

**Schedule “C” Municipal
Class Environmental
Assessment for the
Lakeport Beach
Development**

**Online Public Information Centre #2
July 21st, 2022**



Indigenous Land Acknowledgement

We respectfully acknowledge that Northumberland County is located on the Mississauga Anishinaabek territory and is the traditional territory of the Mississauga.

In times of great change, we recognize more than ever the importance of honouring Indigenous history and culture and are committed to moving forward in the spirit of reconciliation, respect and good health with all First Nations, Métis, and Inuit people.

As an organization and as individuals, we look forward to continuing to learn how we can be better treaty partners.

Due to the COVID-19 pandemic, this public meeting is being held virtually via Zoom

Presentation Etiquette:

- Be patient: virtual meetings don't always run as smoothly as planned.
- Be respectful: discriminatory, prejudicial or hateful comments and questions will not be tolerated, and you will be removed from the meeting.

The comment period for this meeting is from July 21 – August 10, 2022.

For ongoing updates, please visit the project website at <https://lakeportbeach.ca/environmental-assessment>. If you have any questions or wish to be added to the mailing list, please contact:

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Agenda

1. Lakeport Beach EA Study Purpose Recap and Updated Schedule
2. Review of the Site
3. Summary of Feedback Received at PIC #1
4. Overview of Existing Environmental Conditions
5. Alternative Planning Solutions
6. Evaluation of Planning Solutions
7. Next Steps

Municipal Class EA Process



What is the Municipal Class Environmental Assessment (MCEA) Process?

The Lakeport Beach EA Study is being completed consistent with the MCEA process. Phases 1 to 4 of the process will be completed.

SCHEDULE



Study Purpose



Study Purpose Recap

Landlab has retained WSP Canada Inc. to undertake a Schedule 'C' Municipal Class Environmental Assessment (MCEA) Study to accommodate the design of a complete residential waterfront community approximately 2km west of Lakeport. This study includes the following components:

1. Construction of a new sewage system and treatment plant;
2. Construction of a new water system and treatment plant;
3. Construction of a new stormwater retention/detention facility of infiltration system for the purpose of stormwater quality control; and
4. Construction of new roads or other linear paved facilities.

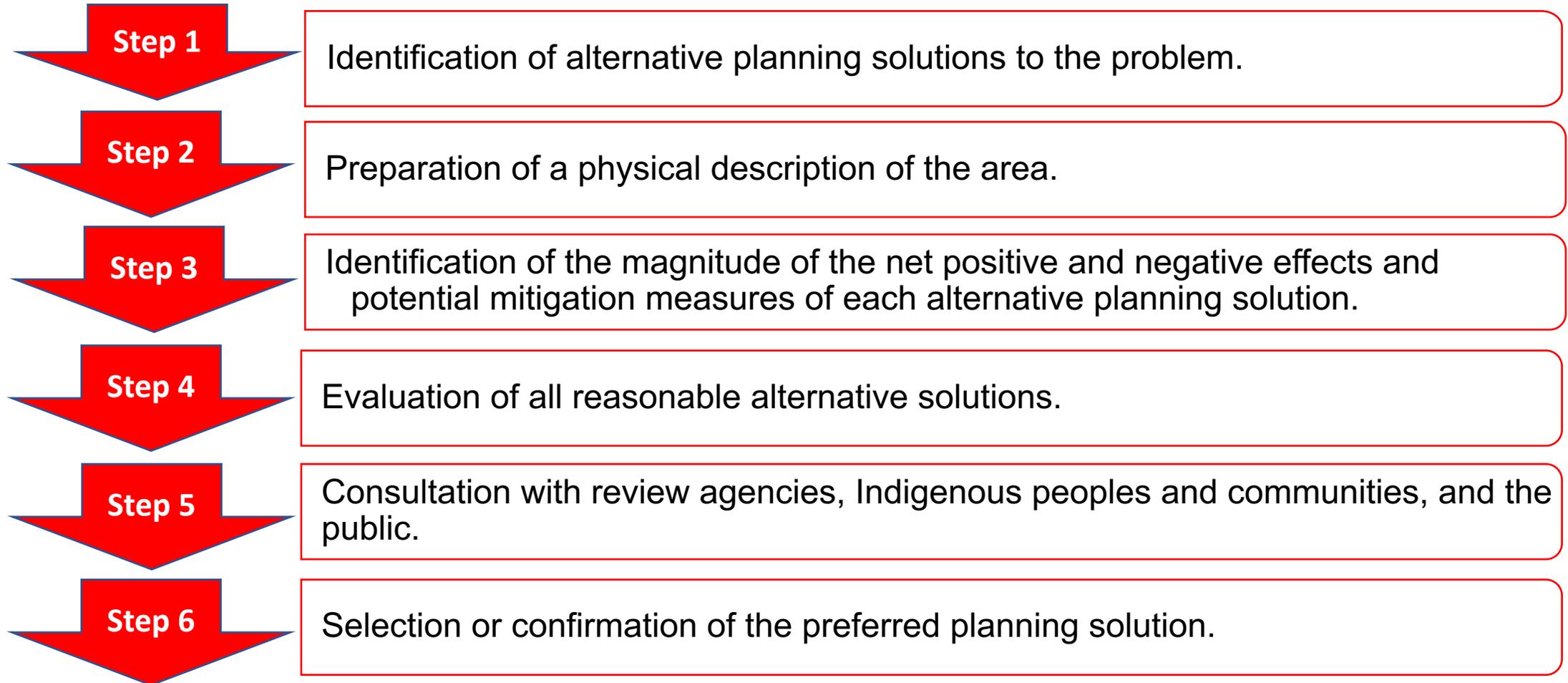
This project will be a key component in completing the proposed development, which consists of up to 800 residential units.

Phase 1: Problems and Opportunities Statement

Given the rural setting of the area, there is currently no servicing in the project study area to support the proposed Lakeport Beach Development. The proposed development will require municipal water servicing, sewage servicing, and stormwater quality control to successfully complete the community. An options analysis will be conducted to determine the preferred options for servicing the site.

The construction of new roads within the proposed development will also be required for the movement of people. These roads will service the community and provide a means of emergency access.

Phase 2 - Alternative Planning Solutions

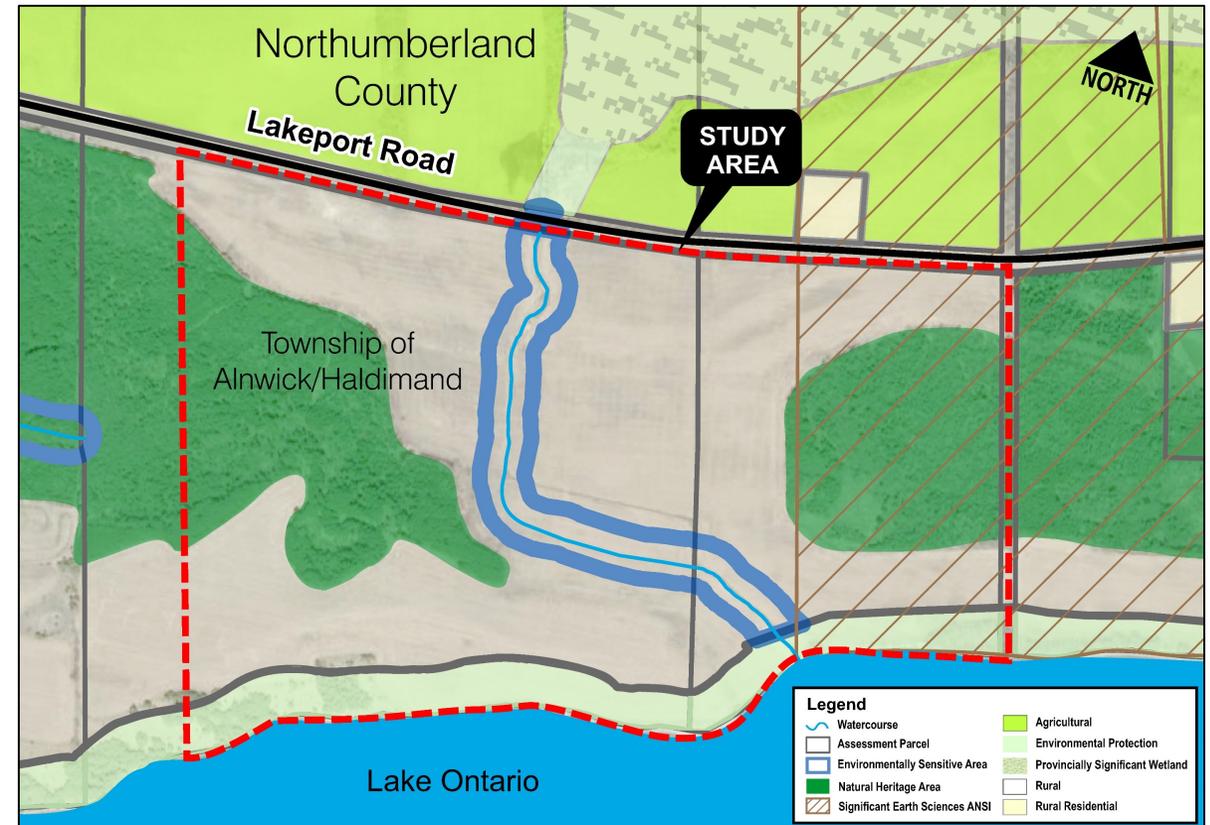


Review of Site



Study Area Overview

- The Study Area is located on 190 acres of vacant land fronting on Lake Ontario.
- The proposed development will serve as a destination within the GTA as well as a satellite community supporting Colborne.
- The study area includes 8 hectares of agricultural field surrounding a woodlot within, of which 2 hectares are included in the study area limits.



PIC #1 Summary of Feedback



PIC #1 Summary of Feedback

Public Information Centre (PIC) #1 was held virtually on March 31st, 2022. The purpose of PIC #1 was to:

- Outline the Lakeport EA study purpose, study area, and draft problems and opportunities statement.
- Present an overview of the Project site and location within the Alnwick/Haldimand Township.
- Provide a summary of environmental studies.
- Foster public and stakeholder engagement.
- Elicit input on the presented materials.

Please visit the following link for the PIC #1 presentation slides and recording:

<https://lakeportbeach.ca/environmental-assessment/>

What We Heard

Servicing Capacity

Q: Will the maximum capacity of the servicing be based on the number of units being proposed or will it be designed to accommodate for future capacity expansions?

A: Communal water servicing is a middle ground between septic, well, and full-sized municipal treatment plants. As a result, the proposed water and wastewater systems will be running to meet anticipated capacity to service the proposed development only and will operate at this capacity for much of their existence.





What We Heard

Potential Effects

Q: When will potential effects to the natural environment, geotechnical, noise, traffic, ecological, utilities, soil and contamination, etc., be addressed?

A: This EA includes several technical and environmental studies that will assess the potential effects of the proposed water and wastewater systems. The studies will also identify mitigation measures designed to mitigate potential effects on roads, wastewater, stormwater, and water supply.



Lakeport Beach Development Municipal Class Environmental Assessment

What We Heard

Stormwater

Q: What will the Stormwater Management study be based on?

A: In accordance with the MECP's 2015 Stormwater Management Planning and Design Manual approaches for Sandy Soils with High Infiltration Rates, several alternative planning solutions will be analyzed to assess the viability of each potential planning solution on the site. Per the MCEA requirements, we will also assess a 'Do Nothing' alternative.



What We Heard

Study Process

Q: What is the EA process being followed as a part of this project?

A: This study is following the Municipal Class EA Process for Schedule 'C' projects, which follows a four-phased approach. We are currently in Phase 2 - Alternative Planning Solutions.



What We Heard

Stormwater

Q: Is the vacant land being farmed? Is this property going to be rezoned as rural residential?

A: The land is currently not farmed. There is a separate rezoning process that is occurring concurrently along with the study process, which will address the rezoning required to accommodate this Project.

Q&A Session



The Q&A session will be moderated by WSP.



The Q&A session will be recorded for note-taking purposes only.



Questions will be referred to either the Project Team or Landlab to answer.



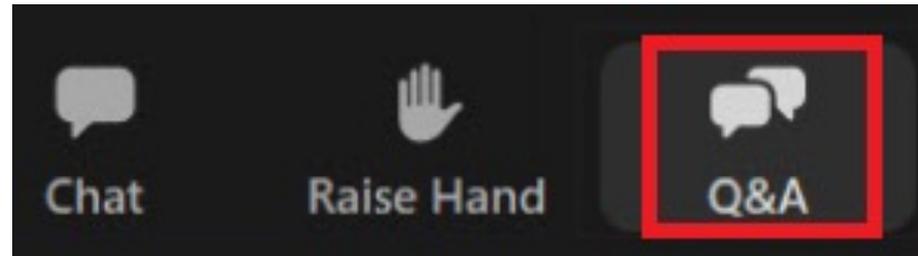
We are committed to responding to all questions. If there are an excess of questions during the allotted time for this meeting, we will respond to all remaining questions via one-on-one discussions, email, and/or in the PIC Summary Report.



If you would like to ask a question verbally, please use the “raise hand” function and a member of the Project Team will unmute you. If you would like to type your question, please click on the Q&A button.

Zoom Functionality

- Asking questions using the Q&A function:



- Using the “raise hand” function:



- Attendees who have dialed in by phone may **raise their hand by pressing *9** and **unmute by pressing *6**

If you require technical support, please use the Q&A function.

Question and Answer Session #1



Existing Environmental Conditions



Studies Included in the EA

Several technical analyses and disciplines will be completed as part of this EA Study, which will help inform the recommendations:



Cultural Heritage



Water, Stormwater,
Wastewater and Drainage



Natural Environment



Geotechnical



Traffic



Archaeology



Soil and Contamination



Noise and Air Quality

Natural Environment



Ecology

About the Ecological Study

In May 2022, a non-intrusive site visit was conducted for the study area.

Key Findings

- Natural heritage features include wetlands, woodlands, fish habitat, terrestrial species-at-risk, candidate significant wildlife habitat, and one Area of Natural and Scientific Interest (ANSI).
- An ecological study will be undertaken to assess the potential effects on each of the features. If impacts have the potential to occur, mitigation measures will be developed to avoid or minimize the effects while enhancing the overall site.



Geoscience

About the Geoscience Assessment

In May 2022, a non-intrusive site visit was conducted for the property and surrounding properties within a 250m radius. This included a walk around of the property through the public right-of-way and a drive-through for surrounding areas.

Key Findings:

- The property includes primarily undeveloped vacant land with some areas covered in thick vegetation.
- No potentially contaminating activities were noted.
- Based on the review of a select database search, no potentially contaminating activity was reported.
- Based on the response from the Technical Standard & Safety Authority ("TSSA"), no fuel storage tanks were reported at the Site.

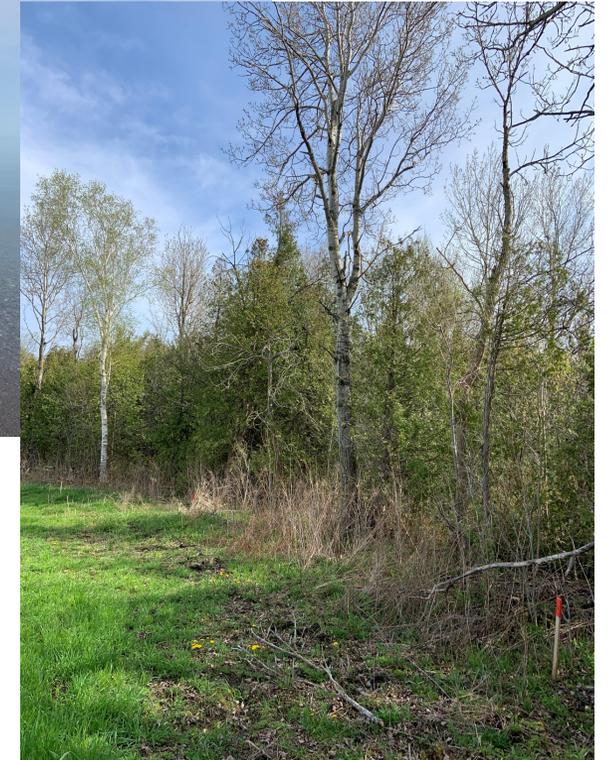
Tree Inventory

About the Tree Inventory

A general tree inventory was completed in May 2022.

Key Findings

- Large Cedar dominate the forests, and swamps exist on both sides of the property. Groupings of Trembling Aspen and Balsam Poplar are scattered along forest edges with Willow species along water edges.
- A few large and healthy specimen trees were inventoried. There was one larger grouping of dead White Ash near the south-east property boundary; however, in general most trees are in fair to good condition.



Hydrogeology

About the Hydrogeological Study

- The Project Team completed a site visit in June 2022 and collected surface water and groundwater samples.
- The Project Team will evaluate the collected data and complete a Groundwater Assessment Report, including potential dewatering considerations required for site servicing.
- The Groundwater Assessment Report will include a background review of available technical documents (including geotechnical reports, watershed studies, source water protection assessments, etc.).

Fluvial Geomorphology

About the Fluvial Geomorphological Study

- The Project Team completed a site visit in June 2022, which included measuring watercourse widths and depths and completing the Rapid Geomorphic Assessment Form.
- The Project Team is currently reviewing relevant meander belt guidance documents, assessing historical aerials, and will be developing recommendations for the historical meander belt width and associated development setbacks.

Stormwater Management

Key Findings

- The undeveloped site's naturally sandy soils do not promote runoff generation.
- Most precipitation appears to infiltrate, with severe storms overflowing directly to the lake or contributing runoff to the on-site watercourse.
- The on-site watercourse does not have a defined valleyland system and appears to function primarily as a flow relief system for the McGlennon Point Wetland Significant Natural Area north of Lakeport Road.
- The watercourse does not appear to possess significant meandering potential as its straightened sections appear to be relatively stable.



Cultural Environment



Cultural Heritage

About the Cultural Heritage Study

Specialists are currently identifying potential cultural heritage landscapes or built heritage resources on the property and abutting properties, as well as potential effects on these resources.

Key Findings:

- No cultural heritage landscapes or built heritage resources were identified on the property subject to the MCEA.
- One cultural heritage landscape was identified on an adjacent property at 249 Mcglennon Road that contains a gambrel roof barn which likely dates to the nineteenth century.



View of 249 Mcglennon Road and the roofline of the gambrel barn

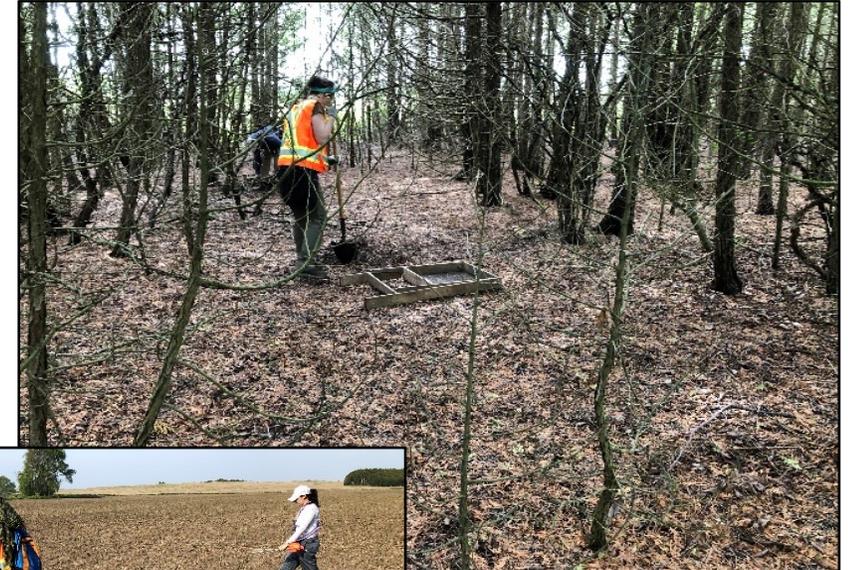
Archaeology

About the Archaeological Study

- A Stage 1 Archaeological Assessment was conducted in 2021. The background study indicated a potential for the presence of archaeological resources given the site's proximity to Lake Ontario.

Key Findings

- A more detailed Stage 2 Archaeological Assessment and field study was conducted in 2021 and confirmed that there is **no** archaeological resources found within the site.
- No additional archaeological work is recommended based on results of the field work.



Socioeconomic Environment



Air Quality

About the Air Quality Study

An Air Quality Impact Assessment is currently being undertaken to evaluate existing conditions and the potential effects of ambient air quality in the study area. Key tasks include:

- Review air contaminants for consistency with the MECP guidelines;
- Identify the indicator compounds for the assessment; and
- Document existing conditions using representative monitoring data from nearby MECP or National Air Pollution Surveillance ambient monitoring stations.

Key Findings:

The Study Area includes few sensitive receptors. Monitoring data indicates that existing air quality concentrations are below the applicable Ambient Air Quality Criteria (AAQC) for the selected indicator compounds (particulate matter, nitrogen oxides and sulfur dioxide). AAQC are typically an indicator of good air quality, and therefore air quality in the study area may be classified as "good".

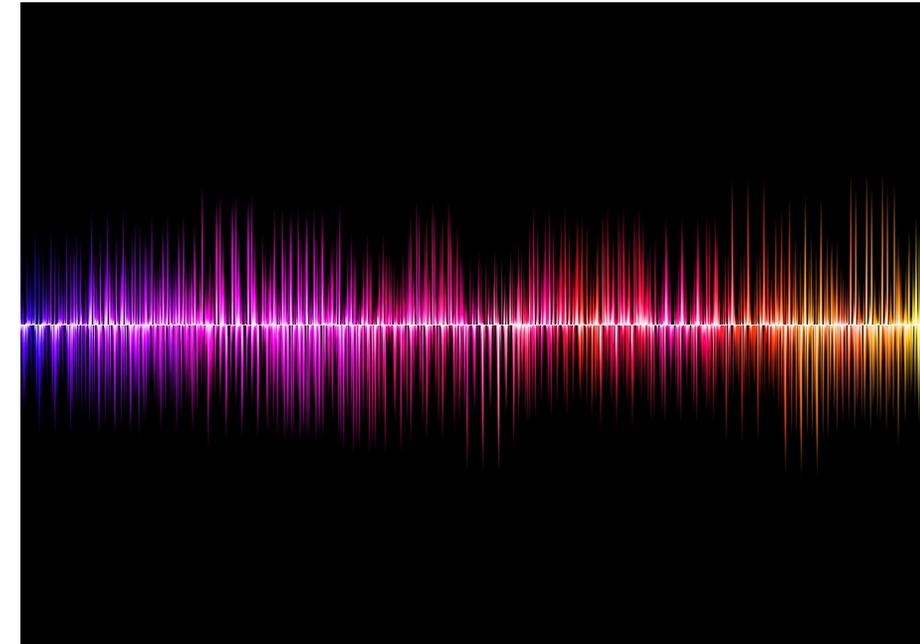
Noise

About the Noise Impact Study

A Noise Impact Study is being prepared in accordance with MECP guidelines that will identify potential noise impacts of the proposed site servicing options.

Key Findings:

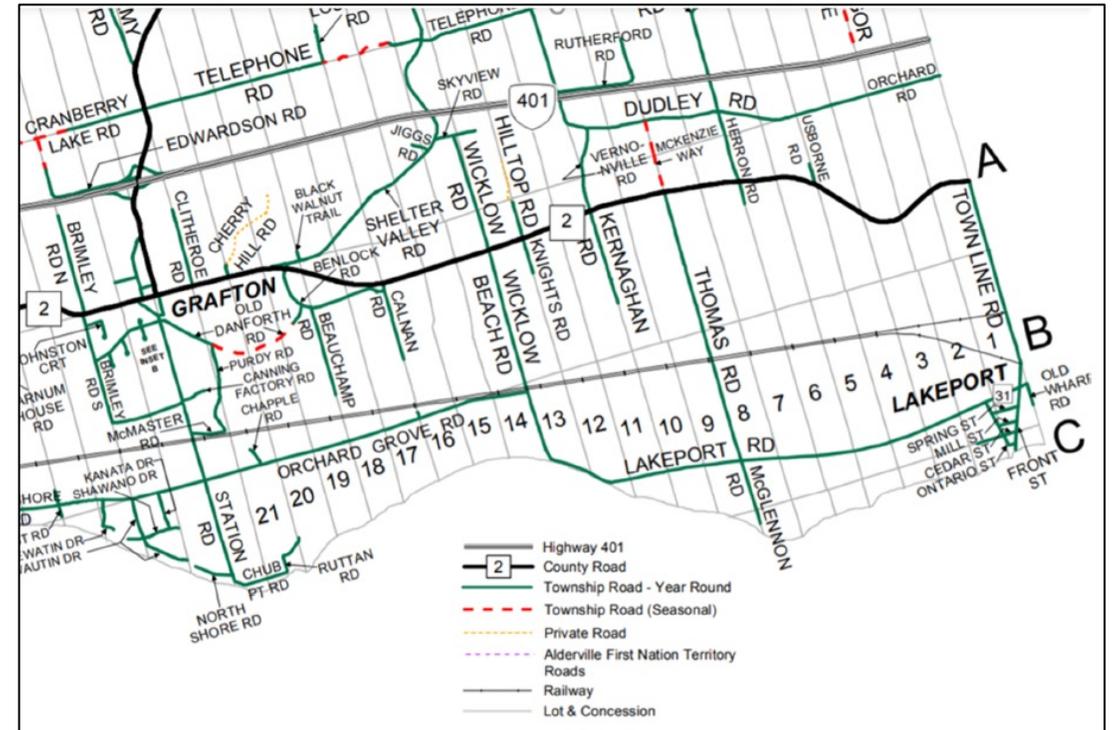
- The Project Team reviewed baseline site conditions and identified off-site Point(s) of Reception to determine potential noise impacts.
- The baseline noise environment in the vicinity of the Project Site is rural in nature.
- The baseline noise levels are generally comprised of the sounds of nature with intermittent influences from sounds of human activities (i.e., road and rail traffic).



Traffic

Existing Road Network Considerations

- The proposed development is bounded by Lakeport Road to the north, which is designated as a Township Road, i.e., carry low volumes of local traffic and provide access to individual properties, in the Township of Alnwick/Haldimand Official Plan.
- Lakeport Road has a two-lane cross-section and a posted speed limit of 50 km/h.
- Lakeport Road connects to several north-south Township Roads, which then provides access to the County Road network and Highway 401 to the north Highway 401, which represents the major transportation facility in the area.



**Township of Alnwick / Haldimand
Official Plan - Road Designations**

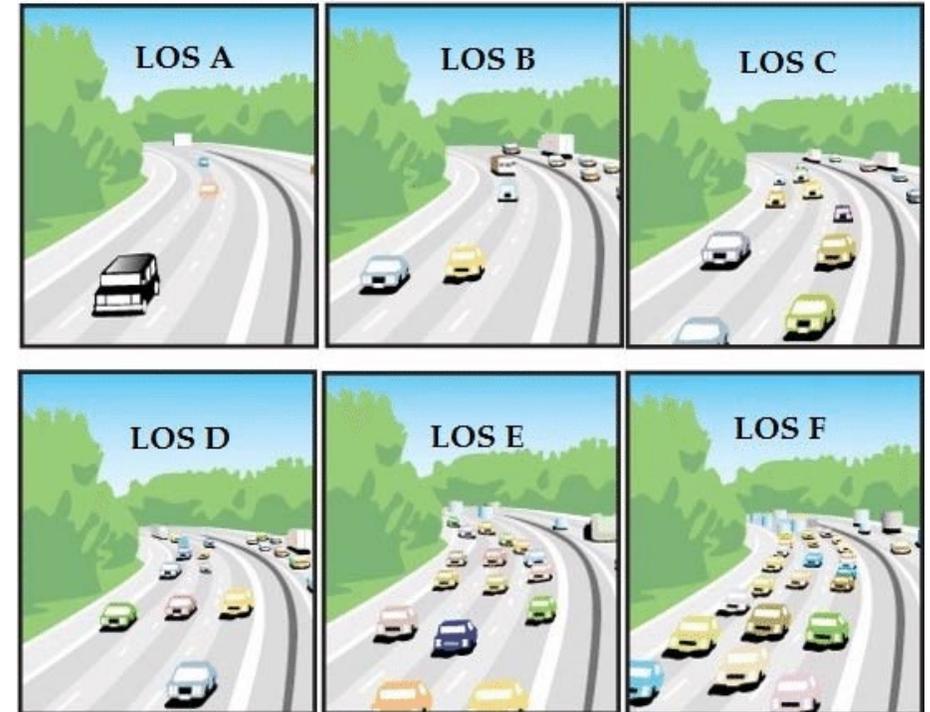
Traffic

About the Traffic Study

- An intersection capacity analysis was conducted for intersections located in the vicinity of the proposed development.
- The existing traffic analysis was expanded to include two closest Highway 401 interchanges, although they are located more than 10 km from the subject site.

Key Findings:

- The results indicate that all study area intersections operate at very good Levels of Service (LOS).
- Most intersections operate at LOS B or better.
- The intersection at Highway 401 EB on/off ramp and County Road 25 operates at LOS C during the pm peak hour, which is still considered a good performance.



Intersection Capacity Level of Service

Question and Answer Session #2



Alternative Planning Solutions



Overview of Potential Alternative Planning Solutions

Non-structural Alternatives

On the premise that structural solutions to infrastructure problems generally may have environmental effects, non-structural solutions were considered in evaluating alternatives. Examples include, imposition of controls on private development (e.g., storm water management policies or controls); flood warning/flood proofing/emergency measures; and conservation programs. These types of alternatives are not proven to be effective in providing adequate solutions to immediate or critical sewage, stormwater management, or water problems, yet they were given serious consideration.

Structural Alternatives

There may be several ways for structural planning solutions to meet new demands for water and sewage systems. Examples of such solutions typically include: building a new water/wastewater system; expansion or upgrading existing water/wastewater system; or modifying operational practices at water treatment plants.

The "Do Nothing" Alternative

The "Do Nothing" or "No Build" alternative examines what may happen if none of the alternatives under consideration are carried out. The "Do Nothing" alternative provides a benchmark against which the other alternatives can be measured.

Structural Alternatives – Water System

Several potential water system solutions will be evaluated, which include:

1. Municipal servicing by building a new connection to the existing Colborne Drinking Water System.
2. Private on-site water supply from Lake Ontario.
3. Private on-site water supply from groundwater wells.

The following are typical components of a water system:

- **Source water:** water may come from either a surface water body such as a lake or river or from a groundwater aquifer.
- **Treatment:** comprised of a water treatment facility.
- **Distribution:** consists of watermains, which may include booster pumping stations.
- **Storage facilities:** connected to the distribution system for the purpose of pressure equalization and/or ensuring adequate flows for the peak hour water demand and fire protection.

Structural Alternatives – Wastewater System

Several potential wastewater solutions will be evaluated, including:

1. Municipal servicing from existing Colborne Wastewater Treatment Plant.
2. On-Site wastewater treatment plant with surface water disposal into Lake Ontario.
3. On-site wastewater treatment plant with subsurface disposal.

A typical sanitary sewage system may commonly include all or some of the following components:

- **Collection:** collects raw sewage from a source and delivers it to the treatment component.
- **Treatment:** treats collected sewage in a septic tank, stabilization pond, treatment plant, or through effluent outfall.
- **Effluent disposal** through outfall sewer, diffusers, mixing zones, spray irrigation or snow effluent on land, tile field, infiltration lagoon.
- **Management of biosolids.**
- **Storage** in an equalization facility, lagoon systems, or for combined sewage outflow.

Structural Alternatives – Stormwater Management

Several potential stormwater management solutions will be evaluated in accordance with the MECP's 2015 Stormwater Management Planning and Design Manual approaches for Sandy Soils with High Infiltration Rates, which include:

1. Collecting rooftop runoff from downspouts and sent to either:
 - a. Soakaway pits; or
 - b. Distributed rain gardens.
2. Stormwater Management solutions for paved structures, such as parking lots, roads, etc., will feature either:
 - a. Permeable pavement; or
 - b. Bioswales integrated into open spaces.

A stormwater management system will consist of the following basic components:

- **Collection system;**
- **Stormwater management and/or treatment facilities;** and
- **Management of waste,** e.g. catch basin cleanings retention/detention basin solids, dredging.

Structural Alternatives – Roads Network

Several potential road solutions will be evaluated, including:

1. Widen or improve existing roads;
2. Provide alternative transportation facilities such as buses, active transportation facilities, etc.;
3. Limit/manage growth; and
4. Develop new/alternative roads for existing or projected traffic.

Transportation projects are typically undertaken to provide a new link in the road system:

1. to provide relief to congestion of an existing road system;;
2. to shorten the travel distance between two points;
3. to provide access to a new location; or
4. to accommodate growth and development.

Evaluation of Alternatives



Evaluating Alternative Planning Solutions

When evaluating alternative solutions, the following considerations should be kept in mind:

- Many of the potential alternative solutions may address more than one problem.
- The feasibility of the alternative solutions will depend, in part, on the make-up and location of the proposed systems, the nature and location of the opportunity and/or problem(s) being addressed, the comparative cost of the alternative solutions, and on the municipality's capacity to finance the extension of services.

We will elicit input from residents and key stakeholders on the evaluation process and the selection of a recommended or "preferred" solution.

Depending on the situation, the preferred solution may involve a combination or "hybrid" of alternative solutions rather than a single outcome.

Question and Answer Session #3



What Are The Next Steps?

- 1 Summarize and process input received (commenting period: July 21 – August 10, 2022)**
- 2 Incorporate any refinements into the Preliminary Planning Solution Alternatives based on public and agency input and identify the recommended Planning Solution Alternatives.**
- 3 Begin Phase 3: Develop and Evaluate Alternative Designs**
- 4 Prepare for In-person PIC #3 in Fall 2022**

Thank you for participating and contributing to the Lakeport Beach Development EA Study!

Have more comments? Please visit:
<https://lakeportbeach.ca/environmental-assessment>

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