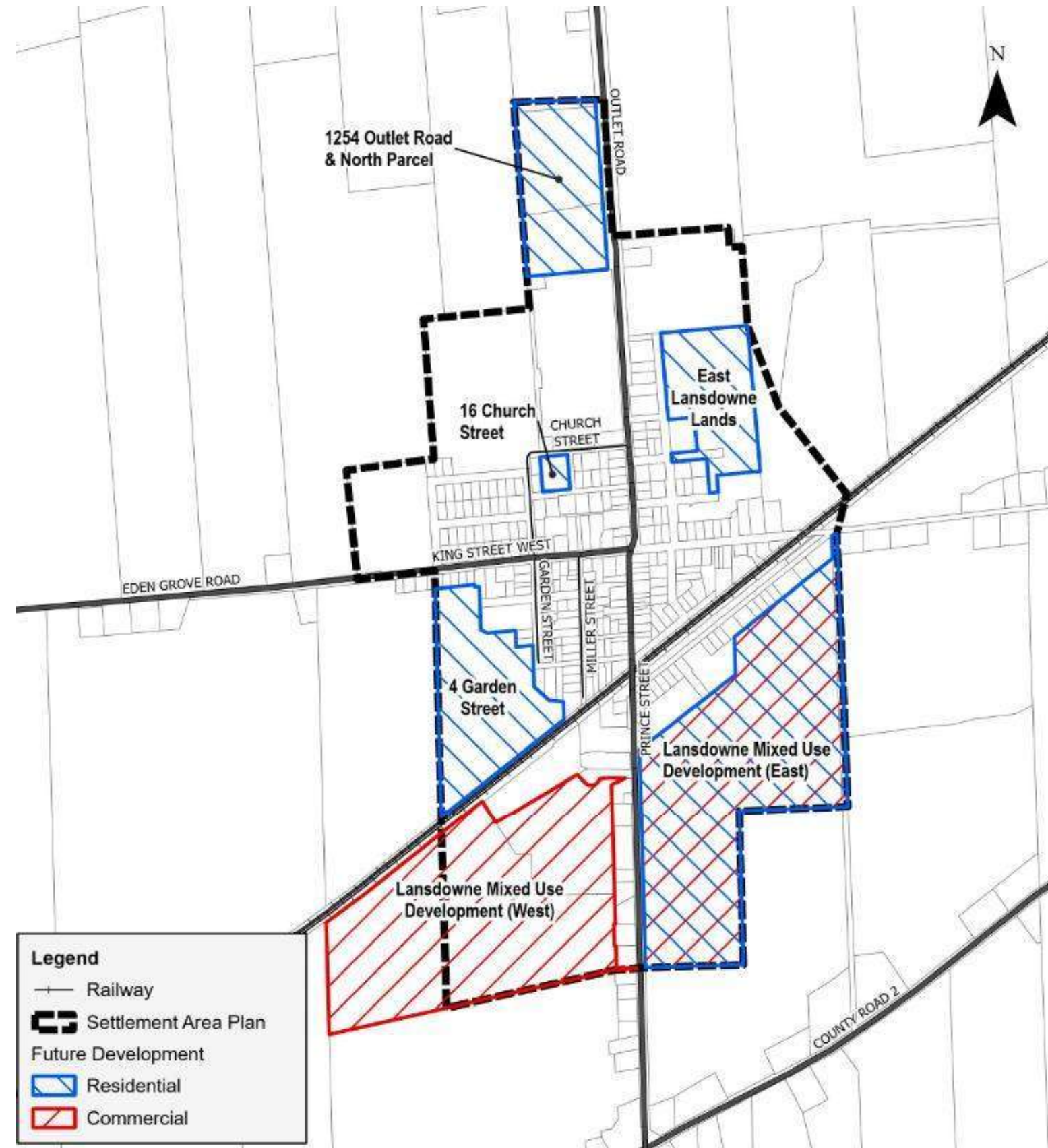


Short Term (0 to 5 Year) Growth



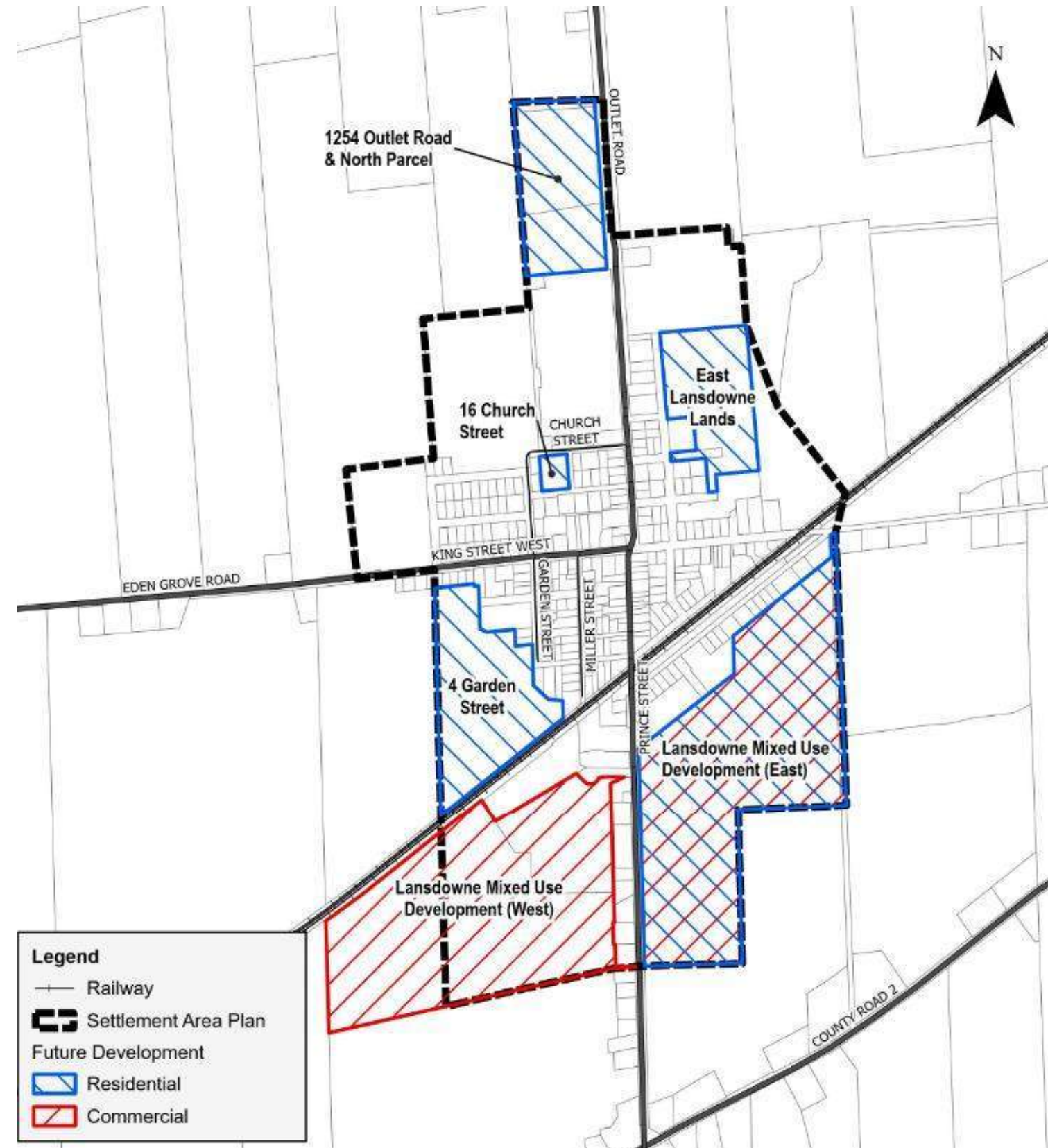
Property	Status	Residential Dwelling Units	Equivalent Population
Church Street	Approved – Construction starts in early 2023	6	15
Miller Street	Part Lot Application Submitted	1	3
Lansdowne Mixed Used Development (East) Phase 1	Requested	91	228
Infill	Pending	9	23
Bill 23 Allowance (Existing)	Pending	12	30
Bill 23 Allowance (Short-Term Growth)	Pending	5	14
Short-Term Residential Total		124	313

Long Term (5 to 25 Year) Growth



Property	Status	Residential Dwelling Units	Equivalent Population
Lansdowne Mixed Use Development (East) Phase 2	Requested	223	558
	Requested	60 (2 Towers x 30 Units)	150
Church Street		6	15
East Lansdowne Lands	For Sale	23	58
4 Garden Street	Privately Owned	82	204
1254 Outlet Road & North Parcel	Privately Owned	26	65
Bill 23 Allowance (Existing)	Pending	24	60
Bill 23 Allowance (Long-Term Growth)	Pending	42	105
Long-Term Residential Total		486	1,215

Long Term (5 to 25 Year) Commercial, Industrial, and Institutional Growth

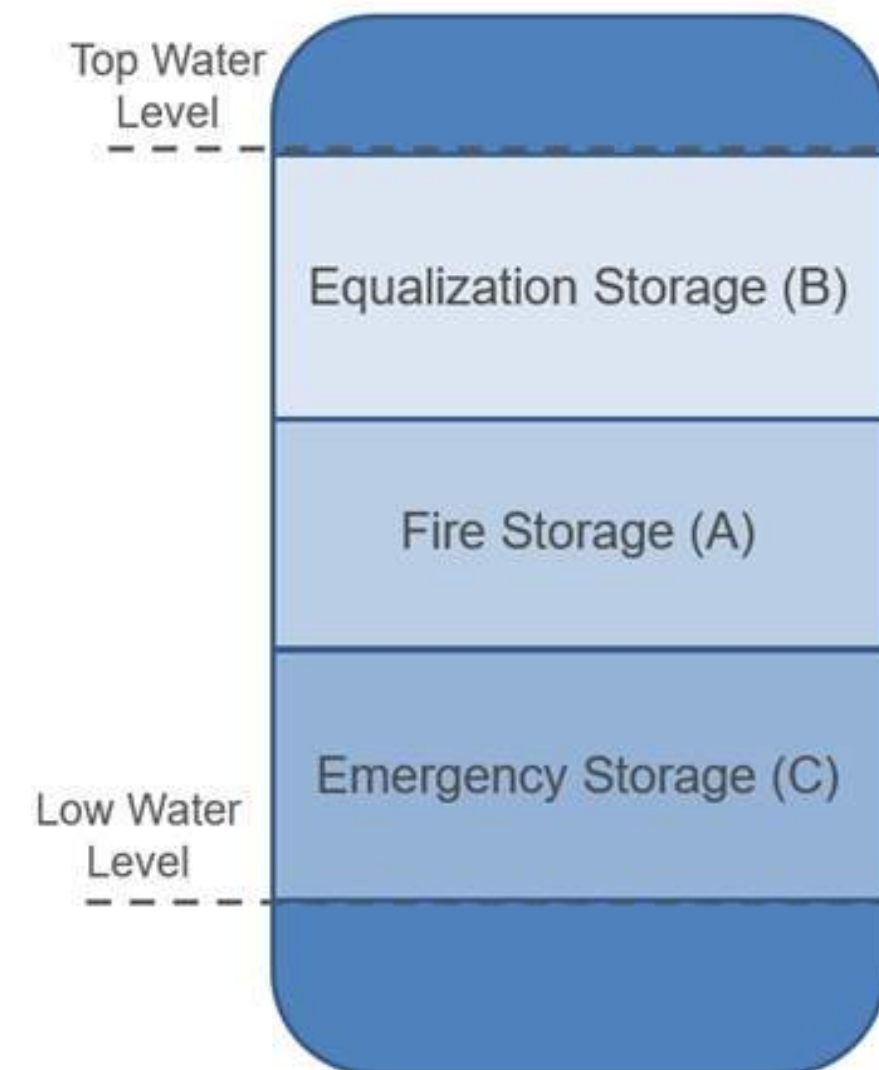


Property	Land Use	Gross Land Area (ha)
Lansdowne Mixed Use Development (East) Phase 1	Commercial	1.72
Lansdowne Mixed Use Development (East) Phase 2	Commercial	2.18
Lansdowne Mixed Use Development (West)	5 Light Industrial Blocks with complementary Commercial, including a recreational centre (600 seats), a restaurant (115 seats) and an adventure park (300 seats)	15.25
Lansdowne Mixed Use Development (West)	Future Development (Assumed Commercial)	5.93
Long-Term Industrial and Commercial Total		21.18

Existing Water Storage Requirements

According to the **2008 Ministry of the Environment, Conservation and Parks (MECP) Design Guidelines for Drinking-Water Systems**, the total treated water storage within a system should be at least the total of the required **fire (A)**, **equalization (B)**, and **emergency (C)** storage allowances.

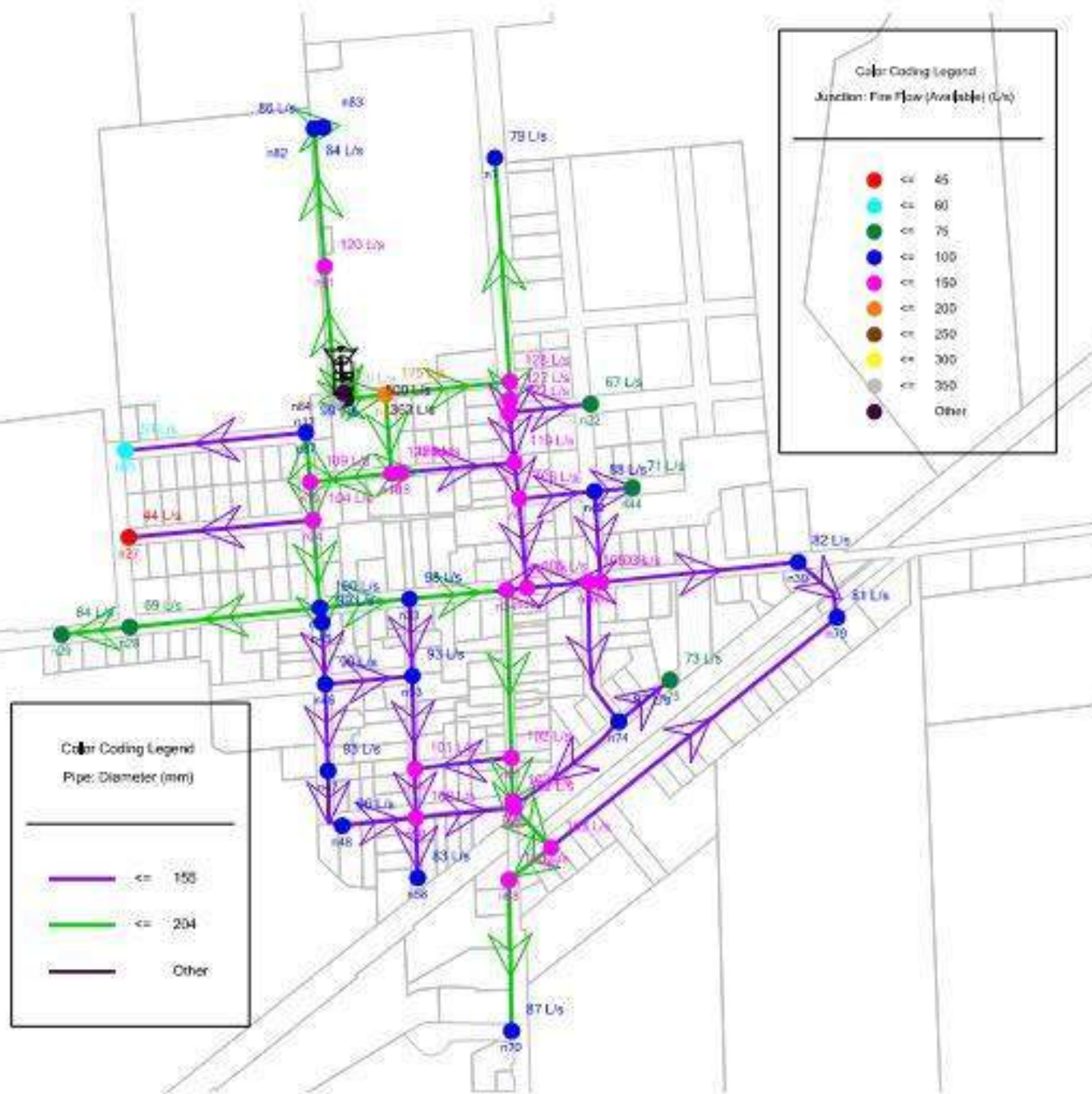
Parameter	Current Value
Equivalent Population	670 people
Fire Flow	4000 L/min
Duration	2 hours
A – Fire Storage	480 m ³
B – Equalization Storage	106 m ³
C – Emergency Storage	147 m ³
Total Storage Requirement (A+B+C)	733 m ³
Existing Useable Storage	500 m ³
Deficit	233 m³



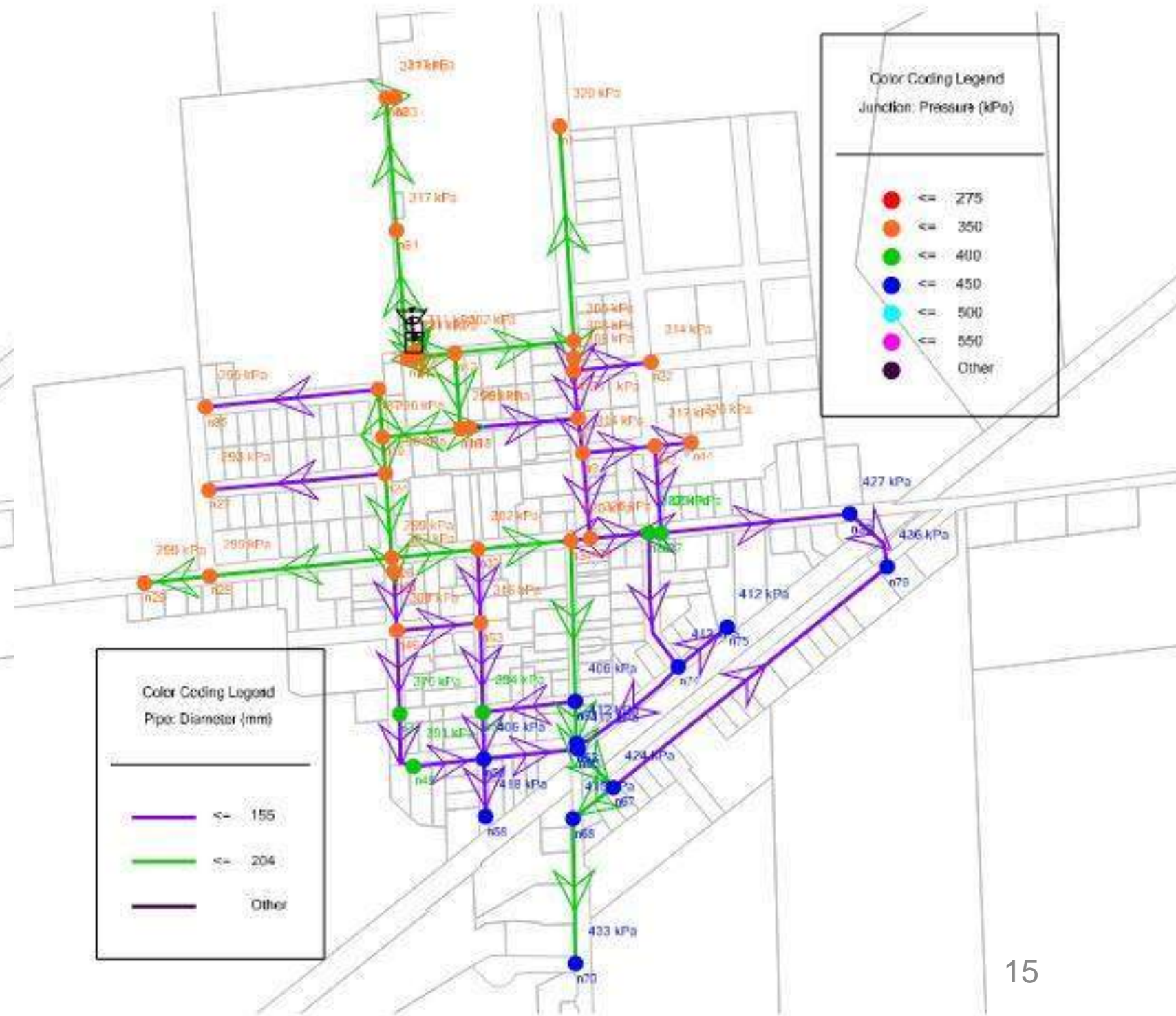
Existing Water Distribution System's WaterCAD® Model

The existing water distribution system overall is operating in general accordance with the pressure and flow recommendations of the Ministry of Environment, Conservation and Parks (MECP) design guidelines.

Lansdowne Water Model
Existing Maximum Day Demand with Fire Flow



Lansdowne Water Model
Existing Peak Hourly Demand



Concerns about Existing Water Supply and Distribution System

Well Pumping and Treatment

- Emergency or planned shutdown of the standpipe would mean continuously well pumping.
- Disinfection contact time would be limited.

Water Distribution System

- Only one watermain connects the wells and standpipe to the entire system.
- If it were to cease function or be shut down, Lansdowne would not receive potable water.

Fire Protection

- The Ontario Building Code requires a minimum of 45 L/s in fire protection for typical two storey residences. 2% of the junction nodes are below this threshold.
- Fredrick St./ Jessie St. is on a dead end watermain which does not reach maximum day plus fire flow conditions.
- The fire on July 4, 2023 demonstrated the need to improve fire flow, pressure, and reliability throughout Lansdowne.

Water Quality

- Sodium exceedances have occurred in the raw water twice in the past 5 years.
- Elevated sodium levels do not challenge operations and are not regulated by Ontario (O. Reg. 169/03).
- Increased future demands may cause raw water quality concerns from increased hardness.
- Needs to be reviewed in a future Class EA for water supply and treatment.

Future Water Storage

Parameter	Existing (2023)	Short-term (2028)	Mid-term * (2031)	Long-term (2048)
Equivalent Population (people)	670	983	1,560	4,365
Fire Flow (L/s)	4,000	4,000	8,000	12,000
Duration (hours)	2	2	3	3
A – Fire Storage (m ³)	480	480	1,440	2,160
B – Equalization Storage (m ³)	106	158	250	700
C – Emergency Storage (m ³)	147	159	423	715
Total Storage Requirement (m ³) (A+B+C)	733	797	2,113	3,575
Existing Useable Storage (m ³)			500	
Deficit (m³)	232	297	1,613	3,075

* Through pre-consultation, the MECP noted Lansdowne’s PTTW can be increased to 1,000 m³/day. This “mid-term” scenario is expected to be reached between the short and long-term growth periods.

Problem and Opportunity Statement

The following Problem and Opportunity Statement was used as the basis for Phase 2 of this Class EA:

The drinking water system in the Village of Lansdowne is facing problems such as water quality issues, fire flow constraints, and dead ends in the distribution network. The proposed new development will trigger an expansion to the existing treated water storage capacity.

There is an opportunity to ensure that the Township has a solution that will address existing and future constraints on the drinking water storage and distribution system.

Class EA Phase 2: Alternative Solutions



Desktop Natural Heritage Study

- JLR retained Cambium Inc. to conduct a desktop natural heritage study of the municipally owned lands in Lansdowne, where a potential new storage facility may be located.

East Parcel: 1233 Prince St. (Municipal Office)

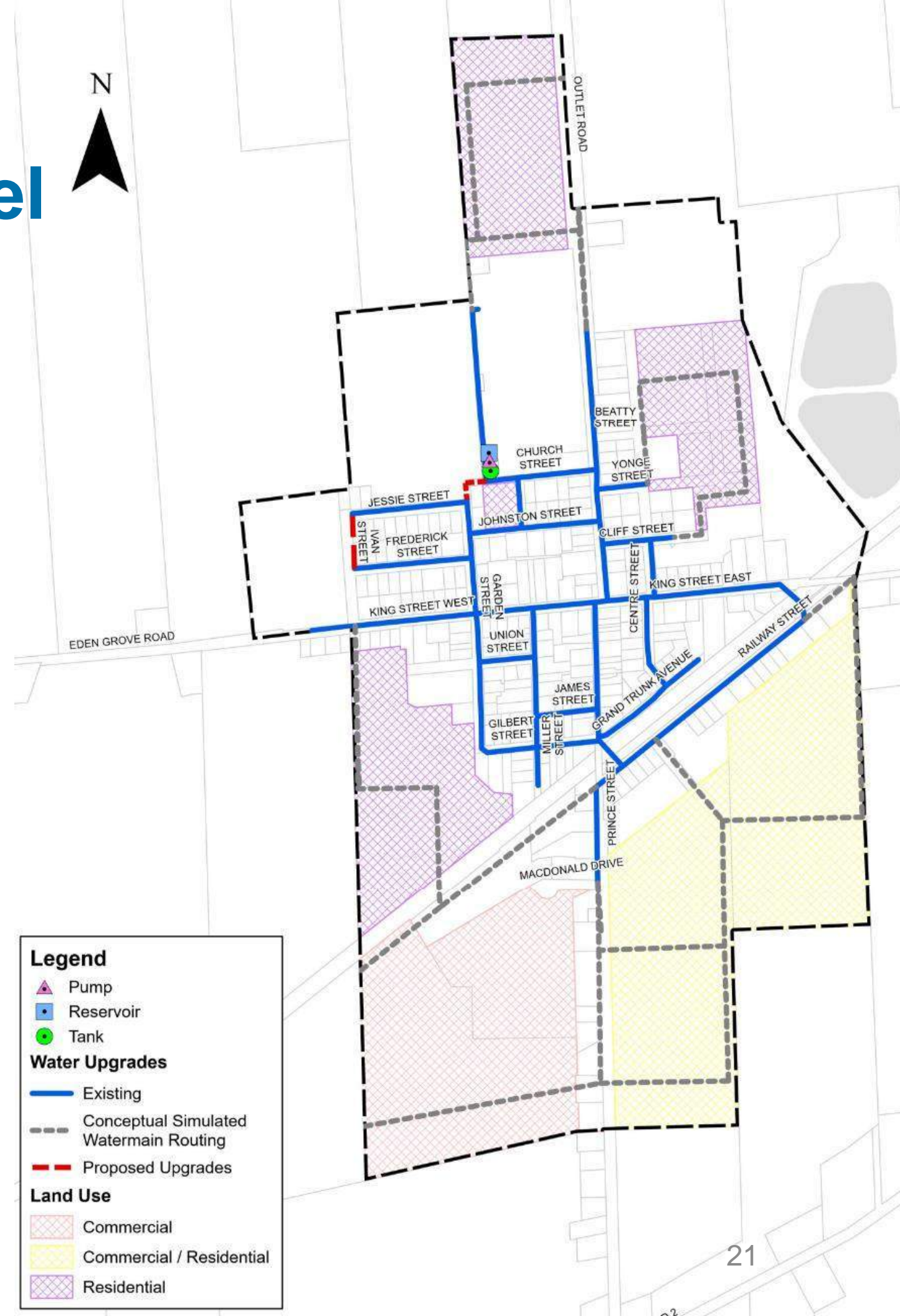
- Adjacent to an unnamed tributary of LaRue Mills Creek, woodlands, and wastewater treatment ponds.
- May be unmapped wetlands on the eastern portion.
- May be potential habitat for species at risk, such as the Bobolink, Eastern Meadowlark, Eastern Wood-peewee, Grasshopper Sparrow, Wood Thrush, and/or Barn Swallow on undeveloped portions of this parcel or in the neighbouring woodlands.
- A **breeding bird study is recommended to be undertaken** if construction is proposed on the unmanicured portion.

West Parcel: 1 Jessie St. (Jerry Park)

- May be adjacent to lands with agricultural buildings that may provide nesting habitat for the Barn Swallow
- Consists of **manicured land that is not constrained by natural heritage features.**

Future Water Distribution System's WaterCAD® Model

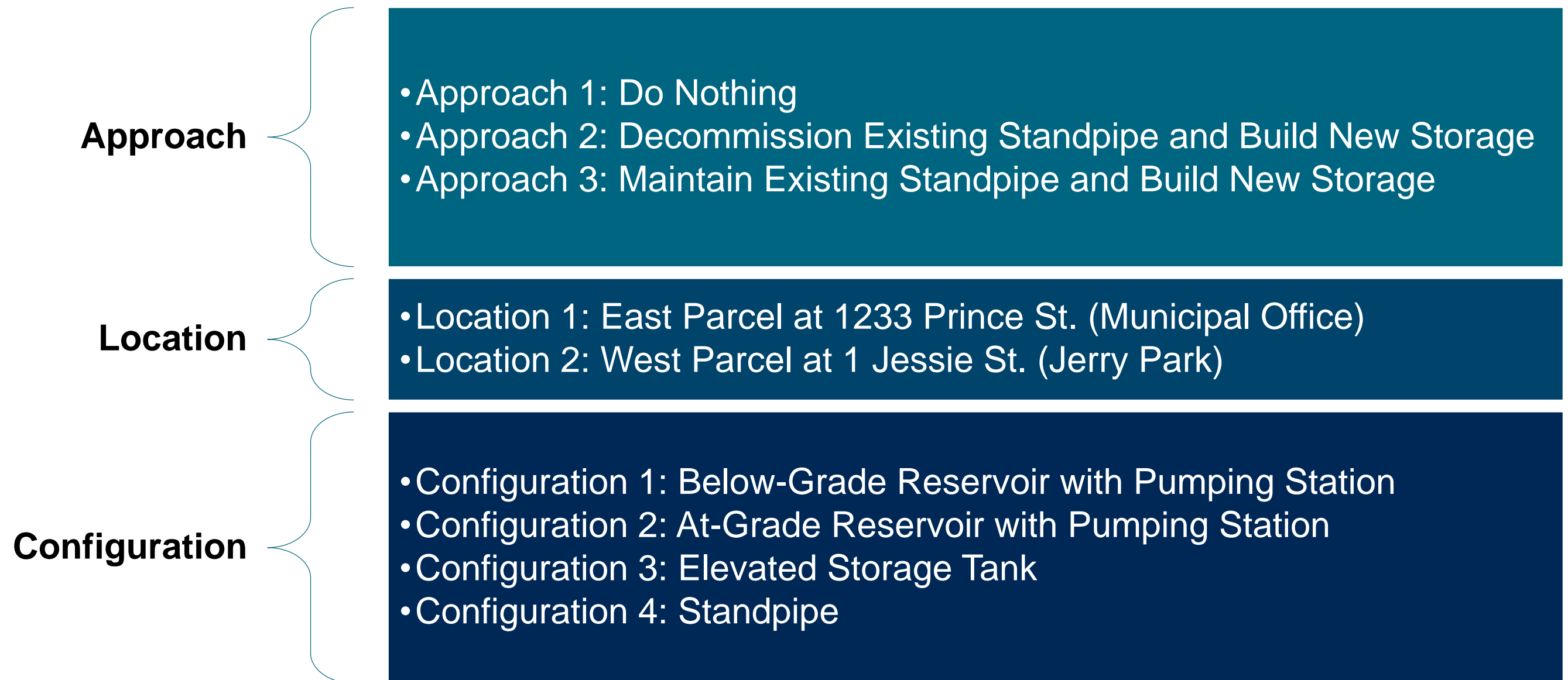
- The model shows **pressures and available fire flows generally decrease over the long term**, as more development occurs.
 - In the long term, nearly 20% of nodes may not meet the MECP's minimum pressure of 276 kPa (40 psi) during peak hour demands.
- Modelling shows that the **proposed upgrades will increase available pressures and fire flows above the required minimums, into the long term.**
 - The new watermain between Church St and Jessie St, and along Ivan St significantly increases the available fire flow throughout Lansdowne.
- The model did not identify a need for the hydraulic grade line (HGL) to be raised. Therefore, **the existing standpipe will be able to maintain the HGL in the future.**



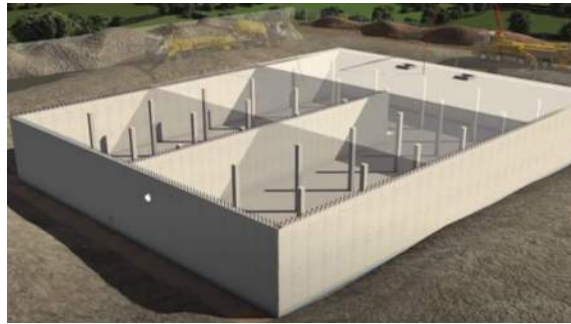
Alternate Solutions

Potable water storage solutions will need to consider the location and configuration (i.e. type) of new storage, and whether the existing standpipe should be decommissioned or maintained.

The following alternate solutions were developed for the initial screening process:



Water Storage Options



Option 1: Below Grade Reservoir and Pumping Station

- Typically made of reinforced concrete
- They are covered by earth and vegetation.
- A pumping station is required to boost the water pressure.
- Highest capital and life cycle costs of the four options.



Option 2: At-Grade Reservoir and Pumping Station

- Typically made of glass fused to steel.
- Slightly lower capital and life cycle costs compared to Option 1; more complex pumping infrastructure than a below-grade reservoir means higher operating and maintenance costs.



Option 3: Composite Elevated Tank

- Coated steel tanks typically sit at the top of a pedestal.
- The water level in the elevated tank sets the pressure in the water distribution system.
- Significantly lower cost than Option 1 or 2.
- The cost of a composite elevated tank is typically higher than a standpipe.



Option 4: Standpipe

- Ground storage tanks built to a height that will provide required pressure during operation.
- Typically constructed of glass-fused-to-steel or coated steel
- Often used in small systems where less volume is needed, or if the site has a high ground elevation relative to the system pressure.

Initial Screening

The initial screening process considers the overall feasibility of the potential alternative solutions to ensure unsuitable alternatives are not carried forward to the detailed evaluation.

Solution Category	Alternate Solutions Identified	Initial Screening Result
Approach	Approach 1: Do Nothing	✓ Carried forward as baseline.
	Approach 2: Decommission Existing Standpipe and Build New Storage	✗ Unnecessary and high costs. Not carried forward.
	Approach 3: Maintain Existing Standpipe and Build New Storage	✓ Feasible solution. Carried forward.
Location	Location 1: East Parcel	✗ Higher potential for negative impact on natural heritage. Not carried forward.
	Location 2: West Parcel	✓ Feasible solution. Carried forward.
Configuration	Configuration 1: Below-Grade Reservoir with Pumping Station	✓ Feasible solution. Carried forward.
	Configuration 2: At-Grade Reservoir with Pumping Station	✓ Feasible solution. Carried forward.
	Configuration 3: Elevated Storage Tank	✗ Unnecessary, inflexible, and high costs. Not carried forward.
	Configuration 4: Standpipe	✗ Unnecessary, inflexible, and high costs. Not carried forward.

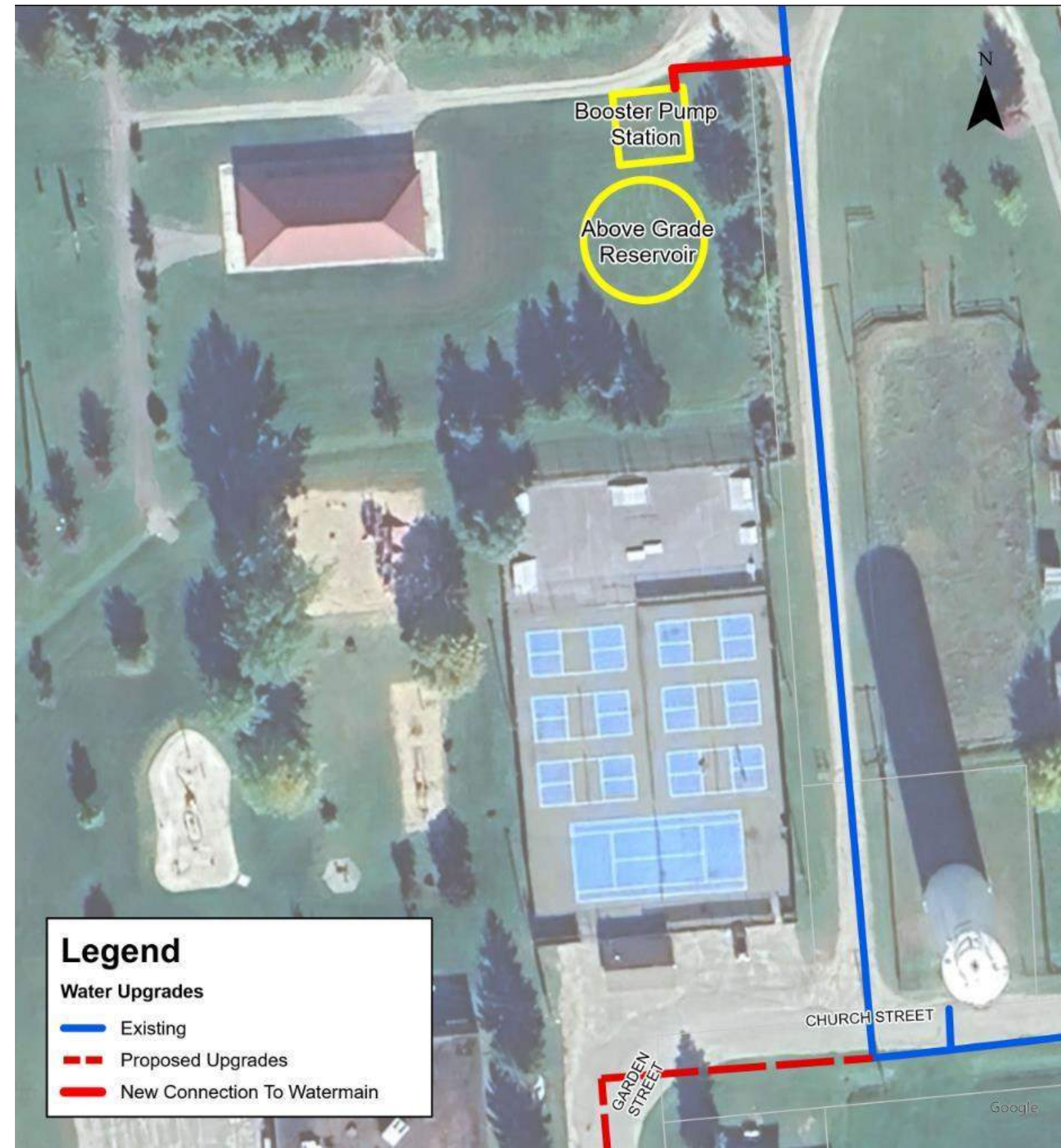
Evaluation Matrix

	Servicing Solution 1: Do Nothing	Servicing Solution 2: Maintain Existing Standpipe & Build a Below-Grade Reservoir in Jerry Park	Servicing Solution 3: Maintain Existing Standpipe & Build an At-Grade Reservoir in Jerry Park
Natural Environment	Preferred	Least Preferred	Less Preferred
Climate Change Resiliency	Least Preferred	Less Preferred	Preferred
Social, Cultural and Heritage Environment	Least Preferred	Less Preferred	Preferred
Technical Feasibility	Least Preferred	Less Preferred	Preferred
Financial Considerations	Less Preferred	Least Preferred	Preferred
Overall Evaluation	Least Preferred	Less Preferred	Preferred

Preferred Solution

The preferred solution is **Option 3: Maintain Existing Standpipe and Build an At-Grade Reservoir in Jerry Park.**

- Constructing an at-grade reservoir in Jerry Park, east of the pavilion
 - concrete base
 - glass-fused-to-steel tank.
- Maintaining the existing standpipe at its current location.
- The reservoir can be built in two phases:
 - Phase 1: 1,700 m³ storage (mid-term)
 - Phase 2: 3,087 m³ storage (long-term)
- Design the daily water turnover of the combined water storage facilities to avoid water quality issues.
- Opinion of Probable Costs:
 - Phase 1: \$4.3 M (±30%)
 - Phase 2: \$2.6 M (±30%)



Next Steps

Public Information Centre: June 2024

Collect and Address Comments from this
Public Information Centre

Finalize Class EA Report

Publish Report for 30-day Public Review
Period: July 2024

Design and Construction



How to Participate

Send written comments to the project contacts at the Township and J.L. Richards & Associates Limited listed below by **July 3, 2024**.

David Holliday, C.E.T.

Director of Operations and Infrastructure
Township of Leeds and the Thousand Islands
Phone: 613-659-2415 ext. 211
Email: directoroperations@townshipleeds.on.ca

Susan Jingmiao Shi, P.Eng., M.Eng.

Associate, Senior Environmental Engineer
J.L. Richards & Associates Limited
Phone: 343-302-5406
Email: sshi@jlrichards.ca

Visit the Township website at www.leeds1000islands.ca for more updates.

**Schedule B Municipal Class Environmental Assessment for a New
Treated Water Storage Facility in the Village of Lansdowne
Phase 2 Report**

Appendix C4

Completed Screening Forms

The **purpose of the checklist** is to determine:

- if a property(ies) or project area may contain archaeological resources i.e., have archaeological potential
- it includes all areas that may be impacted by project activities, including – but not limited to:
 - the main project area
 - temporary storage
 - staging and working areas
 - temporary roads and detours

Processes covered under this checklist, such as:

- *Planning Act*
- *Environmental Assessment Act*
- *Aggregates Resources Act*
- *Ontario Heritage Act* – Standards and Guidelines for Conservation of Provincial Heritage Properties

Archaeological assessment

If you are not sure how to answer one or more of the questions on the checklist, you may want to hire a licensed consultant archaeologist (see page 4 for definitions) to undertake an archaeological assessment.

The assessment will help you:

- identify, evaluate and protect archaeological resources on your property or project area
- reduce potential delays and risks to your project

Note: By law, archaeological assessments **must** be done by a licensed consultant archaeologist. Only a licensed archaeologist can assess – or alter – an archaeological site.

What to do if you:

- **find an archaeological resource**

If you find something you think may be of archaeological value during project work, you must – by law – stop all activities immediately and contact a licensed consultant archaeologist

The archaeologist will carry out the fieldwork in compliance with the *Ontario Heritage Act* [s.48(1)].

- **unearth a burial site**

If you find a burial site containing human remains, you must immediately notify the appropriate authorities (i.e., police, coroner's office, and/or Registrar of Cemeteries) and comply with the *Funeral, Burial and Cremation Services Act*.

Other checklists

Please use a separate checklist for your project, if:

- you are seeking a Renewable Energy Approval under Ontario Regulation 359/09 – [separate checklist](#)
- your Parent Class EA document has an approved screening criteria (as referenced in Question 1)

Please refer to the Instructions pages when completing this form.

Project or Property Name

Lansdowne Schedule B Municipal Class Environmental Assessment for a New Water Storage Facility

Project or Property Location (upper and lower or single tier municipality)

Lansdowne, Ontario

Proponent Name

Township of Leeds and the Thousand Islands

Proponent Contact Information

David Holliday, Director of Operations and Infrastructure, email: directoroperations@townshipleeds.on.ca

Screening Questions

	Yes	No
1. Is there a pre-approved screening checklist, methodology or process in place?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes, please follow the pre-approved screening checklist, methodology or process.

If No, continue to Question 2.

	Yes	No
2. Has an archaeological assessment been prepared for the property (or project area) and been accepted by MTCS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes, do **not** complete the rest of the checklist. You are expected to follow the recommendations in the archaeological assessment report(s).

The proponent, property owner and/or approval authority will:

- summarize the previous assessment
- add this checklist to the project file, with the appropriate documents that demonstrate an archaeological assessment was undertaken e.g., MTCS letter stating acceptance of archaeological assessment report

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g., environmental assessment document
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

	Yes	No
3. Are there known archaeological sites on or within 300 metres of the property (or the project area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Yes	No
4. Is there Aboriginal or local knowledge of archaeological sites on or within 300 metres of the property (or project area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Yes	No
5. Is there Aboriginal knowledge or historically documented evidence of past Aboriginal use on or within 300 metres of the property (or project area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Yes	No
6. Is there a known burial site or cemetery on the property or adjacent to the property (or project area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Yes	No
7. Has the property (or project area) been recognized for its cultural heritage value?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes to any of the above questions (3 to 7), do **not** complete the checklist. Instead, you need to hire a licensed consultant archaeologist to undertake an archaeological assessment of your property or project area.

If No, continue to question 8.

	Yes	No
8. Has the entire property (or project area) been subjected to recent, extensive and intensive disturbance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes to the preceding question, do **not** complete the checklist. Instead, please keep and maintain a summary of documentation that provides evidence of the recent disturbance.

An archaeological assessment is not required.

If No, continue to question 9.

9. Are there present or past water sources within 300 metres of the property (or project area)? Yes No

If Yes, an archaeological assessment is required.

If No, continue to question 10.

10. Is there evidence of two or more of the following on the property (or project area)? Yes No

- elevated topography
- pockets of well-drained sandy soil
- distinctive land formations
- resource extraction areas
- early historic settlement
- early historic transportation routes

If Yes, an archaeological assessment is required.

If No, there is low potential for archaeological resources at the property (or project area).

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g., under the *Environmental Assessment Act*, *Planning Act* processes
- maintained by the property owner, proponent or approval authority

Instructions

Please have the following available, when requesting information related to the screening questions below:

- a clear map showing the location and boundary of the property or project area
 - large scale and small scale showing nearby township names for context purposes
- the municipal addresses of all properties within the project area
- the lot(s), concession(s), and parcel number(s) of all properties within a project area

In this context, the following definitions apply:

- **consultant archaeologist** means, as defined in Ontario regulation as an archaeologist who enters into an agreement with a client to carry out or supervise archaeological fieldwork on behalf of the client, produce reports for or on behalf of the client and provide technical advice to the client. In Ontario, these people also are required to hold a valid professional archaeological licence issued by the Ministry of Tourism, Culture and Sport.
- **proponent** means a person, agency, group or organization that carries out or proposes to carry out an undertaking or is the owner or person having charge, management or control of an undertaking.

1. Is there a pre-approved screening checklist, methodology or process in place?

An existing checklist, methodology or process may be already in place for identifying archaeological potential, including:

- one prepared and adopted by the municipality e.g., archaeological management plan
- an environmental assessment process e.g., screening checklist for municipal bridges
- one that is approved by the Ministry of Tourism, Culture and Sport under the Ontario government's [Standards & Guidelines for Conservation of Provincial Heritage Properties](#) [s. B.2.]

2. Has an archaeological assessment been prepared for the property (or project area) and been accepted by MTCS?

Respond 'yes' to this question, if all of the following are true:

- an archaeological assessment report has been prepared and is in compliance with MTCS requirements
 - a letter has been sent by MTCS to the licensed archaeologist confirming that MTCS has added the report to the Ontario Public Register of Archaeological Reports (Register)
- the report states that there are no concerns regarding impacts to archaeological sites

Otherwise, if an assessment has been completed and deemed compliant by the MTCS, and the ministry recommends further archaeological assessment work, this work will need to be completed.

For more information about archaeological assessments, contact:

- approval authority
- proponent
- consultant archaeologist
- Ministry of Tourism, Culture and Sport at archaeology@ontario.ca

3. Are there known archaeological sites on or within 300 metres of the property (or project area)?

MTCS maintains a database of archaeological sites reported to the ministry.

For more information, contact MTCS Archaeological Data Coordinator at archaeology@ontario.ca.

4. Is there Aboriginal or local knowledge of archaeological sites on or within 300 metres of the property?

Check with:

- Aboriginal communities in your area
- local municipal staff

They may have information about archaeological sites that are not included in MTCS' database.

Other sources of local knowledge may include:

- property owner
- [local heritage organizations and historical societies](#)
- local museums
- [municipal heritage committee](#)
- published local histories

5. Is there Aboriginal knowledge or historically documented evidence of past Aboriginal use on or within 300 metres of the property (or property area)?

Check with:

- Aboriginal communities in your area
- local municipal staff

Other sources of local knowledge may include:

- property owner
- [local heritage organizations and historical societies](#)
- local museums
- [municipal heritage committee](#)
- published local histories

6. Is there a known burial site or cemetery on the property or adjacent to the property (or project area)?

For more information on known cemeteries and/or burial sites, see:

- Cemeteries Regulation Unit, Ontario Ministry of Consumer Services – for [database of registered cemeteries](#)
- Ontario Genealogical Society (OGS) – to [locate records of Ontario cemeteries](#), both currently and no longer in existence; cairns, family plots and burial registers
- Canadian County Atlas Digital Project – to [locate early cemeteries](#)

In this context, ‘adjacent’ means ‘contiguous’, or as otherwise defined in a municipal official plan.

7. Has the property (or project area) been recognized for its cultural heritage value?

There is a strong chance there may be archaeological resources on your property (or immediate area) if it has been listed, designated or otherwise identified as being of cultural heritage value by:

- your municipality
- Ontario government
- Canadian government

This includes a property that is:

- designated under *Ontario Heritage Act* (the OHA), including:
 - individual designation (Part IV)
 - part of a heritage conservation district (Part V)
 - an archaeological site (Part VI)
- subject to:
 - an agreement, covenant or easement entered into under the OHA (Parts II or IV)
 - a notice of intention to designate (Part IV)
 - a heritage conservation district study area by-law (Part V) of the OHA
- listed on:
 - a municipal register or inventory of heritage properties
 - Ontario government’s list of provincial heritage properties
 - Federal government’s list of federal heritage buildings
- part of a:
 - National Historic Site
 - UNESCO World Heritage Site
- designated under:
 - *Heritage Railway Station Protection Act*
 - *Heritage Lighthouse Protection Act*
- subject of a municipal, provincial or federal commemorative or interpretive plaque.

To determine if your property or project area is covered by any of the above, see:

- Part A of the MTCS Criteria for Evaluating Potential for Built Heritage and Cultural Heritage Landscapes

Part VI – Archaeological Sites

Includes five sites designated by the Minister under Regulation 875 of the Revised Regulation of Ontario, 1990 (Archaeological Sites) and 3 marine archaeological sites prescribed under Ontario Regulation 11/06.

For more information, check [Regulation 875](#) and [Ontario Regulation 11/06](#).

8. Has the entire property (or project area) been subjected to recent extensive and intensive ground disturbance?

Recent: after-1960

Extensive: over all or most of the area

Intensive: thorough or complete disturbance

Examples of ground disturbance include:

- quarrying
- major landscaping – involving grading below topsoil
- building footprints and associated construction area
 - where the building has deep foundations or a basement
- infrastructure development such as:
 - sewer lines
 - gas lines
 - underground hydro lines
 - roads
 - any associated trenches, ditches, interchanges. **Note:** this applies only to the excavated part of the right-of-way; the remainder of the right-of-way or corridor may not have been impacted.

A ground disturbance does **not** include:

- agricultural cultivation
- gardening
- landscaping

Site visits

You can typically get this information from a site visit. In that case, please document your visit in the process (e.g., report) with:

- photographs
- maps
- detailed descriptions

If a disturbance isn't clear from a site visit or other research, you need to hire a licensed consultant archaeologist to undertake an archaeological assessment.

9. Are there present or past water bodies within 300 metres of the property (or project area)?

Water bodies are associated with past human occupations and use of the land. About 80-90% of archaeological sites are found within 300 metres of water bodies.

Present

- Water bodies:
 - primary - lakes, rivers, streams, creeks
 - secondary - springs, marshes, swamps and intermittent streams and creeks
- accessible or inaccessible shoreline, for example:
 - high bluffs
 - swamps
 - marsh fields by the edge of a lake
 - sandbars stretching into marsh

Water bodies not included:

- man-made water bodies, for example:
 - temporary channels for surface drainage
 - rock chutes and spillways
 - temporarily ponded areas that are normally farmed
 - dugout ponds
- artificial bodies of water intended for storage, treatment or recirculation of:
 - runoff from farm animal yards
 - manure storage facilities
 - sites and outdoor confinement areas

Past

Features indicating past water bodies:

- raised sand or gravel beach ridges – can indicate glacial lake shorelines
- clear dip in the land – can indicate an old river or stream
- shorelines of drained lakes or marshes
- cobble beaches

You can get information about water bodies through:

- a site visit
- aerial photographs
- 1:10,000 scale [Ontario Base Maps](#) - or [equally detailed and scaled maps](#).

10. Is there evidence of two or more of the following on the property (or project area)?

- elevated topography
- pockets of well-drained sandy soil
- distinctive land formations
- resource extraction areas
- early historic settlement
- early historic transportation routes

• **Elevated topography**

Higher ground and elevated positions - surrounded by low or level topography - often indicate past settlement and land use.

Features such as eskers, drumlins, sizeable knolls, plateaus next to lowlands, or other such features are a strong indication of archaeological potential.

Find out if your property or project area has elevated topography, through:

- site inspection
- aerial photographs
- [topographical maps](#)

• **Pockets of well-drained sandy soil, especially within areas of heavy soil or rocky ground**

Sandy, well-drained soil - in areas characterized by heavy soil or rocky ground - may indicate archaeological potential

Find out if your property or project area has sandy soil through:

- site inspection
- [soil survey reports](#)

- **Distinctive land formations**

Distinctive land formations include – but are not limited to:

- waterfalls
- rock outcrops
- rock faces
- caverns
- mounds, etc.

They were often important to past inhabitants as special or sacred places. The following sites may be present – or close to – these formations:

- burials
- structures
- offerings
- rock paintings or carvings

Find out if your property or project areas has a distinctive land formation through:

- a site visit
- aerial photographs
- 1:10,000 scale [Ontario Base Maps](#) - or [equally detailed and scaled maps](#).

- **Resource extraction areas**

The following resources were collected in these extraction areas:

- food or medicinal plants e.g., migratory routes, spawning areas, prairie
- scarce raw materials e.g., quartz, copper, ochre or outcrops of chert
- resources associated with early historic industry e.g., fur trade, logging, prospecting, mining

Aboriginal communities may hold traditional knowledge about their past use or resources in the area.

- **Early historic settlement**

Early Euro-Canadian settlement include – but are not limited to:

- early military or pioneer settlement e.g., pioneer homesteads, isolated cabins, farmstead complexes
- early wharf or dock complexes
- pioneers churches and early cemeteries

For more information, see below – under the early historic transportation routes.

- **Early historic transportation routes** - such as trails, passes, roads, railways, portage routes, canals.

For more information, see:

- historical maps and/or historical atlases
 - for information on early settlement patterns such as trails (including Aboriginal trails), monuments, structures, fences, mills, historic roads, rail corridors, canals, etc.
 - [Archives of Ontario](#) holds a large collection of historical maps and historical atlases
 - digital versions of historic atlases are available on the [Canadian County Atlas Digital Project](#)
- commemorative markers or plaques such as local, [provincial](#) or [federal](#) agencies
- [municipal heritage committee](#) or other [local heritage organizations](#)
 - for information on early historic settlements or landscape features (e.g., fences, mill races, etc.)
 - for information on commemorative markers or plaques

The **purpose of the checklist** is to determine:

- if a property(ies) or project area:
 - is a recognized heritage property
 - may be of cultural heritage value
- it includes all areas that may be impacted by project activities, including – but not limited to:
 - the main project area
 - temporary storage
 - staging and working areas
 - temporary roads and detours

Processes covered under this checklist, such as:

- *Planning Act*
- *Environmental Assessment Act*
- *Aggregates Resources Act*
- *Ontario Heritage Act* – Standards and Guidelines for Conservation of Provincial Heritage Properties

Cultural Heritage Evaluation Report (CHER)

If you are not sure how to answer one or more of the questions on the checklist, you may want to hire a qualified person(s) (see page 5 for definitions) to undertake a cultural heritage evaluation report (CHER).

The CHER will help you:

- identify, evaluate and protect cultural heritage resources on your property or project area
- reduce potential delays and risks to a project

Other checklists

Please use a separate checklist for your project, if:

- you are seeking a Renewable Energy Approval under Ontario Regulation 359/09 – [separate checklist](#)
- your Parent Class EA document has an approved screening criteria (as referenced in Question 1)

Please refer to the Instructions pages for more detailed information and when completing this form.

Project or Property Name

Lansdowne Schedule B Municipal Class Environmental Assessment for a New Water Storage Facility

Project or Property Location (upper and lower or single tier municipality)

Lansdowne, Ontario

Proponent Name

Township of Leeds and the Thousand Islands

Proponent Contact Information

David Holliday, Director of Operations and Infrastructure, email: directoroperations@townshipleeds.on.ca

Screening Questions

	Yes	No
1. Is there a pre-approved screening checklist, methodology or process in place?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes, please follow the pre-approved screening checklist, methodology or process.

If No, continue to Question 2.

Part A: Screening for known (or recognized) Cultural Heritage Value

	Yes	No
2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes, do **not** complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

	Yes	No
3. Is the property (or project area):		
a. identified, designated or otherwise protected under the <i>Ontario Heritage Act</i> as being of cultural heritage value?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. a National Historic Site (or part of)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. designated under the <i>Heritage Railway Stations Protection Act</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. designated under the <i>Heritage Lighthouse Protection Act</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has a special association with a community, person or historical event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act*, *Planning Act* processes
- maintained by the property owner, proponent or approval authority

Instructions

Please have the following available, when requesting information related to the screening questions below:

- a clear map showing the location and boundary of the property or project area
 - large scale and small scale showing nearby township names for context purposes
- the municipal addresses of all properties within the project area
- the lot(s), concession(s), and parcel number(s) of all properties within a project area

For more information, see the Ministry of Tourism, Culture and Sport's [Ontario Heritage Toolkit](#) or [Standards and Guidelines for Conservation of Provincial Heritage Properties](#).

In this context, the following definitions apply:

- **qualified person(s)** means individuals – professional engineers, architects, archaeologists, etc. – having relevant, recent experience in the conservation of cultural heritage resources.
- **proponent** means a person, agency, group or organization that carries out or proposes to carry out an undertaking or is the owner or person having charge, management or control of an undertaking.

1. Is there a pre-approved screening checklist, methodology or process in place?

An existing checklist, methodology or process may already be in place for identifying potential cultural heritage resources, including:

- one endorsed by a municipality
- an environmental assessment process e.g. screening checklist for municipal bridges
- one that is approved by the Ministry of Tourism, Culture and Sport (MTCS) under the Ontario government's [Standards & Guidelines for Conservation of Provincial Heritage Properties](#) [s.B.2.]

Part A: Screening for known (or recognized) Cultural Heritage Value

2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value?

Respond 'yes' to this question, if all of the following are true:

A property can be considered not to be of cultural heritage value if:

- a Cultural Heritage Evaluation Report (CHER) - or equivalent - has been prepared for the property with the advice of a qualified person and it has been determined not to be of cultural heritage value and/or
- the municipal heritage committee has evaluated the property for its cultural heritage value or interest and determined that the property is not of cultural heritage value or interest

A property may need to be re-evaluated, if:

- there is evidence that its heritage attributes may have changed
- new information is available
- the existing Statement of Cultural Heritage Value does not provide the information necessary to manage the property
- the evaluation took place after 2005 and did not use the criteria in Regulations 9/06 and 10/06

Note: Ontario government ministries and public bodies [prescribed under Regulation 157/10] may continue to use their existing evaluation processes, until the evaluation process required under section B.2 of the Standards & Guidelines for Conservation of Provincial Heritage Properties has been developed and approved by MTCS.

To determine if your property or project area has been evaluated, contact:

- the approval authority
- the proponent
- the Ministry of Tourism, Culture and Sport

3a. Is the property (or project area) identified, designated or otherwise protected under the *Ontario Heritage Act* as being of cultural heritage value e.g.:

- i. designated under the *Ontario Heritage Act*
 - individual designation (Part IV)
 - part of a heritage conservation district (Part V)

Individual Designation – Part IV

A property that is designated:

- by a municipal by-law as being of cultural heritage value or interest [s.29 of the *Ontario Heritage Act*]
- by order of the Minister of Tourism, Culture and Sport as being of cultural heritage value or interest of provincial significance [s.34.5]. **Note:** To date, no properties have been designated by the Minister.

Heritage Conservation District – Part V

A property or project area that is located within an area designated by a municipal by-law as a heritage conservation district [s. 41 of the *Ontario Heritage Act*].

For more information on Parts IV and V, contact:

- municipal clerk
- [Ontario Heritage Trust](#)
- local land registry office (for a title search)

ii. subject of an agreement, covenant or easement entered into under Parts II or IV of the *Ontario Heritage Act*

An agreement, covenant or easement is usually between the owner of a property and a conservation body or level of government. It is usually registered on title.

The primary purpose of the agreement is to:

- preserve, conserve, and maintain a cultural heritage resource
- prevent its destruction, demolition or loss

For more information, contact:

- [Ontario Heritage Trust](#) - for an agreement, covenant or easement [clause 10 (1) (c) of the *Ontario Heritage Act*]
- municipal clerk – for a property that is the subject of an easement or a covenant [s.37 of the *Ontario Heritage Act*]
- local land registry office (for a title search)

iii. listed on a register of heritage properties maintained by the municipality

Municipal registers are the official lists - or record - of cultural heritage properties identified as being important to the community.

Registers include:

- all properties that are designated under the *Ontario Heritage Act* (Part IV or V)
- properties that have not been formally designated, but have been identified as having cultural heritage value or interest to the community

For more information, contact:

- municipal clerk
- municipal heritage planning staff
- municipal heritage committee

iv. subject to a notice of:

- intention to designate (under Part IV of the *Ontario Heritage Act*)
- a Heritage Conservation District study area bylaw (under Part V of the *Ontario Heritage Act*)

A property that is subject to a **notice of intention to designate** as a property of cultural heritage value or interest and the notice is in accordance with:

- section 29 of the *Ontario Heritage Act*
- section 34.6 of the *Ontario Heritage Act*. **Note:** To date, the only applicable property is Meldrum Bay Inn, Manitoulin Island. [s.34.6]

An area designated by a municipal by-law made under section 40.1 of the *Ontario Heritage Act* as a **heritage conservation district study area**.

For more information, contact:

- municipal clerk – for a property that is the subject of notice of intention [s. 29 and s. 40.1]
- [Ontario Heritage Trust](#)

v. included in the Ministry of Tourism, Culture and Sport's list of provincial heritage properties

Provincial heritage properties are properties the Government of Ontario owns or controls that have cultural heritage value or interest.

The Ministry of Tourism, Culture and Sport (MTCS) maintains a list of all provincial heritage properties based on information provided by ministries and prescribed public bodies. As they are identified, MTCS adds properties to the list of provincial heritage properties.

For more information, contact the MTCS Registrar at registrar@ontario.ca.

3b. Is the property (or project area) a National Historic Site (or part of)?

National Historic Sites are properties or districts of national historic significance that are designated by the Federal Minister of the Environment, under the *Canada National Parks Act*, based on the advice of the Historic Sites and Monuments Board of Canada.

For more information, see the [National Historic Sites website](#).

3c. Is the property (or project area) designated under the *Heritage Railway Stations Protection Act*?

The *Heritage Railway Stations Protection Act* protects heritage railway stations that are owned by a railway company under federal jurisdiction. Designated railway stations that pass from federal ownership may continue to have cultural heritage value.

For more information, see the [Directory of Designated Heritage Railway Stations](#).

3d. Is the property (or project area) designated under the *Heritage Lighthouse Protection Act*?

The *Heritage Lighthouse Protection Act* helps preserve historically significant Canadian lighthouses. The Act sets up a public nomination process and includes heritage building conservation standards for lighthouses which are officially designated.

For more information, see the [Heritage Lighthouses of Canada](#) website.

3e. Is the property (or project area) identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office?

The role of the Federal Heritage Buildings Review Office (FHBRO) is to help the federal government protect the heritage buildings it owns. The policy applies to all federal government departments that administer real property, but not to federal Crown Corporations.

For more information, contact the [Federal Heritage Buildings Review Office](#).

See a [directory of all federal heritage designations](#).

3f. Is the property (or project area) located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?

A UNESCO World Heritage Site is a place listed by UNESCO as having outstanding universal value to humanity under the Convention Concerning the Protection of the World Cultural and Natural Heritage. In order to retain the status of a World Heritage Site, each site must maintain its character defining features.

Currently, the Rideau Canal is the only World Heritage Site in Ontario.

For more information, see Parks Canada – [World Heritage Site website](#).

Part B: Screening for potential Cultural Heritage Value

4a. Does the property (or project area) contain a parcel of land that has a municipal, provincial or federal commemorative or interpretive plaque?

Heritage resources are often recognized with formal plaques or markers.

Plaques are prepared by:

- municipalities
- provincial ministries or agencies
- federal ministries or agencies
- local non-government or non-profit organizations

For more information, contact:

- [municipal heritage committees](#) or local heritage organizations – for information on the location of plaques in their community
- Ontario Historical Society's [Heritage directory](#) – for a list of historical societies and heritage organizations
- Ontario Heritage Trust – for a [list of plaques](#) commemorating Ontario's history
- Historic Sites and Monuments Board of Canada – for a [list of plaques](#) commemorating Canada's history

4b. Does the property (or project area) contain a parcel of land that has or is adjacent to a known burial site and/or cemetery?

For more information on known cemeteries and/or burial sites, see:

- Cemeteries Regulations, Ontario Ministry of Consumer Services – for a [database of registered cemeteries](#)
- Ontario Genealogical Society (OGS) – to [locate records of Ontario cemeteries](#), both currently and no longer in existence; cairns, family plots and burial registers
- Canadian County Atlas Digital Project – to [locate early cemeteries](#)

In this context, adjacent means contiguous or as otherwise defined in a municipal official plan.

4c. Does the property (or project area) contain a parcel of land that is in a Canadian Heritage River watershed?

The Canadian Heritage River System is a national river conservation program that promotes, protects and enhances the best examples of Canada's river heritage.

Canadian Heritage Rivers must have, and maintain, outstanding natural, cultural and/or recreational values, and a high level of public support.

For more information, contact the [Canadian Heritage River System](#).

If you have questions regarding the boundaries of a watershed, please contact:

- your conservation authority
- municipal staff

4d. Does the property (or project area) contain a parcel of land that contains buildings or structures that are 40 or more years old?

A 40 year 'rule of thumb' is typically used to indicate the potential of a site to be of cultural heritage value. The approximate age of buildings and/or structures may be estimated based on:

- history of the development of the area
- fire insurance maps
- architectural style
- building methods

Property owners may have information on the age of any buildings or structures on their property. The municipality, local land registry office or library may also have background information on the property.

Note: 40+ year old buildings or structure do not necessarily hold cultural heritage value or interest; their age simply indicates a higher potential.

A building or structure can include:

- residential structure
- farm building or outbuilding
- industrial, commercial, or institutional building
- remnant or ruin
- engineering work such as a bridge, canal, dams, etc.

For more information on researching the age of buildings or properties, see the Ontario Heritage Tool Kit Guide [Heritage Property Evaluation](#).

Part C: Other Considerations

5a. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) is considered a landmark in the local community or contains any structures or sites that are important to defining the character of the area?

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has potential landmarks or defining structures and sites, for instance:

- buildings or landscape features accessible to the public or readily noticeable and widely known
- complexes of buildings
- monuments
- ruins

5b. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) has a special association with a community, person or historical event?

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has a special association with a community, person or event of historic interest, for instance:

- Aboriginal sacred site
- traditional-use area
- battlefield
- birthplace of an individual of importance to the community

5c. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) contains or is part of a cultural heritage landscape?

Landscapes (which may include a combination of archaeological resources, built heritage resources and landscape elements) may be of cultural heritage value or interest to a community.

For example, an Aboriginal trail, historic road or rail corridor may have been established as a key transportation or trade route and may have been important to the early settlement of an area. Parks, designed gardens or unique landforms such as waterfalls, rock faces, caverns, or mounds are areas that may have connections to a particular event, group or belief.

For more information on Questions 5.a., 5.b. and 5.c., contact:

- Elders in Aboriginal Communities or community researchers who may have information on potential cultural heritage resources. Please note that Aboriginal traditional knowledge may be considered sensitive.
- [municipal heritage committees](#) or local heritage organizations
- Ontario Historical Society's "[Heritage Directory](#)" - for a list of historical societies and heritage organizations in the province

An internet search may find helpful resources, including:

- historical maps
- historical walking tours
- municipal heritage management plans
- cultural heritage landscape studies
- municipal cultural plans

Information specific to trails may be obtained through [Ontario Trails](#).

**Schedule B Municipal Class Environmental Assessment for a New
Treated Water Storage Facility in the Village of Lansdowne
Phase 2 Report**

Appendix C5

Correspondence from Agencies
and Public Stakeholders

**Ministry of the Environment,
Conservation and Parks**

**Ministère de l'Environnement,
de la Protection de la nature
et des Parcs**

Environmental Assessment
Branch

Direction des évaluations
environnementales

1st Floor
135 St. Clair Avenue W
Toronto ON M4V 1P5
Tel.: 416 314-8001
Fax.: 416 314-8452

Rez-de-chaussée
135, avenue St. Clair Ouest
Toronto ON M4V 1P5
Tél. : 416 314-8001
Télééc. : 416 314-8452

December 14, 2022

David Holliday
Director of Operations and Infrastructure
Township of Leeds and the Thousand Islands
Email: directoroperations@townshipleeds.on.ca

BY EMAIL ONLY

Re:

**Township of Leeds and the Thousand Islands – Village of Lansdowne
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT - Schedule B
New Treated Water Storage Facility
Response to Notice of Commencement**

Dear David Holliday,

This letter is in response to the Notice of Commencement (issued December 6, 2022) for the above noted project. The Ministry of the Environment, Conservation and Parks (MECP) acknowledges that the proponent has indicated that the study is following the approved environmental planning process for a Schedule B project under the Municipal Class Environmental Assessment (Class EA).

The Township of Leeds and the Thousand Islands (the Township) has initiated a planning process to assess treated water storage solutions for the Village of Lansdowne (Village). Currently, the Village's potable water system provides water to a population of approximately 550 people. A 2022 Serviced Area Infrastructure Assessment and Growth Readiness Study identified significant growth potential in the Village over the next 20 years and beyond. As such,

the Township is considering infrastructure upgrades to ensure sufficient and reliable service for the community as it grows.

The Village's existing drinking water supply system consists of two groundwater wells, a water treatment plant, one municipal water tower (standpipe) and a dedicated distribution system.

As part of the Municipal Class Environmental Assessment process for reviewing the New Treated Water Storage Facility, public comment during the evaluation of alternative solutions will be requested. This study is being conducted according to the requirements of a Schedule B project under the Municipal Class Environmental Assessment process (October 2000, as amended in 2015). The Township is planning to conduct one public information session in Summer 2023. Notice of the session will be provided in advance. Project information will be available to the public on the Township's website, www.leeds1000islands.ca.

The **updated (February 2021)** attached "Areas of Interest" document provides guidance regarding the ministry's interests with respect to the Class EA process. Please address all areas of interest in the EA documentation at an appropriate level for the EA study. The Areas of Interest is a current and complete list and may not pertain to every project depending on scale and scope. Proponents and /or consultants are best positioned to assess the items that would be appropriately addressed in the respective ESR or project file.

Proponents who address all the applicable areas of interest can minimize potential delays to the project schedule. **Further information is provided at the end of the Areas of Interest document relating to recent changes to the Environmental Assessment Act through Bill 197, Covid-19 Economic Recovery Act 2020.**

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

The proposed project may have the potential to affect Aboriginal or treaty rights protected under Section 35 of Canada's *Constitution Act* 1982. Where the Crown's duty to consult is triggered in relation to the proposed project, **the MECP is delegating the procedural aspects of rights-based consultation to the proponent through this letter.** The Crown intends to rely on the delegated consultation process in discharging its duty to consult and maintains the right to participate in the consultation process as it sees fit.

Based on information provided to date and the Crown's preliminary assessment the proponent is required to consult with the following communities who have been identified as potentially affected by the proposed project:

- Alderville First Nation
- Curve Lake First Nation
- Hiawatha First Nation
- Mississaugas of Scugog Island First Nation

For the above Williams Treaties communities, please cc Karry Sandy McKenzie, William Treaties First Nations Process Co-ordinator, inquiries@williamstreatiesfirstnations.ca

- Mohawks of the Bay of Quinte
- Kawartha Nishnawbe

If the proponent has undertaken archeological studies and are required to undertake any work related to archeological resources, they should also include:

- Huron-Wendat

Steps that the proponent may need to take in relation to Aboriginal consultation for the proposed project are outlined in the "[Code of Practice for Consultation in Ontario's Environmental Assessment Process](#)". Additional information related to Ontario's Environmental Assessment Act is available online at: www.ontario.ca/environmentalassessments.

Please also refer to the attached document "A Proponent's Introduction to the Delegation of Procedural Aspects of consultation with Aboriginal Communities" for further information, including the MECP's expectations for EA report documentation related to consultation with communities.

The proponent must contact the Director of Environmental Assessment Branch (EABDirector@ontario.ca) under the following circumstances subsequent to initial discussions with the communities identified by the MECP:

- Aboriginal or treaty rights impacts are identified to you by the communities;
- You have reason to believe that your proposed project may adversely affect an Aboriginal or treaty right;
- Consultation with Indigenous communities or other stakeholders has reached an impasse; or
- A Section 16 Order request is expected on the basis of impacts to Aboriginal or treaty rights

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

A draft copy of the report should be sent directly to me prior to the filing of the final report, allowing a minimum of 30 days for the ministry's technical reviewers to provide comments.

Please also ensure a copy of the final notice is sent to the ministry's Eastern Region EA notification email account (eanotification.eregion@ontario.ca) after the draft report is reviewed and finalized.

Should you or any members of your project team have any questions regarding the material above, please contact me at jon.orpana@ontario.ca.

Sincerely,



Jon K. Orpana
Regional Environmental Planner – Eastern Region

Cc:

Mahmod Mahmod, Water Compliance Supervisor, Kingston District Office, MECP
Email: mahmod.mahmod@ontario.ca

Susan Jingmiao Shi, P. Eng., M.Eng.
Senior Environmental Engineer
J.L. Richards & Associates Limited
Email: sshi@jlrichards.ca

Encl. Areas of Interest

AREAS OF INTEREST (v. February 2021)

It is suggested that you check off each section after you have considered / addressed it.

Planning and Policy

- Projects located in MECP's Eastern Region. Parts of the study area may also be subject to the [Oak Ridges Moraine Conservation Plan](#) (2017), [Greenbelt Plan](#) (2017) or [Lake Simcoe Protection Plan](#) (2014). Applicable plans and the applicable policies should be identified in the report, and the proponent should describe how the proposed project adheres to the relevant policies in these plans.
- The [Provincial Policy Statement \(2020\)](#) contains policies that protect Ontario's natural heritage and water resources. Applicable policies should be referenced in the report, and the proponent should describe how the proposed project is consistent with these policies.
- In addition to the provincial planning and policy level, the report should also discuss the planning context at the municipal and federal levels, as appropriate.

Source Water Protection

The *Clean Water Act, 2006* (CWA) aims to protect existing and future sources of drinking water. To achieve this, several types of vulnerable areas have been delineated around surface water intakes and wellheads for every municipal residential drinking water system that is located in a source protection area. These vulnerable areas are known as a Wellhead Protection Areas (WHPAs) and surface water Intake Protection Zones (IPZs). Other vulnerable areas that have been delineated under the CWA include Highly Vulnerable Aquifers (HVAs), Significant Groundwater Recharge Areas (SGRAs), Event-based modelling areas (EBAs), and Issues Contributing Areas (ICAs). Source protection plans have been developed that include policies to address existing and future risks to sources of municipal drinking water within these vulnerable areas.

Projects that are subject to the Environmental Assessment Act that fall under a Class EA, or one of the Regulations, have the potential to impact sources of drinking water if they occur in designated vulnerable areas or in the vicinity of other at-risk drinking water systems (i.e. systems that are not municipal residential systems). MEA Class EA projects may include activities that, if located in a vulnerable area, could be a threat to sources of drinking water (i.e. have the potential to adversely affect the quality or quantity of drinking water sources) and the activity could therefore be subject to policies in a source protection plan. Where an activity poses a risk to drinking water, policies in the local source protection plan may impact how or where that activity is undertaken. Policies may prohibit certain activities, or they may require risk management measures for these activities. Municipal Official Plans, planning decisions,

Class EA projects (where the project includes an activity that is a threat to drinking water) and prescribed instruments must conform with policies that address significant risks to drinking water and must have regard for policies that address moderate or low risks.

- In October 2015, the MEA Parent Class EA document was amended to include reference to the Clean Water Act (Section A.2.10.6) and indicates that proponents undertaking a Municipal Class EA project must identify early in their process whether a project is or could potentially be occurring with a vulnerable area. **Given this requirement, please include a section in the report on source water protection.**
 - The proponent should identify the source protection area and should clearly document how the proximity of the project to sources of drinking water (municipal or other) and any delineated vulnerable areas was considered and assessed. Specifically, the report should discuss whether or not the project is located in a vulnerable area and provide applicable details about the area.
 - If located in a vulnerable area, proponents should document whether any project activities are prescribed drinking water threats and thus pose a risk to drinking water (this should be consulted on with the appropriate Source Protection Authority). Where an activity poses a risk to drinking water, the proponent must document and discuss in the report how the project adheres to or has regard to applicable policies in the local source protection plan. This section should then be used to inform and be reflected in other sections of the report, such as the identification of net positive/negative effects of alternatives, mitigation measures, evaluation of alternatives etc.
- While most source protection plans focused on including policies for significant drinking water threats in the WHPAs and IPZs it should be noted that even though source protection plan policies may not apply in HVAs, these are areas where aquifers are sensitive and at risk to impacts and within these areas, activities may impact the quality of sources of drinking water for systems other than municipal residential systems.
- In order to determine if this project is occurring within a vulnerable area, proponents can use this mapping tool: <http://www.applications.ene.gov.on.ca/swp/en/index.php>. Note that various layers (including WHPAs, WHPA-Q1 and WHPA-Q2, IPZs, HVAs, SGRAs, EBAs, ICAs) can be turned on through the “Map Legend” bar on the left. The mapping tool will also provide a link to the appropriate source protection plan in order to identify what policies may be applicable in the vulnerable area.
- For further information on the maps or source protection plan policies which may relate to their project, proponents must contact the appropriate source protection authority. **Please consult with the local source protection authority to discuss potential impacts on drinking water. Please document the results of that consultation within the report and include all communication documents/correspondence.**

More Information

For more information on the *Clean Water Act*, source protection areas and plans, including specific information on the vulnerable areas and drinking water threats, please refer to [Conservation Ontario's website](#) where you will also find links to the local source protection plan/assessment report.

A list of the prescribed drinking water threats can be found in [section 1.1 of Ontario Regulation 287/07](#) made under the *Clean Water Act*. In addition to prescribed drinking water threats, some source protection plans may include policies to address additional "local" threat activities, as approved by the MECP.

Climate Change

The document "[Considering Climate Change in the Environmental Assessment Process](#)" (Guide) is now a part of the Environmental Assessment program's Guides and Codes of Practice. The Guide sets out the MECP's expectation for considering climate change in the preparation, execution and documentation of environmental assessment studies and processes. The guide provides examples, approaches, resources, and references to assist proponents with consideration of climate change in EA. Proponents should review this Guide in detail.

• **The MECP expects proponents of Class EA projects to:**

1. Consider during the assessment of alternative solutions and alternative designs, the following:
 - a. the project's expected production of greenhouse gas emissions and impacts on carbon sinks (climate change mitigation); and
 - b. resilience or vulnerability of the undertaking to changing climatic conditions (climate change adaptation).
2. Include a discrete section in the report detailing how climate change was considered in the EA.

How climate change is considered can be qualitative or quantitative in nature and should be scaled to the project's level of environmental effect. In all instances, both a project's impacts on climate change (mitigation) and impacts of climate change on a project (adaptation) should be considered.

- The MECP has also prepared another guide to support provincial land use planning direction related to the completion of energy and emission plans. The "[Community Emissions Reduction Planning: A Guide for Municipalities](#)" document is designed to educate stakeholders on the municipal opportunities to reduce energy and greenhouse gas emissions, and to provide guidance on methods and techniques to incorporate

consideration of energy and greenhouse gas emissions into municipal activities of all types. We encourage you to review the Guide for information.

□ **Air Quality, Dust and Noise**

- If there are sensitive receptors in the surrounding area of this project, a quantitative air quality/odour impact assessment will be useful to evaluate alternatives, determine impacts and identify appropriate mitigation measures. The scope of the assessment can be determined based on the potential effects of the proposed alternatives, and typically includes source and receptor characterization and a quantification of local air quality impacts on the sensitive receptors and the environment in the study area. The assessment will compare to all applicable standards or guidelines for all contaminants of concern. **Please contact this office for further consultation on the level of Air Quality Impact Assessment required for this project if not already advised.**
- If a quantitative Air Quality Impact Assessment is not required for the project, the MECP expects that the report contain a qualitative assessment which includes:
 - A discussion of local air quality including existing activities/sources that significantly impact local air quality and how the project may impact existing conditions;
 - A discussion of the nearby sensitive receptors and the project's potential air quality impacts on present and future sensitive receptors;
 - A discussion of local air quality impacts that could arise from this project during both construction and operation; and
 - A discussion of potential mitigation measures.
- As a common practice, "air quality" should be used as an evaluation criterion for all road projects.
- Dust and noise control measures should be addressed and included in the construction plans to ensure that nearby residential and other sensitive land uses within the study area are not adversely affected during construction activities.
- The MECP recommends that non-chloride dust-suppressants be applied. For a comprehensive list of fugitive dust prevention and control measures that could be applied, refer to [Cheminfo Services Inc. Best Practices for the Reduction of Air Emissions from Construction and Demolition Activities](#) report prepared for Environment Canada. March 2005.
- The report should consider the potential impacts of increased noise levels during the operation of the completed project. The proponent should explore all potential measures to mitigate significant noise impacts during the assessment of alternatives.

□ **Ecosystem Protection and Restoration**

- Any impacts to ecosystem form and function must be avoided where possible. The report should describe any proposed mitigation measures and how project planning will protect and enhance the local ecosystem.
- Natural heritage and hydrologic features should be identified and described in detail to assess potential impacts and to develop appropriate mitigation measures. The following sensitive environmental features may be located within or adjacent to the study area:
 - Key Natural Heritage Features: Habitat of endangered species and threatened species, fish habitat, wetlands, areas of natural and scientific interest (ANSIs), significant valleylands, significant woodlands; significant wildlife habitat (including habitat of special concern species); sand barrens, savannahs, and tallgrass prairies; and alvars.
 - Key Hydrologic Features: Permanent streams, intermittent streams, inland lakes and their littoral zones, seepage areas and springs, and wetlands.
 - Other natural heritage features and areas such as: vegetation communities, rare species of flora or fauna, Environmentally Sensitive Areas, Environmentally Sensitive Policy Areas, federal and provincial parks and conservation reserves, Greenland systems etc.

We recommend consulting with the Ministry of Natural Resources and Forestry (MNRF), Fisheries and Oceans Canada (DFO) and your local conservation authority to determine if special measures or additional studies will be necessary to preserve and protect these sensitive features. In addition, you may consider the provisions of the Rouge Park Management Plan if applicable.

□ **Species at Risk**

- The Ministry of the Environment, Conservation and Parks has now assumed responsibility of Ontario's Species at Risk program. Information, standards, guidelines, reference materials and technical resources to assist you are found at <https://www.ontario.ca/page/species-risk>.
- The Client's Guide to Preliminary Screening for Species at Risk (Draft May 2019) has been attached to the covering email for your reference and use. Please review this document for next steps.
- For any questions related to subsequent permit requirements / considerations for SAR, please contact SAROntario@ontario.ca.

□ **Surface Water**

- The report must include enough information to demonstrate that there will be no negative impacts on the natural features or ecological functions of any watercourses within the study area. Measures should be included in the planning and design process to ensure that any impacts to watercourses from construction or operational activities (e.g. spills, erosion, pollution) are mitigated as part of the proposed undertaking.
- Additional stormwater runoff from new pavement can impact receiving watercourses and flood conditions. Quality and quantity control measures to treat stormwater runoff should be considered for all new impervious areas and, where possible, existing surfaces. The ministry's [Stormwater Management Planning and Design Manual \(2003\)](#) should be referenced in the report and utilized when designing stormwater control methods. **A Stormwater Management Plan should be prepared as part of the Class EA process** that includes:
 - Strategies to address potential water quantity and erosion impacts related to stormwater draining into streams or other sensitive environmental features, and to ensure that adequate (enhanced) water quality is maintained
 - Watershed information, drainage conditions, and other relevant background information
 - Future drainage conditions, stormwater management options, information on erosion and sediment control during construction, and other details of the proposed works
 - Information on maintenance and monitoring commitments.
- Ontario Regulation 60/08 under the *Ontario Water Resources Act* (OWRA) applies to the Lake Simcoe Basin, which encompasses Lake Simcoe and the lands from which surface water drains into Lake Simcoe. If the proposed sewage treatment plant is listed in Table 1 of the regulation, the report should describe how the proposed project and its mitigation measures are consistent with the requirements of this regulation and the OWRA.
- Any potential approval requirements for surface water taking or discharge should be identified in the report. A Permit to Take Water (PTTW) under the OWRA will be required for any water takings that exceed 50,000 L/day, except for certain water taking activities that have been prescribed by the Water Taking EASR Regulation – *O. Reg. 63/16*. These prescribed water-taking activities require registration in the EASR instead of a PTTW. Please review the [Water Taking User Guide for EASR](#) for more information. Additionally, an

Environmental Compliance Approval under the OWRA is required for municipal stormwater management works.

Groundwater

- The status of, and potential impacts to any well water supplies should be addressed. If the project involves groundwater takings or changes to drainage patterns, the quantity and quality of groundwater may be affected due to drawdown effects or the redirection of existing contamination flows. In addition, project activities may infringe on existing wells such that they must be reconstructed or sealed and abandoned. Appropriate information to define existing groundwater conditions should be included in the report.
- If the potential construction or decommissioning of water wells is identified as an issue, the report should refer to Ontario Regulation 903, Wells, under the OWRA.
- Potential impacts to groundwater-dependent natural features should be addressed. Any changes to groundwater flow or quality from groundwater taking may interfere with the ecological processes of streams, wetlands or other surficial features. In addition, discharging contaminated or high volumes of groundwater to these features may have direct impacts on their function. Any potential effects should be identified, and appropriate mitigation measures should be recommended. The level of detail required will be dependent on the significance of the potential impacts.
- Any potential approval requirements for groundwater taking or discharge should be identified in the report. A Permit to Take Water (PTTW) under the OWRA will be required for any water takings that exceed 50,000 L/day, with the exception of certain water taking activities that have been prescribed by the Water Taking EASR Regulation – *O. Reg. 63/16*. These prescribed water-taking activities require registration in the EASR instead of a PTTW. Please review the [Water Taking User Guide for EASR](#) for more information.
- Consultation with the railroad authorities is necessary wherever there is a plan to use construction dewatering in the vicinity of railroad lines or where the zone of influence of the construction dewatering potentially intercepts railroad lines.

Excess Materials Management

- In December 2019, MECP released a new regulation under the Environmental Protection Act, titled “On-Site and Excess Soil Management” (O. Reg. 406/19) to support improved management of excess construction soil. This regulation is a key step to support proper management of excess soils, ensuring valuable resources don’t go to waste and to provide clear rules on managing and reusing excess soil. New risk-based standards referenced by

this regulation help to facilitate local beneficial reuse which in turn will reduce greenhouse gas emissions from soil transportation, while ensuring strong protection of human health and the environment. The new regulation is being phased in over time, with the first phase in effect on January 1, 2021. For more information, please visit <https://www.ontario.ca/page/handling-excess-soil>.

- The report should reference that activities involving the management of excess soil should be completed in accordance with O. Reg. 406/19 and the MECP's current guidance document titled "[Management of Excess Soil – A Guide for Best Management Practices](#)" (2014).
- All waste generated during construction must be disposed of in accordance with ministry requirements

Contaminated Sites

- Any current or historical waste disposal sites should be identified in the report. The status of these sites should be determined to confirm whether approval pursuant to Section 46 of the EPA may be required for land uses on former disposal sites. We recommend referring to the [MECP's D-4 guideline](#) for land use considerations near landfills and dumps.
 - Resources available may include regional/local municipal official plans and data; provincial data on [large landfill sites](#) and [small landfill sites](#); Environmental Compliance Approval information for waste disposal sites on [Access Environment](#).
- Other known contaminated sites (local, provincial, federal) in the study area should also be identified in the report (Note – information on federal contaminated sites is found on the Government of Canada's [website](#)).
- The location of any underground storage tanks should be investigated in the report. Measures should be identified to ensure the integrity of these tanks and to ensure an appropriate response in the event of a spill. The ministry's Spills Action Centre must be contacted in such an event.
- Since the removal or movement of soils may be required, appropriate tests to determine contaminant levels from previous land uses or dumping should be undertaken. If the soils are contaminated, you must determine how and where they are to be disposed of, consistent with *Part XV.1 of the Environmental Protection Act* (EPA) and Ontario Regulation 153/04, Records of Site Condition, which details the new requirements related to site assessment and clean up. Please contact the appropriate MECP District Office for further consultation if contaminated sites are present.

□ **Servicing, Utilities and Facilities**

- The report should identify any above or underground utilities in the study area such as transmission lines, telephone/internet, oil/gas etc. The owners should be consulted to discuss impacts to this infrastructure, including potential spills.
- The report should identify any servicing infrastructure in the study area such as wastewater, water, stormwater that may potentially be impacted by the project.
- Any facility that releases emissions to the atmosphere, discharges contaminants to ground or surface water, provides potable water supplies, or stores, transports or disposes of waste must have an Environmental Compliance Approval (ECA) before it can operate lawfully. Please consult with MECP's Environmental Permissions Branch to determine whether a new or amended ECA will be required for any proposed infrastructure.
- We recommend referring to the ministry's [environmental land use planning guides](#) to ensure that any potential land use conflicts are considered when planning for any infrastructure or facilities related to wastewater, pipelines, landfills or industrial uses.

□ **Mitigation and Monitoring**

- Contractors must be made aware of all environmental considerations so that all environmental standards and commitments for both construction and operation are met. Mitigation measures should be clearly referenced in the report and regularly monitored during the construction stage of the project. In addition, we encourage proponents to conduct post-construction monitoring to ensure all mitigation measures have been effective and are functioning properly.
- Design and construction reports and plans should be based on a best management approach that centres on the prevention of impacts, protection of the existing environment, and opportunities for rehabilitation and enhancement of any impacted areas.
- The proponent's construction and post-construction monitoring plans must be documented in the report, as outlined in Section A.2.5 and A.4.1 of the MEA Class EA parent document.

□ Consultation

- The report must demonstrate how the consultation provisions of the Class EA have been fulfilled, including documentation of all stakeholder consultation efforts undertaken during the planning process. This includes a discussion in the report that identifies concerns that were raised and **describes how they have been addressed by the proponent** throughout the planning process. The report should also include copies of comments submitted on the project by interested stakeholders, and the proponent's responses to these comments (as directed by the Class EA to include full documentation).
- Please include the full stakeholder distribution/consultation list in the documentation.

□ Class EA Process

- If this project is a Master Plan: there are several different approaches that can be used to conduct a Master Plan, examples of which are outlined in Appendix 4 of the Class EA. **The Master Plan should clearly indicate the selected approach for conducting the plan**, by identifying whether the levels of assessment, consultation and documentation are sufficient to fulfill the requirements for Schedule B or C projects. Please note that any Schedule B or C projects identified in the plan would be subject to Part II Order Requests under the Environmental Assessment Act, although the plan itself would not be. **Please include a description of the approach being undertaken (use Appendix 4 as a reference).**
- If this project is a Master Plan: Any identified projects should also include information on the MCEA schedule associated with the project.
- The report should provide clear and complete documentation of the planning process in order to allow for transparency in decision-making.
- The Class EA requires the consideration of the effects of each alternative on all aspects of the environment (including planning, natural, social, cultural, economic, technical). The report should include a level of detail (e.g. hydrogeological investigations, terrestrial and aquatic assessments, cultural heritage assessments) such that all potential impacts can be identified, and appropriate mitigation measures can be developed. Any supporting studies conducted during the Class EA process should be referenced and included as part of the report.
- Please include in the report a list of all subsequent permits or approvals that may be required for the implementation of the preferred alternative, including but not limited to, MECP's PTTW, EASR Registrations and ECAs, conservation authority permits, species at risk permits, MTO permits and approvals under the *Impact Assessment Act*, 2019.

- Ministry guidelines and other information related to the issues above are available at <http://www.ontario.ca/environment-and-energy/environment-and-energy>. We encourage you to review all the available guides and to reference any relevant information in the report.

Amendments to the EAA through the Covid-19 Economic Recovery Act, 2020

Once the EA Report is finalized, the proponent must issue a Notice of Completion providing a minimum 30-day period during which documentation may be reviewed and comment and input can be submitted to the proponent. The Notice of Completion must be sent to the appropriate MECP Regional Office email address (for projects in MECP Eastern Region, the email is eanotification.eregion@ontario.ca).

The public has the ability to request a higher level of assessment on a project if they are concerned about potential adverse impacts to constitutionally protected Aboriginal and treaty rights. In addition, the Minister may issue an order on his or her own initiative within a specified time period. The Director (of the Environmental Assessment Branch) will issue a Notice of Proposed Order to the proponent if the Minister is considering an order for the project within 30 days after the conclusion of the comment period on the Notice of Completion. At this time, the Director may request additional information from the proponent. Once the requested information has been received, the Minister will have 30 days within which to make a decision or impose conditions on your project.

Therefore, the proponent cannot proceed with the project until at least 30 days after the end of the comment period provided for in the Notice of Completion. Further, the proponent may not proceed after this time if:

- a Section 16 Order request has been submitted to the ministry regarding potential adverse impacts to constitutionally protected Aboriginal and treaty rights, or
- the Director has issued a Notice of Proposed order regarding the project.

Please ensure that the Notice of Completion advises that outstanding concerns are to be directed to the proponent for a response, and that in the event there are outstanding concerns regarding potential adverse impacts to constitutionally protected Aboriginal and treaty rights, Section 16 Order requests on those matters should be addressed in writing to:

Minister
Ministry of Environment, Conservation and Parks
777 Bay Street, 5th Floor
Toronto ON M7A 2J3
minister.mecp@ontario.ca

and

Director, Environmental Assessment Branch
Ministry of Environment, Conservation and Parks
135 St. Clair Ave. W, 1st Floor
Toronto ON, M4V 1P5
EABDirector@ontario.ca

New Requirements for Municipal Drinking Water System Owners – August 2018

A new regulation under the *Safe Drinking Water Act*, took effect July 1, 2018. This regulation applies in source protection areas identified under the *Clean Water Act* and ensures that municipal residential drinking water sources are protected *before* drinking water can be provided to the public.

The regulation applies where:

- a new municipal residential drinking water system is being located within a source protection area, or
- changes are being made to an existing municipal residential drinking water system located in a source protection area that results in:
 - the establishment of a new groundwater well
 - deepening an existing well
 - increasing the capacity at an existing well
 - the establishment of a new surface water intake
 - moving an existing intake

What are my responsibilities?

As a municipal drinking water system owner it is your responsibility under the new regulation to ensure that vulnerable areas are identified so that your drinking water systems continue to be protected under the *Clean Water Act*. You may be required to provide new vulnerable areas or amend existing vulnerable areas, as well as provide vulnerability scores within these areas.

Aim to do this early, for instance, during the Class Environmental Assessment project, so that consultation with businesses and landowners can include information about source protection plan implications. Meeting the requirements of the new regulation during these early planning stages will help you avoid delays in receiving your drinking water works permit or permit amendment.

You may want to include this work in the scope of work for an organization you've contracted to assist with the Class Environmental Assessment. You can explore other options for undertaking this work with your local source protection authority who can also help you understand your obligations if needed.

What you need to do:

- Discuss your project with your local source protection authority as soon as possible to determine whether the regulation applies and to determine what will need to be submitted to the authority before you can apply for a drinking water works permit.
- Undertake the work necessary to identify vulnerable areas and identify where activities can pose a risk to drinking water in accordance with the *Clean Water Act*.
- Notify the local source protection authority in writing of your intention to apply for a permit, and provide them with the necessary work. The source protection authority will provide a written confirmation notice back to you that you will need to include when you are submitting an application for a new or amended drinking water works permit.

The confirmation notice will:

- include a statement that the source protection authority is satisfied that the necessary work is complete
- identify any amendments that are necessary to the source protection plan
- indicate when the source protection authority will be able to propose amendments to the source protection plan, and
- identify if any of the amendments have already been made.

The *Clean Water Act*, General Regulation, establishes the content of the notice. For more information, visit www.ontario.ca/laws/regulation/070287.

What happens after I get my confirmation notice?

Once the source protection authority receives your information and issues their notice, they will move forward with an update to your local source protection plan. This is an important step as the new regulation also requires that the drinking water works permit or license include a condition that prevents the supply of drinking water to users of the new or expanding system until any necessary amendments to the source protection plan have been approved. This means that if you don't leave enough time for the source protection plan to be updated, you won't be able to provide water to the public through this new or amended system until that update is complete.

Therefore, it's important you connect with your local source protection authority early and coordinate your work so that the source protection plan can be updated before you are ready to provide water to the public.

Exemptions

The new regulation does not apply in the following emergency situations:

- where an application for a drinking water works permit is being made to address an immediate drinking water health hazard; or,
- a Declaration Order has been issued under the *Environmental Assessment Act*.

Accordingly, there may be situations in which source protection plans would be required to be amended after a new system or system changes are made and brought into service. In this case, plan amendments should be made as soon as reasonably possible.

Resources

The new regulation can be accessed: www.ontario.ca/laws/regulation/r18205

Further information on Ontario's Drinking Water Source Protection program can be found: www.ontario.ca/page/source-protection

For additional information about the new regulation or the drinking water works permit application process, please contact the Approvals & Licensing section in the Environmental Assessment and Permissions Branch of the Ministry of the Environment, Conservation and Parks at:

Local: 416-314-4300

Toll Free: 1-888-999-1305

E-Mail: MDWLP@Ontario.ca

**Ministry of Citizenship
and Multiculturalism**

Heritage Planning Unit
Heritage Branch
Citizenship, Inclusion and
Heritage Division
5th Flr, 400 University Ave
Tel.: 613.242.3743

**Ministère des Affaires civiques
et du Multiculturalisme**

Unité de la planification relative au
patrimoine
Direction du patrimoine
Division des affaires civiques, de
l'inclusion et du patrimoine
Tél.: 613.242.3743



December 19, 2022

VIA EMAIL ONLY

Susan Jingmiao Shi, P.Eng., M.Eng.
Senior Environmental Engineer
J.L. Richards & Associates Limited
203-863 Princess Street
Kingston, ON K7L 5N4
sshi@jlrichards.ca

MCM File : 0018345
Proponent : Township of Leeds and the Thousand Islands
Subject : Type of EA – Schedule B - Notice of Project Initiation
Project : New Treated Water Storage Facility
Location : Township of Leeds and the Thousand Islands, Village of Lansdowne

Dear Susan Jingmiao:

Thank you for providing us with the Notice of Project Initiation for the above-referenced project.

Please note that the responsibility for administration of the *Ontario Heritage Act* and matters related to cultural heritage recently transferred from the Ministry of Tourism, Culture and Sport (MTCS) to the Ministry of Citizenship and Multiculturalism (MCM). Individual staff roles and contact information remain unchanged. Please continue to send any notices, report and/or documentation to both Karla Barboza and myself.

MCM's interest in this Environmental Assessment (EA) project relates to its mandate of conserving Ontario's cultural heritage.

Under the EA process, the proponent is required to determine a project's potential impact on known (previously recognized) and potential cultural heritage resources.

Project Summary

The Township of Leeds and the Thousand Islands has initiated a planning process to assess treated water storage solutions for the Village of Lansdowne. This study is being conducted according to the requirements of a Schedule B project under the Municipal Class Environmental Assessment process (October 2000, as amended in 2015).

Identifying Cultural Heritage Resources

While some cultural heritage resources may have already been formally identified, others may be identified through screening and evaluation.

Archaeological Resources

This EA project may impact archaeological resources and should be screened using the Ministry's [Criteria for Evaluating Archaeological Potential](#) and [Criteria for Evaluating Marine Archaeological Potential](#) to determine if an archaeological assessment is needed. MCM archaeological sites data are available at archaeology@ontario.ca.

If the EA project area exhibits archaeological potential, then an archaeological assessment (AA) shall be undertaken by an archaeologist licenced under the *Ontario Heritage Act (OHA)*, who is responsible for submitting the report directly to MCM for review.

Built Heritage Resources and Cultural Heritage Landscapes

A Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment will be undertaken for the entire study area during the planning phase and will be summarized in the EA Report. This study will:

1. Describe the existing baseline cultural heritage conditions within the study area by identifying all known or potential built heritage resources and cultural heritage landscapes, including a historical summary of the study area. The Ministry has developed screening criteria that may assist with this exercise: [Criteria for Evaluating for Potential Built Heritage Resources and Cultural Heritage Landscapes](#).
2. Identify preliminary potential project-specific impacts on the known and potential built heritage resources and cultural heritage landscapes that have been identified. The report should include a description of the anticipated impact to each known or potential built heritage resource or cultural heritage landscape that has been identified.
3. Recommend measures to avoid or mitigate potential negative impacts to known or potential built heritage resources and cultural heritage landscapes. The proposed mitigation measures are to inform the next steps of project planning and design.

Given that this project covers a large study area, MCM recommends that the Cultural Heritage Report is carried out so that step 1 described above is undertaken early in the planning process. Then, steps 2 and 3 can be undertaken once the preferred alternatives have been selected.

Cultural Heritage Reports will be undertaken by a qualified person who has expertise, recent experience, and knowledge relevant to the type of cultural heritage resources being considered and the nature of the activity being proposed.

Community input should be sought to identify locally recognized and potential cultural heritage resources. Sources include, but are not limited to, municipal heritage committees, historical societies and other local heritage organizations.

Cultural heritage resources are often of critical importance to Indigenous communities. Indigenous communities may have knowledge that can contribute to the identification of cultural heritage resources, and we suggest that any engagement with Indigenous communities includes a discussion about known or potential cultural heritage resources that are of value to them.

Environmental Assessment Reporting

All technical cultural heritage studies and their recommendations are to be addressed and incorporated into EA projects. Please advise MCM whether any technical cultural heritage studies will be completed for this EA project, and provide them to MCM before issuing a Notice of Completion or commencing any work on the site. If screening has identified no known or potential cultural heritage resources, or no impacts to these resources, please include the completed checklists and supporting documentation in the EA report or file.

Thank you for consulting MCM on this project and please continue to do so throughout the EA process. If you have any questions or require clarification, please do not hesitate to contact me.

Sincerely,

Joseph Harvey
Heritage Planner
Heritage Planning Unit
joseph.harvey@Ontario.ca

Copied to: David Holliday, Director of Operations and Infrastructure, Township of Leeds and the Thousand Islands
Ahrani Gnananayakan, Civil Engineering Intern, J.L. Richards & Associates Limited

It is the sole responsibility of proponents to ensure that any information and documentation submitted as part of their EA report or file is accurate. The Ministry of Citizenship and Multiculturalism (MCM) makes no representation or warranty as to the completeness, accuracy or quality of the any checklists, reports or supporting documentation submitted as part of the EA process, and in no way shall MCM be liable for any harm, damages, costs, expenses, losses, claims or actions that may result if any checklists, reports or supporting documents are discovered to be inaccurate, incomplete, misleading or fraudulent.

Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48(1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out an archaeological assessment, in compliance with Section 48(1) of the *Ontario Heritage Act*.

The *Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33* requires that any person discovering human remains must cease all activities immediately and notify the police or coroner. If the coroner does not suspect foul play in the disposition of the remains, in accordance with *Ontario Regulation 30/11* the coroner shall notify the Registrar, Ontario Ministry of Public and Business Service Delivery, which administers provisions of that Act related to burial sites. In situations where human remains are associated with archaeological resources, the Ministry of Citizenship and Multiculturalism should also be notified (at archaeology@ontario.ca) to ensure that the archaeological site is not subject to unlicensed alterations which would be a contravention of the *Ontario Heritage Act*.

2623174 Ontario Inc.
O/A Upper Canada Properties
133 Manitou Drive, Suite A
Kitchener, ON
N2C 1L4

January 18, 2023

Susan Jingmiao Shi, P.Eng., M.Eng.
Senior Environmental Engineer
J.L. Richards & Associates Limited
203-863 Princess Street
Kingston, ON K7L 5N4
Sent via Email: sshi@jlrichards.ca

RE: NEW TREATED WATER STORAGE FACILITY

Dear Ms. Shi,

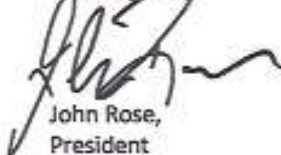
Please accept this letter as formal notice that our above noted company, as a local landowner, wishes to be notified of ongoing meetings, communications and developments concerning the the Township's effort to plan for treated water solutions for the village of Lansdowne. Furthermore, we strongly support the Townships efforts to consider the opportunity for growth and development for the next 20 years and beyond.

As a landowner that currently owns 72 acres of land somewhat south of the village, and behind the residences and commercial properties along Prince Street, and north of County Road 2, we are actively interested in working with the Township to help facilitate the growth of the area over the next many years.

Having had productive, yet very early discussions with Township staff, we are eager to be a part of the plans and to work collectively with the stakeholders for the future of the Village. For that reason, we look forward to participating in your activities as you determine the best needs of the residents, now and in the future.

Should you have any comments, questions, or concerns, please don't hesitate to contact either of us listed below.

Kind Regards



John Rose,
President
519.591.4941



Derek Good
Property and Land Development Manager
519.658.3885

From: Susan Jingmiao Shi
Sent: January 5, 2023 10:27 AM
To: [REDACTED]; directoroperations@townshipleeds.on.ca
Cc: Ahrani Gnananayakan
Subject: RE: New Treated water storage facility

Hello [REDACTED]

This is to confirm that we have received your email. Your comments are very important to this project.

We will be collecting public and stakeholder agency inputs over the course of the project. You will be hearing from us again in Summer 2023 for a Public Information Centre.

Please don't hesitate to reach out to myself and David Holliday if you have additional comments/questions in the meantime.

Have a great day!

From: [REDACTED]
Sent: Monday, December 26, 2022 12:16 PM
To: Susan Jingmiao Shi <sshi@jlrichards.ca>; directoroperations@townshipleeds.on.ca
Subject: Fwd: New Treated water storage facility

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Also the email address you provided for J L Richards on the public notice is an incorrect address.

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: December 26, 2022 at 12:05:23 PM EST
To: sshi@jlrcahrs.ca, directoroperations@townshipleeds.on.ca
Subject: New Treated water storage facility

Hello

I'm just sending my comments for the new treated water storage facility project.

The village already has extremely high rates for water/sewage bills. Who will absorb the cost for this project? A lot of people can't afford their bills increasing. Especially with the struggles of the pandemic and looming recession. Maybe that's something the casino

money should have been spent on? The water tower was just painted, was that a waste of money if a new storage is needed? Why do we pay so much when the quality of water is low. There is lime or calcium in the water after it is treated that ruins appliances, clogs pipes, stains and damages faucets. I love living In the village but don't think this project or growth is in its best interest.

Thank you

████████████████████

Sent from my iPhone

From: Susan Jingmiao Shi
Sent: January 5, 2023 10:25 AM
To: [REDACTED] directoroperations@townshipleeds.on.ca
Cc: Ahrani Gnananayakan
Subject: RE: New Treated Water Storage Facility

Hello [REDACTED]

This is to confirm that we have received your email. Your comments are very important to this project.

We will be collecting public and stakeholder agency inputs over the course of the project. You will be hearing from us again in Summer 2023 for a Public Information Centre.

Please don't hesitate to reach out to myself and David Holliday if you have additional comments/questions in the meantime.

Have a great day!

From: [REDACTED]
Sent: Wednesday, December 21, 2022 3:26 PM
To: directoroperations@townshipleeds.on.ca; Susan Jingmiao Shi <sshi@jlrichards.ca>
Subject: New Treated Water Storage Facility

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Hi there,

I received a Notice of Project Initiation for a new water storage facility in Lansdowne. It mentions that the Service Area Infrastructure Assessment and Growth Readiness Study identified significant growth potential for the village over the next 20 years.

I have been living in the township for 15 years and in the village for the past 11 of those years. I can count on one hand the number of new houses that have been built in the village in the past 15 years. There have been a few promises of developments in the past few years but none of them have come to fruition. The latest one proposes to almost double the size of Lansdowne.

I hope the current planning is not projecting the growth based on the recent development proposal. It is highly unlikely that the village growth rate will exceed 5 to 10% over the next 20 years as it hasn't grown in the last 15.

I fear that over estimating the growth rate of the village will leave the existing ratepayers on the hook for a water system that is even more over capacity than the existing one. Our water/sewer bills are already extremely high due to not having enough ratepayers sharing the costs.

Sincerely,

██████████