

LANDLAB

LAKEPORT BEACH SCHEDULE 'C' MUNICIPAL CLASS
ENVIRONMENTAL ASSESSMENT
PUBLIC INFORMATION CENTRE #2
SUMMARY REPORT





LAKEPORT BEACH
SCHEDULE 'C'
MUNICIPAL CLASS
ENVIRONMENTAL
ASSESSMENT PUBLIC
INFORMATION CENTRE
#2 SUMMARY REPORT

LANDLAB

Final

PROJECT NO.: 211-05425-04
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WSP

WSP.COM


REVISION HISTORY

FIRST ISSUE

August 18, 2022		
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FINAL		
September 21, 2022		
Prepared by	Reviewed by	Approved By
Kayla Greenberg, Environmental Planner	Lina ElSetouhy, Environmental Planner	Loren Polonsky, Environmental Planning Lead

SIGNATURES

PREPARED BY



Kayla Greenberg
Environmental Planner

September 21, 2022

DATE

APPROVED¹ BY



Loren Polonsky
Environmental Planning Lead

September 21, 2022

DATE

¹ Approval of this document is an administrative function indicating readiness for release and does not impart legal liability on to the Approver for any technical content contained herein. Technical accuracy and fit-for-purpose of this content is obtained through the review process. The Approver shall ensure the applicable review process has occurred prior to signing the document.



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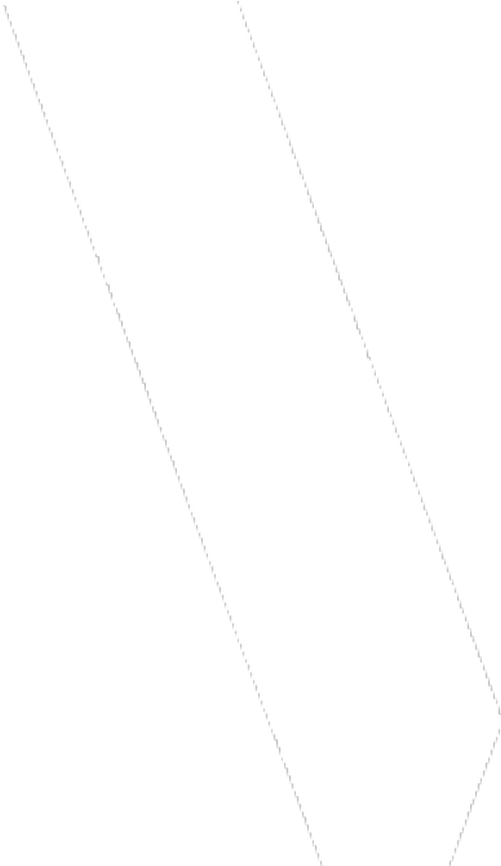
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1 INTRODUCTION

Landlab Inc. (Landlab) retained WSP Canada Inc. to undertake the Schedule ‘C’ Municipal Class Environmental Assessment (MCEA) Study to accommodate the design of a complete residential waterfront community approximately 2 km west of the village of Lakeport. The proposed development consists of approximately 800 residential units. Municipal water and sewage servicing, stormwater retention, and roads network are not available at the site and are the focus of this MCEA Study; therefore, an options analysis will be conducted to determine the preferred option for servicing and accessing the site.



2 PURPOSE OF THE PUBLIC INFORMATION CENTRE #2 (PIC #2)

The purpose of the second PIC was to:

- Review the Lakeport Beach MCEA study purpose, study area, and summarize the feedback received at PIC #1;
- Outline the existing environmental conditions;
- Provide the Alternative Planning Solutions;
- Review the Evaluation of Planning Solutions;
- Elicit opportunities for residents and stakeholders to share information; and,
- Obtain feedback on the presented materials.

This PIC was the second of four PICs that will be held to engage the public over the course of the MCEA study.

3 PIC #2 LOCATION, DATE, AND TIME

The second Public Information Centre was held as noted below:

Date:	Thursday, July 21, 2022
Location:	Virtually via Zoom
Time:	7:00PM to 8:30PM

3.1 PIC #2 FORMAT

Due to COVID-19 precautions, the PIC was held virtually via Zoom. For details on the PIC #2 format and display materials, please refer to **Section 3** of this summary report.

3.2 PIC #2 NOTIFICATION

WSP notified the general public of PIC #2 by way of mailed letters on July 7th, 2022. Landlab also posted the PIC #2 Notice on the MCEA Study webpage on July 7th, 2022. A copy of the Notice of PIC #2 is included in **Appendix A**. Additionally, the Notice was published in the Northumberland News newspaper on July 7th, 2022 and July 14th, 2022. On July 7th, 2022 WSP also notified property owners within the defined catchment area of the PIC via direct mail.

On July 7th, 2022, WSP provided a copy of the Notice of PIC #2 to stakeholders included in the Master Stakeholder Contact list via email, including:

- Government agencies;
- Elected officials;
- Municipal staff; and
- Community organizations.

A copy of the Master Stakeholder Contact list is included in **Appendix B**.

On July 7th, 2022, Indigenous Communities and Organizations were notified of PIC #2 via email. Copies of the correspondence sent to Indigenous Communities and organizations are included in **Appendix C**.

3.3 STAFF ATTENDANCE

The following Landlab and WSP staff attended the PIC.

Table 1 WSP and Landlab Staff in Attendance at PIC #2

PROJECT TEAM MEMBER	ORGANIZATION	PROJECT TEAM
Fred Brisco	Landlab	Project Proponent
Sean McAdam	Landlab	Project Proponent
Loren Polonsky	WSP	MCEA Study

PROJECT TEAM MEMBER	ORGANIZATION	PROJECT TEAM
Lina ElSetouhy	WSP	MCEA Study
Jeremiah Pariag	WSP	MCEA Study
Kayla Greenberg	WSP	MCEA Study
Alex Glista	Strategy Corp	Consultant
Aidan Grove-White	Strategy Corp	Consultant
Lindsay Dale Harris	Bousfields	Consultant

3.4 ELECTED OFFICIALS ATTENDANCE

PIC #2 was attended by the following elected officials and municipal staff:

- Gail Latchford, Mayor
- Greg Booth, Councillor
- Jim Hogg, Councillor
- Jennifer Current, Manager Planning and Economic Development

4 PIC #2 DISPLAY MATERIALS

The information for the MCEA Study was presented to the public through an online presentation. At 7:00PM, a presentation was made that detailed the process and study objectives for the study. There was a total of 49 slides.

The presentation was also made available online on Landlab’s website at the following weblink:

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

The Landlab website provided the online materials in a PDF format. A copy of the downloadable PDF presentation is attached in **Appendix D**.

The virtual PIC #2 was published as noted below:

Date Published	July 21, 2022
Formal Viewing and Comment Period	July 21 – August 10 ² , 2022
Project Webpage	https://lakeportbeach.ca/environmental-assessment
Display Panels Publication (URL Address)	https://lakeportbeach.ca/assets/documents/EA-Public-Information-Centre-2-Display-Materials.pdf
Video Publication (URL Address)	https://lakeportbeach.ca/environmental-assessment/

Members of the public were invited to provide comments by emailing WSP’s Consultation and Engagement Lead, Jeremiah Pariag, at the project email: Jeremiah.Pariag@wsp.com. From August 5, 2022 to August 10, 2022 comments were e-mailed to by Nadia Dabagh at Nadia.Dabagh@wsp.com Please refer to **Section 5** of this Summary Report for more details on the comments received.

² Due to technical issues, the Lakeport Beach EA Project Team extended the comment period to August 17, 2022.

5 SUMMARY OF FEEDBACK

Twenty-one (21) participants registered for the PIC #2. During the live event, attendees participated using the live chat function and the anonymous Q&A function in Zoom. A copy of the Q&A log can be found in **Appendix E**. The formal comment period was from **July 21, 2022 – August 10, 2022**. On August 16, 2022, the Project Team sent a project update notifying the public and stakeholders that the comment period was extended to **August 17, 2022** due to technical issues with the project website.

Prior to the PIC, the Project Team received nine (9) emailed comments. Following the PIC comment period, the Project Team received a total of two (2) emailed comments and one (1) phone call. This does not include the Q&A log that was collected during the live PIC #2 event on Zoom. A copy of all comments received during the comment period is included in **Appendix E**.

5.1 VERBAL FEEDBACK RECEIVED

Feedback was received following the Notice of PIC #2, during the live PIC #2 event, online via the project website comment form and subsequently e-mailed to jeremiah.pariag@wsp.com. From August 5, 2022 to August 10, 2022 comments were e-mailed to by Nadia Dabagh at Nadia.Dabagh@wsp.com.

Sections 5.1.1 summarizes the primary interests expressed by the comments received during the live PIC #2 event and comment period.

5.1.1 COMMENTS AND INQUIRIES

The following summarizes the general comments and/or inquiries received during and following PIC #2:

- General interest in the MCEA process;
- Participant(s) shared an interest in learning more about the zoning of the land, specifically whether there is a separate rezoning process occurring concurrently along with the MCEA study process;
- An inquiry regarding the proposed location of the water and sewage treatment plant;
- An inquiry to clarify when the MCEA is anticipated to be completed and when the future PICs will take place;
- Participant(s) shared an interest in understanding who is in attendance at the PIC;
- Support for the Project proponent on conducting environmental due diligence with emphasis on the potential economic impacts the Lakeport Beach development will have on the community;
- An inquiry about clarifying the individual versus communal water and sewer treatment facilities;
- Participant(s) noted that Landlab is doing an exceptional job of providing the public with opportunities to engage with the Project. Participant(s) noted interest in the development given the benefits it will bring to the community;
- Slide 19 of the PIC 2 presentation, shared in **Appendix D**, states that: 'The land is currently not farmed. Parallel to the EA, there is a separate rezoning process that is occurring concurrently; this will address the rezoning required to accommodate this Project.' This is incorrect and an updated response was provided by Landlab live during PIC 2. Landlab confirmed that the land is currently being hayed and the EA process is separate to the subdivision application process;
- An inquiry of how the draft plan of subdivision process connects with the undertaking of the MCEA study.
- Concerns about the financial capacity of the City to finance municipal services;
- Concerns about the lack of servicing to the site and the accessibility of the community, especially for senior citizens; and
- An inquiry regarding the alternatives for servicing the site and the possibility of a private on-site water treatment plant.

All comments and responses are provided in **Appendix E**.

APPENDIX

A

NOTICE OF PIC #2



**Public Information Centre #2:
Schedule 'C' Municipal Class Environmental Assessment Study
For the Lakeport Beach Development, Alnwick/Haldimand Township, Northumberland County**

THE STUDY

Landlab retained WSP Canada Inc. to undertake the Schedule 'C' Municipal Class Environmental Assessment (MCEA) Study to accommodate the design of a complete residential waterfront community approximately 2km west of the village of Lakeport. The proposed development consists of approximately 800 residential units. Municipal water and sewage servicing, stormwater retention, and a roads network are not available at the site; therefore, an analysis will be conducted to determine the most feasible solution to service and access the site.

THE PROCESS

This MCEA process will follow the planning and design process for Schedule 'C' projects as described in the MCEA Document (October 2000 as amended in 2007, 2011 & 2015), published by the Municipal Engineer's Association. The process includes consultation, evaluation of alternatives, assessment of potential impacts of the proposed alternatives, and the identification of mitigation measures for any adverse impacts. Upon study completion, an Environmental Study Report will be filed.

WE WANT TO HEAR FROM YOU

Public Information Centre (PIC) #2 is being held to provide a recap of the Study, discuss key findings from existing conditions and background environmental studies, and present an overview of alternative planning solutions and evaluation process. Two future PICs will be scheduled to share project updates and solicit input from key stakeholders and the public.

PIC #2 DETAILS

Date: July 21, 2022

Location: To be held virtually via Zoom

Time: 7:00PM to 8:00PM

Registration: visit <https://lakeportbeach.ca/environmental-assessment> to register. Once you sign up, a link to the meeting will be provided to you via email.

The presentation materials and meeting recording will be shared online following the meeting.

GET INVOLVED

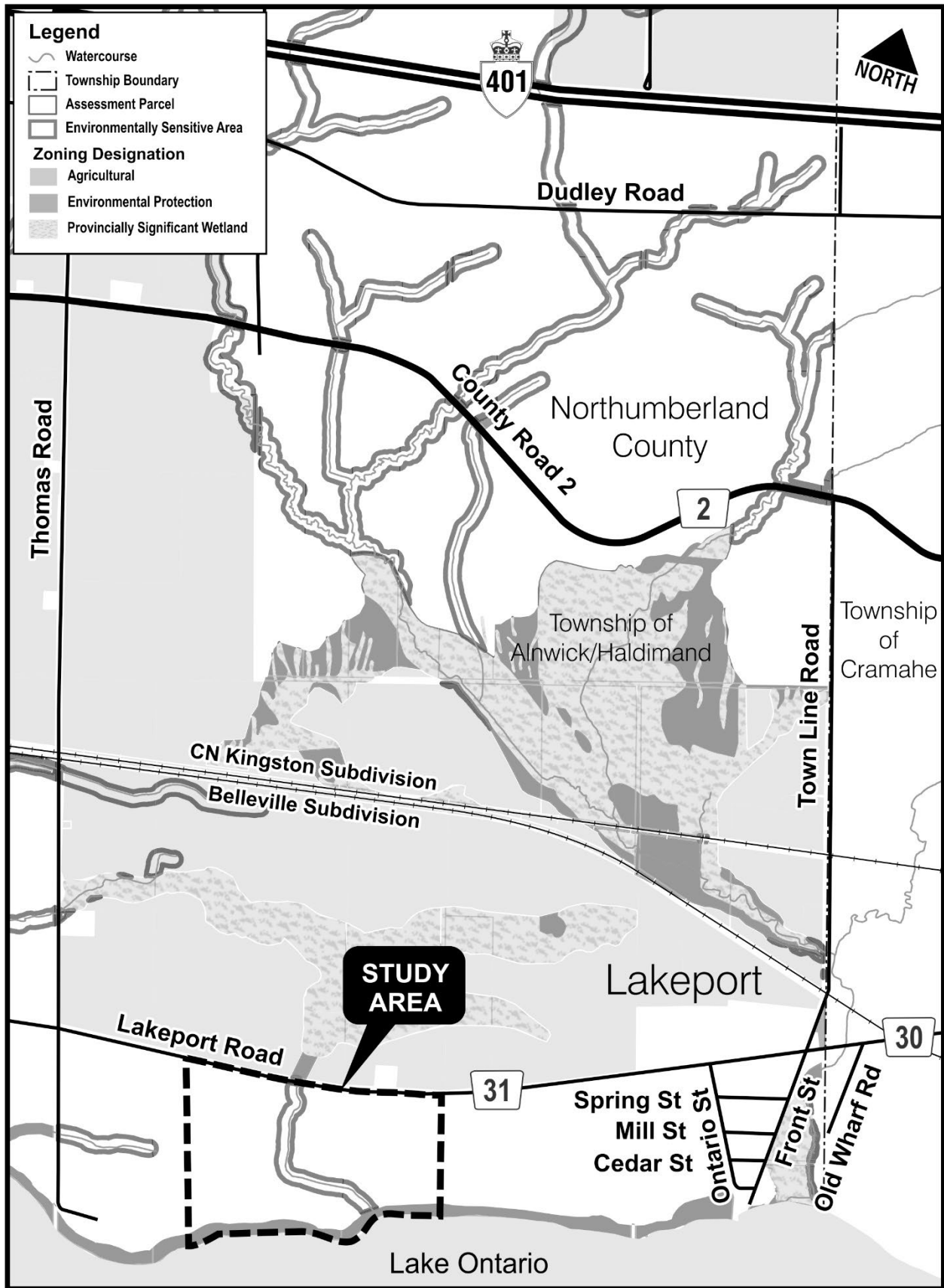
As the study progresses, Landlab will engage residents, stakeholders, and businesses that contribute towards shaping the Lakeport Beach Development and the Project Team's decision-making process.

You are encouraged to visit <https://lakeportbeach.ca/environmental-assessment>, where project information including study notices, meeting details, study updates, and the Environmental Study Report will be made available as the study progresses.

If you wish to have your name added to the project mailing list or have any questions or concerns about the study, please contact the following Project Team member:

<p>Jeremiah Pariag Consultation and Engagement Lead WSP Canada Inc. 610 Chartwell Road Suite 300 Oakville ON L6J 4A5 289-835-2548 jeremiah.pariag@wsp.com</p>

Under the Freedom of Information and Protection of Privacy Act comments and information regarding this project, with the exception of personal information, will become part of the public record.



APPENDIX

B

MASTER
STAKEHOLDER
CONTACT LIST

Lakeport Beach MCEA - Government Review Team Contact List

Association	Name	Title
Ministry of Agriculture, Food and Rural Affairs	Jocelyn Beatty	Rural Planner Central-Eastern Ontario and Northwestern Ontario
Ministry of Heritage, Sport, Tourism and Culture Industries	Karla Barboza	Team Lead(A), Heritage, Heritage Planning Unit, Programs and Services Branch
Ministry of Heritage, Sport, Tourism and Culture Industries	Laura Hatcher	Heritage Planner
Ministry of Heritage, Sport, Tourism and Culture Industries	Dan Minkin	Heritage Planner
Ministry of Northern Development, Mines, Natural Resources and Forestry	Catherine Warren	District Planner
Ministry of Transportation	Peter Makula	Manager Engineering Program Delivery East
Ministry of Municipal Affairs and Housing	Michael Elms	Manager Community Planning and Development
Ministry of Economic Development, Job Creation and Trade	Nathan Hammill	Manager(A) Corporate Policy Coordination Unit
Ministry of Health and Long-Term Care	Medical Officer of Health: Dr. Natalie Bocking	Haliburton, Kawartha, Pine Ridge District Health Unit
Ministry of Northern Development, Mines, Natural Resources and Forestry	Keith Johnston	Environmental Planning Team Lead(A)
Ministry of the Solicitor General	Robert Greene	Director
CN Rail	Michael Vallins	Manager Public Works
CN Rail		Public Works Department
CN Rail		Proximity Inbox
CP Rail	Tom Twigge	Director Project and Public Works

Lakeport Beach MCEA - Elected Officials Contact List

Association	Name	Title
Alnwick/Haldimand Township	Gail Latchford	Mayor
Alnwick/Haldimand Township	Sherry Gibson	Deputy Mayor
Alnwick/Haldimand Township	Mike Filip	Councillor
Alnwick/Haldimand Township	Greg Booth	Councillor
Alnwick/Haldimand Township	Jim Hogg	Councillor
Alnwick/Haldimand Township	Yolanda Melburn	Deputy Clerk
	Pat Kemp	Acting Clerk
	David Piccini	MPP
	Philp Lawrence	MP

Lakeport Beach MCEA - Municipal Staff Contact List

Association	Name	Title
Alnwick/Haldimand Township	Jennifer Current	Senior Planner
Northumberland County	Dwayne Campbell	Manager of Land Use Planning
Alnwick/Haldimand Township	Troy Gilmour	CAO/Public Works Manager and Inspection Services
Alnwick/Haldimand Township	Daryl Hall	Chief Building Official
Alnwick/Haldimand Township	Pat Kemp	Acting Clerk
Alnwick/Haldimand Township	Nicole Leach-Bihun	Treasurer

Lakeport Beach MCEA - Indigenous Communities Contact List

Association	Name	Title
Curve Lake First Nation	Jordon MacArthur	
Curve Lake First Nation	Keith Knott	Chief
Curve Lake First Nation	Kaitlin Hill	Land Resource Consultation
Curve Lake First Nation	Dr. Julie Kapyrka	Land Resource Consultation
Curve Lake First Nation	Audrey Pearson	Executive Assistant to the Chief & Council
Hiawatha First Nation Consultation Office	Laurie Carr	Chief
Alderville First Nation	Chief David Mowat	Chief
Alderville First Nation	Dave Simpson	Consultation Coordinator
Beausoleil First Nation	Chief Joanne P. Sandy	Chief
Beausoleil First Nation	Dana Monague	Lands Compliance Officer
Beausoleil First Nation	Marcella Sunday	Lands Compliance Officer
Chippewas of Georgina Island First Nation	Donna Big Canoe	Chief Community Consultation and Executive Assistant to Chief and Council
Chippewas of Georgina Island First Nation	Natasha Charles	Chief and Council
Chippewas of Georgina Island First Nation	Heather Charles	Environmental Office
Chippewas of Rama First Nation	Chief Edward (Ted) Williams	Chief
Chippewas of Rama First Nation	Sharday James	Consultation Liaison
Chippewas of Rama First Nation	Annette S	Alternate contact
Chippewas of Rama First Nation	Hollie Nolan	Executive Assistant to the Chief, Administration
Chippewas of Rama First Nation	Ceryl M.	Administration Manager
Mississauga's of Scugog Island First Nation	Chief Kelly Larocca	Chief
Mississauga's of Scugog Island First Nation	Michael Thoms	Community Consultation Specialist
Mississauga's of Scugog Island First Nation	Monica Sanford	Community Consultation and Administrative Assistant
Mississauga's of Scugog Island First Nation	Waverly Birch	Regulatory Consultant
The Williams Treaties First Nations	Karry Sandy	Nations Settlement Lawyer
The Mohawks of the Bay of Quinte	Chief R. Donald Maracle	Chief
The Mohawks of the Bay of Quinte	Charlotte Gurnsey	Community Services Department
Kawartha Nishnawbe	Chief Kris Nahrgang	Chief

Lakeport Beach MCEA - Conservation Authorities Contact List

Association	Name	Title
Lower Trent Conservation Authority	Rhonda Bateman	CAO/Secretary-Treasurer

Lakeport Beach MCEA - Community Groups Contact List

Association	Name	Title
Northumberland Builders and Construction association	Keith Herring	President
Northumberland Farmers Association	Allan Carruthers	Advisory Council main contact
Willow Beach Field Naturalists	Frank Godfrey	
Peterborough, Victoria, Northumberland and Clarington Catholic School Board	Isabel Grace	Superintendent of Business and Finance
Kawartha Pine Ridge District School Board	Jeanette Thompson	Manager, Planning Services
ABC-Activism	Gritt Koehl	

Lakeport Beach MCEA - Emergency Services Contact List

Association	Name	Title
Alnwick/Haldimand Fire Rescue	Dave Dawson	Fire Chief/CEMC
Alnwick/Haldimand Fire Rescue	Dianne Nicholls, Alt. CEMC	Public Works and Fire Administrative Assistant
Northumberland Paramedics (Non-emergency)		
Ontario Provincial Police	Jennifer Davey	Administrative Assistant, Facilities Section
Ontario Provincial Police	Abisola Akinwumi	A/Administrative Assistant

APPENDIX

C

INDIGENOUS
COMMUNITIES
LETTERS



July, 07, 2022

Chief Mowat
Alderville First Nation
11696 Line Rd 2
Roseneath, ON K0K 2X0
consultation@alderville.ca

Sent via E-mail

RE: Schedule 'C' Municipal Class Environmental Assessment Study for the Lakeport Beach Development, Alnwick/Haldimand Township, Northumberland County

Dear Chief Mowat:

Landlab has retained WSP Canada Inc. to undertake the Schedule 'C' Municipal Class Environmental Assessment (MCEA) Study to accommodate the design of a complete residential waterfront community approximately 2km west of the village of Lakeport. The proposed development consists of approximately 800 residential units. Municipal water and sewage servicing, stormwater retention, and road networks are not available at the site; therefore, an options analysis will be conducted to determine the preferred option for servicing and accessing the site. We are anticipating that this process will be completed by winter 2023.

We respectfully acknowledge that the project land is within the traditional territory of the Williams Treaties First Nations. We recognize the importance of honouring your history, culture, and rights, and are committed to moving forward in the spirit of reconciliation, respect, and good health with your communities. As an organization and as individuals, we look forward to continuing to learn how we can be better treaty partners.



PROJECT TEAM

We would like to introduce you to the project team:

LANDLAB PROJECT TEAM

Sean McAdam
President
Landlab Inc.

Fred Brisco
Vice President,
Operations
Landlab Inc.

Jules Ribí
Managing Director
Landlab Inc.

WSP CONSULTING TEAM

Jeremiah Pariag
Consultation and
Engagement Lead
WSP Canada Inc.

Loren Polonsky
Environmental
Planning Lead
WSP Canada Inc.

Lina ElSetouhy
Environmental Planner
WSP Canada Inc.

Fred Brisco will serve as the **primary contact** for this project. His contact information has been included at the end of this letter.



SCOPE OF THE PROJECT

Development of municipal servicing infrastructure is undertaken by municipalities acting on their own behalf or on behalf of private sector developers, or by private sector developers acting on their own behalf. Works undertaken by municipalities are subject to the Ontario *Environmental Assessment Act* (OEAA, 1990), and to the Municipal Class Environmental Assessment (MCEA) process, but works undertaken by private sector developers, with the exceptions noted in *Ontario Regulation 345/932*, continue to be exempt from the OEAA and are therefore not subject to this Project.

The requirements for the private sector under the OEAA are defined by Ontario Regulation 345/93. This regulation indicates that a project is designated as an undertaking to which the Act applies if it is a type listed in Schedule 'C' MCEA and a project provided for residents of a municipality for roads, water, or wastewater.

Therefore, it was established that a Schedule 'C' MCEA is required to address the following for the proposed Lakeport Beach Development:

- Construction of a new decentralized sewage system and treatment plant;
- Construction of a new decentralized water system and treatment plant;
- Construction of a new decentralized stormwater retention/detention facility of infiltration system for the purpose of stormwater quality control; and
- Potential construction of new roads or other linear paved facilities greater than \$2.4M.



THE PROCESS

This MCEA process will follow the planning and design process for Schedule ‘C’ projects as described in the MCEA Manual (October 2000 as amended in 2007, 2011 & 2015), published by the Municipal Engineer’s Association.

As explained in the MCEA document, this process includes four mandatory phases for Schedule ‘C’ projects. These phases include:

PHASE 1 – PROBLEM OR OPPORTUNITY

This is an important component of any EA as it implicitly shapes the range and types of alternatives that are considered reasonable. During this phase, the Project Team will develop a very clear and concise “Problem and Opportunities Statement” in order to allow the range and types of alternatives.

Proposed Problem and Opportunity Statement:

Given the rural setting, 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.

This Phase was completed through the assembly and review of background data, including available planning studies and other background reports for the study area. This information established the baseline conditions for transportation conditions, infrastructure, and the planning context, as well as the natural, social, and economic environment. Phase 1 culminated in the development of the formal problem and opportunity statement, presented above, and the identification of the needs and justification of the Project.

PHASE 2 – ALTERNATE SOLUTIONS – (CURRENT PHASE)

The second phase of the Study includes development of alternatives to address the problems and opportunities identified in Phase 1, and the screening criteria to evaluate the alternatives. The alternatives, defined at a planning level, address transportation deficiencies that might involve the consideration of alternative modes of transportation, alternative routes, trip-making behaviour and other high-level methods to address the deficiency, including the “do nothing” option which will serve as the baseline. For this project, servicing may involve different potential solutions to address water supply (e.g., lake, sub-surface/well, tie-in to existing municipal services) and wastewater treatment (new wastewater treatment plant, sub-surface/septic, tie-in to municipal services, etc.).



PHASE 3 – ALTERNATE DESIGN CONCEPTS FOR PREFERRED SOLUTION

The third phase of the Study will focus on the design concepts, as well as the development of the final Preliminary Design Plan. Design alternatives will be developed to address the needs in the area, while taking into consideration the Township, drainage needs, and property impacts. During this phase, the Project Team will examine alternative methods to implement the preferred solution determined during Phase 2 based upon the existing environment, public input, and review agency input, as well as anticipated environmental effects and methods of minimizing negative effects while maximizing positive effects.

PHASE 4 – ENVIRONMENTAL STUDY REPORT

The Study culminates with the preparation and completion of the Environmental Study Report (ESR). The final recommendations, environmental implications, and mitigation measures will be documented in the ESR as required under the Environmental Assessment Act. The Draft ESR will be provided to Indigenous Peoples and Communities, Northumberland County, Alnwick / Haldimand Township, and key technical agencies for review and comment. These technical agencies include the MNRF and Lower Trent Conservation. The Project Team will make final revisions to the Draft ESR, as needed and the report will then be filed for the mandatory 30-day public review period.

This Study is currently in **Phase 2** of the MCEA process (see **Attachment #1**). It should be noted that a number of technical and environmental studies were completed prior to the official commencement of the MCEA process. Additional details are provided in the forthcoming sections.



PROJECT SITE

The proposed development will be located approximately 2 km west of the village of Lakeport in the Township of Alwick/Haldimand. See **Attachment #2** for mapping of the Project Site.

The study area is legally described as part of Lot 5 and Lot 6, Concession B and part of Lot 6 and Lot 6, Concession C, Geographic Township of Alwick/Haldimand, Northumberland County, Ontario.



TIMELINE & ACTIVITIES

Please refer to **Attachment #1** for a summary of the proposed timing for each of the MCEA phases and the Public Information Centres (PICs).

Following completion of PIC #1, the subsequent activities were completed according to the following schedule:

- Fieldwork investigations were completed in May 2022.

Upon completion of PIC #2, the following activities will be completed:

- Prepare for PIC #3 to be scheduled during fall 2022;
- Draft ESR to be circulated to Indigenous Peoples and Communities and review agencies in early winter 2023; and
- Final ESR circulated to Indigenous Peoples and Communities, review agencies, and the greater public during the 30-day public review period in winter 2023.



POTENTIAL STUDY IMPACTS

As per the MCEA manual, the Project Team is required to identify acceptable measures which will allow the project to be undertaken at a reasonable cost while at the same time protecting the environment against net negative impacts. The Class EA also requires proponents to make provisions for post-construction monitoring to ensure that projects are built and operated in accordance with the approved design and that environmental impacts are as predicted. As such, several environmental and technical studies will be prepared to assess and determine potential environmental impacts associated with the project.

Environmental and Technical Studies

- Stage 1-2 Archeological Assessment Report (PIF P1105-0032-2021)
 - Stage 1-2 archaeological assessment was carried out in accordance with the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) 2011 Standards and Guidelines for Consultant Archaeologists.
 - The Stage 1-2 field survey was conducted between May 31st, 2021 and June 4th, 2021.
 - The draft Stage 1-2 AA report was circulated to your community representative on July 13th, 2021.
 - No archaeological sites or artifacts were identified. Based on the results of the Stage 1-2 archaeological assessment, no further archaeological work is required.
 - The report was entered into the Ontario Public Register of Archaeological Reports on February 2nd, 2022 under PIF P1105-0032-2021.
- The following studies were initiated in June 2022:
 - Environmental Impact Study;
 - Geotechnical Desktop Study;
 - Contamination Overview Study;
 - Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment;
 - Air Quality Impact Assessment and Emission Summary Dispersion Modelling;
 - Acoustic Assessment Study;
 - Tree Inventory and Assessment and Tree Management Plans;
 - Hydrogeological Assessment Study; and
 - Fluvial Geomorphology Study.

The Project Team wants to ensure that we are fully aware of the potential impacts that the Study and proposed alternatives may have on your treaty rights, inherent rights, and community values. We welcome any information you are willing to share with us so that we can ensure these rights and values are respected. As well, once available, copies of the draft studies will be circulated to your Community for review and comments should this be of interest. Comments collected on the



draft studies will be reviewed by the Project Team and incorporated into the final environmental studies reports and the ESR.

CONSULTATION AND ENGAGEMENT

As per the MCEA Manual, Section A.3.7, the Project Team contacted the Ministry of Environment, Conservation, and Parks (MECP) on March 17th, 2022 to confirm which Indigenous Peoples and Communities may have an interest in this project. On March 24th, 2022, the MECP provided the list of Indigenous Peoples and Communities to be consulted with at a minimum. This list includes the following communities:

- Mohawks of the Bay of Quinte;
- Kawartha Nishnawbe;
Williams Treaties First Nations:
- Alderville First Nation;
- Curve Lake First Nation;
- Hiawatha First Nation; and
- Mississaugas of Scugog Island First Nation.

Additionally, based on consultation with the Williams Treaty First Nations representative, Gary Pritchard, the following communities were added to the list of Indigenous People and Communities to be consulted with:

- Chippewas of Beausoleil First Nation;
- Chippewas of Georgina Island First Nation; and
- Chippewas of Rama First Nation.

Open engagement with Indigenous Communities, stakeholders, and the public will be a key part of this EA. Reasonable alternatives will be examined and considered based on their respective merits., specific concerns or issues will be fully addressed, and the solution must be defensible. The approach for this Study is consistent with the MCEA for a Schedule ‘C’ project.

Should it be of interest, the Project Team would be happy to meet with the appropriate members and/or representatives of your community to engage in discussions about the MCEA process and gather input. Landlab willingly accepts responsibility to engage with the Williams Treaty First Nations as part of the MCEA process and is committed to the open flow of information and ensuring that there are meaningful opportunities for you to provide input during this Study. Should you have an interest in this project, we respectfully request that you inform us of the most appropriate way to share knowledge and information and identify the way in which you and your community would like to engage in the MCEA process.

As per the MCEA manual, Section A.3.5.3, contact with Indigenous Peoples and Communities, the public, and review agencies involves the formal act of notification and requesting comments and input (see **Attachment #3**). Four PICs will be convened for this Study (one of which has already taken place), with the goal of the second PIC being to provide members of the Indigenous Peoples and Communities, the public, and stakeholders with an opportunity to provide an update on the Study’s progress, discuss the project timeline, and outline existing environmental conditions within the study area.

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NEXT STEPS

Your input and ideas are important to the Study process, and we very much want to engage with your community throughout this Study. If your Community has an interest in participating in the project and/or meeting with the Project Team, please indicate this to Fred Brisco using the contact information below. If there is another way in which you would like to engage or share information, please let us know how we can best work with you.

If you are not interested in engaging with this Study but would like us to provide you with updates throughout the project, including notification of future public meetings and Study completion, please let us know and we will ensure we send you the information as it becomes available. Please let us know as well if you are not interested in participating in this Study.

Yours sincerely,

Fred Brisco (Primary Contact)	Jeremiah Pariag, M.E.S.
Vice President, Operations	Consultation and Engagement
Fred Brisco (Primary Contact)	Lead
Landlab Inc.	WSP Canada Inc.
613-914-9114	289-835-2548
Fredbrisco@landlab.ca	Jeremiah.pariag@wsp.com

cc: Loren Polonsky, Environmental Planning Lead – WSP Canada Inc.
Lina ElSetouhy, Environmental Planner – WSP Canada Inc.

Encl. Attachment #1: MCEA Process and Project Schedule; Attachment #2: Project Maps; Attachment #3: Notice of Public Information Centre #2; Attachment #4: Notice of Commencement and PIC #1



July, 07, 2022

Dana Monague and Marcella Sunday
Beausoleil First Nation
11 O'Gema Miikaan
Christian Island, ON L9M 0A9
consultation@chimmising.ca

Sent via E-mail

RE: Schedule 'C' Municipal Class Environmental Assessment Study for the Lakeport Beach Development, Alwick/Haldimand Township, Northumberland County

Dear Chief Sandy:

Landlab has retained WSP Canada Inc. to undertake the Schedule 'C' Municipal Class Environmental Assessment (MCEA) Study to accommodate the design of a complete residential waterfront community approximately 2km west of the village of Lakeport. The proposed development consists of approximately 800 residential units. Municipal water and sewage servicing, stormwater retention, and road networks are not available at the site; therefore, an options analysis will be conducted to determine the preferred option for servicing and accessing the site. We are anticipating that this process will be completed by winter 2023.

We respectfully acknowledge that the project land is within the traditional territory of the Williams Treaties First Nations. We recognize the importance of honouring your history, culture, and rights, and are committed to moving forward in the spirit of reconciliation, respect, and good health with your communities. As an organization and as individuals, we look forward to continuing to learn how we can be better treaty partners.



PROJECT TEAM

We would like to introduce you to the project team:

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Sean McAdam
President
Landlab Inc.

Fred Brisco
Vice President,
Operations
Landlab Inc.

Jules Ribí
Managing Director
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WSP CONSULTING TEAM

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Environmental
Planning Lead
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Fred Brisco will serve as the **primary contact** for this project. His contact information has been included at the end of this letter.



SCOPE OF THE PROJECT

Development of municipal servicing infrastructure is undertaken by municipalities acting on their own behalf or on behalf of private sector developers, or by private sector developers acting on their own behalf. Works undertaken by municipalities are subject to the Ontario *Environmental Assessment Act* (OEAA, 1990), and to the Municipal Class Environmental Assessment (MCEA) process, but works undertaken by private sector developers, with the exceptions noted in *Ontario Regulation 345/932*, continue to be exempt from the OEAA and are therefore not subject to this Project.

The requirements for the private sector under the OEAA are defined by Ontario Regulation 345/93. This regulation indicates that a project is designated as an undertaking to which the Act applies if it is a type listed in Schedule 'C' MCEA and a project provided for residents of a municipality for roads, water, or wastewater.

Therefore, it was established that a Schedule 'C' MCEA is required to address the following for the proposed Lakeport Beach Development:

- Construction of a new decentralized sewage system and treatment plant;
- Construction of a new decentralized water system and treatment plant;
- Construction of a new decentralized stormwater retention/detention facility of infiltration system for the purpose of stormwater quality control; and
- Potential construction of new roads or other linear paved facilities greater than \$2.4M.



THE PROCESS

This MCEA process will follow the planning and design process for Schedule ‘C’ projects as described in the MCEA Manual (October 2000 as amended in 2007, 2011 & 2015), published by the Municipal Engineer’s Association.

As explained in the MCEA document, this process includes four mandatory phases for Schedule ‘C’ projects. These phases include:

PHASE 1 – PROBLEM OR OPPORTUNITY

This is an important component of any EA as it implicitly shapes the range and types of alternatives that are considered reasonable. During this phase, the Project Team will develop a very clear and concise “Problem and Opportunities Statement” in order to allow the range and types of alternatives.

Proposed Problem and Opportunity Statement:

Given the rural setting, 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.

This Phase was completed through the assembly and review of background data, including available planning studies and other background reports for the study area. This information established the baseline conditions for transportation conditions, infrastructure, and the planning context, as well as the natural, social, and economic environment. Phase 1 culminated in the development of the proposed problem and opportunity statement (as noted above), and the identification of the needs and justification of the Project.

PHASE 2 – ALTERNATE SOLUTIONS – (CURRENT PHASE)

The second phase of the Study includes development of alternatives to address the problems and opportunities identified in Phase 1, and the screening criteria to evaluate the alternatives. The alternatives, defined at a planning level, address transportation deficiencies that might involve the consideration of alternative modes of transportation, alternative routes, trip-making behaviour, and other high-level methods to address the deficiency, including the “do nothing” option which will serve as the baseline. For this project, servicing may involve different potential solutions to address water supply (e.g., lake, sub-surface/well, tie-in to existing municipal services) and wastewater treatment (new wastewater treatment plant, sub-surface/septic, tie-in to municipal services, etc.).



PHASE 3 – ALTERNATE DESIGN CONCEPTS FOR PREFERRED SOLUTION

The third phase of the Study will focus on the design concepts, as well as the development of the final Preliminary Design Plan. Design alternatives will be developed to address the needs in the area, while taking into consideration the Township, drainage needs, and property impacts. During this phase, the Project Team will examine alternative methods to implement the preferred solution determined during Phase 2 based upon the existing environment, public input, and review agency input, as well as anticipated environmental effects and methods of minimizing negative effects while maximizing positive effects.

PHASE 4 – ENVIRONMENTAL STUDY REPORT

The Study culminates with the preparation and completion of the Environmental Study Report (ESR). The final recommendations, environmental implications, and mitigation measures will be documented in the ESR as required under the Environmental Assessment Act. The Draft ESR will be provided to Indigenous Peoples and Communities, Northumberland County, Alnwick / Haldimand Township, and key technical agencies for review and comment. These technical agencies include the MNRF and Lower Trent Conservation. The Project Team will make final revisions to the Draft ESR, as needed, and the report will then be filed for the mandatory 30-day public review period.

This Study is currently in **Phase 2** of the MCEA process (see **Attachment #1**). It should be noted that a number of technical and environmental studies were completed prior to the official commencement of the MCEA process. Additional details are provided in the forthcoming sections.



PROJECT SITE

The proposed development will be located approximately 2 km west of the village of Lakeport in the Township of Alwick/Haldimand. See **Attachment #2** for mapping of the Project Site.

The study area is legally described as part of Lot 5 and Lot 6, Concession B and part of Lot 6 and Lot 6, Concession C, Geographic Township of Alwick/Haldimand, Northumberland County, Ontario.



TIMELINE & ACTIVITIES

Please refer to **Attachment #1** for a summary of the proposed timing for each of the MCEA phases and the Public Information Centres (PICs).

Following completion of PIC #1, the subsequent activities were completed according to the following schedule:

- Fieldwork investigations were completed in May 2022.

Upon completion of PIC #2, the following activities will be completed:

- Prepare for PIC #3 to be scheduled during fall 2022;
- Draft ESR to be circulated to Indigenous Peoples and Communities and review agencies in early winter 2023; and
- Final ESR circulated to Indigenous Peoples and Communities, review agencies, and the greater public during the 30-day public review period in winter 2023.



POTENTIAL STUDY IMPACTS

As per the MCEA manual, the Project Team is required to identify acceptable measures which will allow the project to be undertaken at a reasonable cost while at the same time protecting the environment against net negative impacts. The Class EA also requires proponents to make provisions for post-construction monitoring to ensure that projects are built and operated in accordance with the approved design and that environmental impacts are as predicted. As such, several environmental and technical studies will be prepared to assess and determine potential environmental impacts associated with the project.

Environmental and Technical Studies

- Stage 1-2 Archeological Assessment Report (PIF P1105-0032-2021)
 - Stage 1-2 archaeological assessment was carried out in accordance with the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) 2011 Standards and Guidelines for Consultant Archaeologists.
 - The Stage 1-2 field survey was conducted between May 31st, 2021 and June 4th, 2021.
 - The draft Stage 1-2 AA report was completed in July 2021. Please let us know if you wish to have a copy of this report.
 - No archaeological sites or artifacts were identified. Based on the results of the Stage 1-2 archaeological assessment, no further archaeological work is required.
 - The report was entered into the Ontario Public Register of Archaeological Reports on February 2nd, 2022 under PIF P1105-0032-2021.
- The following studies were initiated in June 2022:
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 - Tree Inventory and Assessment and Tree Management Plans;
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The Project Team wants to ensure that we are fully aware of the potential impacts that the Study and proposed alternatives may have on your treaty rights, inherent rights, and community values. We welcome any information you are willing to share with us so that we can ensure these rights and values are respected. As well, once available, copies of the draft studies will be circulated to your Community for review and comments should this be of interest. Comments collected on the



draft studies will be reviewed by the Project Team and incorporated into the final environmental studies reports and the ESR.

CONSULTATION AND ENGAGEMENT

As per the MCEA Manual, Section A.3.7, the Project Team contacted the Ministry of Environment, Conservation, and Parks (MECP) on March 17th, 2022 to confirm which Indigenous Peoples and Communities may have an interest in this project. On March 24th, 2022, the MECP provided the list of Indigenous Peoples and Communities to be consulted with at a minimum. This list includes the following communities:

- Mohawks of the Bay of Quinte;
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If you are not interested in engaging with this Study but would like us to provide you with updates throughout the project, including notification of future public meetings and Study completion, please let us know and we will ensure we send you the information as it becomes available. Please let us know as well if you are not interested in participating in this Study.

Yours sincerely,

Fred Brisco (Primary Contact)
Vice President, Operations
Landlab Inc.
613-914-9114
Fredbrisco@landlab.ca

Jeremiah Pariag, M.E.S.
Consultation and Engagement Lead
WSP Canada Inc.
289-835-2548
Jeremiah.pariag@wsp.com

cc: Loren Polonsky, Environmental Planning Lead – WSP Canada Inc.
Lina ElSetouhy, Environmental Planner – WSP Canada Inc.

Encl. Attachment #1: MCEA Process and Project Schedule; Attachment #2: Project Maps; Attachment #3: Notice of Public Information Centre #2; Attachment #4: Notice of Commencement and PIC #1



July, 07, 2022

Sharday James
Chippewas of Rama First Nation
5884 Rama Road, Suite 200
Rama, ON L3V 6H6
shardayj@ramafirstnation.ca

Sent via E-mail

RE: Schedule 'C' Municipal Class Environmental Assessment Study for the Lakeport Beach Development, Alnwick/Haldimand Township, Northumberland County

Dear Chief Williams:

Landlab has retained WSP Canada Inc. to undertake the Schedule 'C' Municipal Class Environmental Assessment (MCEA) Study to accommodate the design of a complete residential waterfront community approximately 2km west of the village of Lakeport. The proposed development consists of approximately 800 residential units. Municipal water and sewage servicing, stormwater retention, and road networks are not available at the site; therefore, an options analysis will be conducted to determine the preferred option for servicing and accessing the site. We are anticipating that this process will be completed by winter 2023.

We respectfully acknowledge that the project land is within the traditional territory of the Williams Treaties First Nations. We recognize the importance of honouring your history, culture, and rights, and are committed to moving forward in the spirit of reconciliation, respect, and good health with your communities. As an organization and as individuals, we look forward to continuing to learn how we can be better treaty partners.



PROJECT TEAM

We would like to introduce you to the project team:

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President
Landlab Inc.

Fred Brisco
Vice President,
Operations
Landlab Inc.

Jules Ribí
Managing Director
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WSP CONSULTING TEAM

Jeremiah Pariag
Consultation and
Engagement Lead
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Loren Polonsky
Environmental
Planning Lead
WSP Canada Inc.

Lina ElSetouhy
Environmental Planner
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Fred Brisco will serve as the **primary contact** for this project. His contact information has been included at the end of this letter.



SCOPE OF THE PROJECT

Development of municipal servicing infrastructure is undertaken by municipalities acting on their own behalf or on behalf of private sector developers, or by private sector developers acting on their own behalf. Works undertaken by municipalities are subject to the Ontario *Environmental Assessment Act* (OEAA, 1990), and to the Municipal Class Environmental Assessment (MCEA) process, but works undertaken by private sector developers, with the exceptions noted in *Ontario Regulation 345/932*, continue to be exempt from the OEAA and are therefore not subject to this Project.

The requirements for the private sector under the OEAA are defined by Ontario Regulation 345/93. This regulation indicates that a project is designated as an undertaking to which the Act applies if it is a type listed in Schedule 'C' MCEA and a project provided for residents of a municipality for roads, water, or wastewater.

Therefore, it was established that a Schedule 'C' MCEA is required to address the following for the proposed Lakeport Beach Development:

- Construction of a new decentralized sewage system and treatment plant;
- Construction of a new decentralized water system and treatment plant;
- Construction of a new decentralized stormwater retention/detention facility of infiltration system for the purpose of stormwater quality control; and
- Potential construction of new roads or other linear paved facilities greater than \$2.4M.



THE PROCESS

This MCEA process will follow the planning and design process for Schedule ‘C’ projects as described in the MCEA Manual (October 2000 as amended in 2007, 2011 & 2015), published by the Municipal Engineer’s Association.

As explained in the MCEA document, this process includes four mandatory phases for Schedule ‘C’ projects. These phases include:

PHASE 1 – PROBLEM OR OPPORTUNITY

This is an important component of any EA as it implicitly shapes the range and types of alternatives that are considered reasonable. During this phase, the Project Team will develop a very clear and concise “Problem and Opportunities Statement” in order to allow the range and types of alternatives.

Proposed Problem and Opportunity Statement:

Given the rural setting, 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.

This Phase was completed through the assembly and review of background data, including available planning studies and other background reports for the study area. This information established the baseline conditions for transportation conditions, infrastructure, and the planning context, as well as the natural, social, and economic environment. Phase 1 culminated in the development of the formal problem and opportunity statement, presented above, and the identification of the needs and justification of the Project.

PHASE 2 – ALTERNATE SOLUTIONS – (CURRENT PHASE)

The second phase of the Study includes development of alternatives to address the problems and opportunities identified in Phase 1, and the screening criteria to evaluate the alternatives. The alternatives, defined at a planning level, address transportation deficiencies that might involve the consideration of alternative modes of transportation, alternative routes, trip-making behaviour and other high-level methods to address the deficiency, including the “do nothing” option which will serve as the baseline. For this project, servicing may involve different potential solutions to address water supply (e.g., lake, sub-surface/well, tie-in to existing municipal services) and wastewater treatment (new wastewater treatment plant, sub-surface/septic, tie-in to municipal services, etc.).



PHASE 3 – ALTERNATE DESIGN CONCEPTS FOR PREFERRED SOLUTION

The third phase of the Study will focus on the design concepts, as well as the development of the final Preliminary Design Plan. Design alternatives will be developed to address the needs in the area, while taking into consideration the Township, drainage needs, and property impacts. During this phase, the Project Team will examine alternative methods to implement the preferred solution determined during Phase 2 based upon the existing environment, public input, and review agency input, as well as anticipated environmental effects and methods of minimizing negative effects while maximizing positive effects.

PHASE 4 – ENVIRONMENTAL STUDY REPORT

The Study culminates with the preparation and completion of the Environmental Study Report (ESR). The final recommendations, environmental implications, and mitigation measures will be documented in the ESR as required under the Environmental Assessment Act. The Draft ESR will be provided to Indigenous Peoples and Communities, Northumberland County, Alnwick / Haldimand Township, and key technical agencies for review and comment. These technical agencies include the MNRF and Lower Trent Conservation. The Project Team will make final revisions to the Draft ESR as needed and the report will then be filed for the mandatory 30-day public review period.

This Study is currently in **Phase 2** of the MCEA process (see **Attachment #1**). It should be noted that a number of technical and environmental studies were completed prior to the official commencement of the MCEA process. Additional details are provided in the forthcoming sections.



PROJECT SITE

The proposed development will be located approximately 2 km west of the village of Lakeport in the Township of Alwick/Haldimand. See **Attachment #2** for mapping of the Project Site.

The study area is legally described as part of Lot 5 and Lot 6, Concession B and part of Lot 6 and Lot 6, Concession C, Geographic Township of Alwick/Haldimand, Northumberland County, Ontario.



TIMELINE & ACTIVITIES

Please refer to **Attachment #1** for a summary of the proposed timing for each of the MCEA phases and the Public Information Centres (PICs).

Following completion of PIC #1, the subsequent activities were completed according to the following schedule:

- Fieldwork investigations were completed in May 2022.

Upon completion of PIC #2, the following activities will be completed:

- Prepare for PIC #3 to be scheduled during fall 2022;
- Draft ESR to be circulated to Indigenous Peoples and Communities and review agencies in early winter 2023; and
- Final ESR circulated to Indigenous Peoples and Communities, review agencies, and the greater public during the 30-day public review period in winter 2023.



POTENTIAL STUDY IMPACTS

As per the MCEA manual, the Project Team is required to identify acceptable measures which will allow the project to be undertaken at a reasonable cost while at the same time protecting the environment against net negative impacts. The Class EA also requires proponents to make provisions for post-construction monitoring to ensure that projects are built and operated in accordance with the approved design and that environmental impacts are as predicted. As such, several environmental and technical studies will be prepared to assess and determine potential environmental impacts associated with the project.

Environmental and Technical Studies

- Stage 1-2 Archeological Assessment Report (PIF P1105-0032-2021)
 - Stage 1-2 archaeological assessment was carried out in accordance with the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) 2011 Standards and Guidelines for Consultant Archaeologists.
 - The Stage 1-2 field survey was conducted between May 31st, 2021 and June 4th, 2021.
 - The draft Stage 1-2 AA report was completed in July 2021. Please let us know if you wish to have a copy of this report.
 - No archaeological sites or artifacts were identified. Based on the results of the Stage 1-2 archaeological assessment, no further archaeological work is required.
 - The report was entered into the Ontario Public Register of Archaeological Reports on February 2nd, 2022 under PIF P1105-0032-2021.
- The following studies were initiated in June 2022:
 - Environmental Impact Study;
 - Geotechnical Desktop Study;
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 - Air Quality Impact Assessment and Emission Summary Dispersion Modelling;
 - Acoustic Assessment Study;
 - Tree Inventory and Assessment and Tree Management Plans;
 - Hydrogeological Assessment Study; and
 - Fluvial Geomorphology Study.

The Project Team wants to ensure that we are fully aware of the potential impacts that the Study and proposed alternatives may have on your treaty rights, inherent rights, and community values. We welcome any information you are willing to share with us so that we can ensure these rights and values are respected. As well, once available, copies of the draft studies will be circulated to your Community for review and comments should this be of interest. Comments collected on the



draft studies will be reviewed by the Project Team and incorporated into the final environmental studies reports and the ESR.

CONSULTATION AND ENGAGEMENT

As per the MCEA Manual, Section A.3.7, the Project Team contacted the Ministry of Environment, Conservation, and Parks (MECP) on March 17th, 2022 to confirm which Indigenous Peoples and Communities may have an interest in this project. On March 24th, 2022, the MECP provided the list of Indigenous Peoples and Communities to be consulted with at a minimum. This list includes the following communities:

- Mohawks of the Bay of Quinte;
- Kawartha Nishnawbe;
Williams Treaties First Nations:
- Alderville First Nation;
- Curve Lake First Nation;
- Hiawatha First Nation; and
- Mississaugas of Scugog Island First Nation.

Additionally, based on consultation with the Williams Treaty First Nations representative, Gary Pritchard, the following communities were added to the list of Indigenous People and Communities to be consulted with:

- Chippewas of Beausoleil First Nation;
- Chippewas of Georgina Island First Nation; and
- Chippewas of Rama First Nation.

Open engagement with Indigenous Communities, stakeholders, and the public will be a key part of this EA. Reasonable alternatives will be examined and considered based on their respective merits., specific concerns or issues will be fully addressed, and the solution must be defensible. The approach for this Study is consistent with the MCEA for a Schedule ‘C’ project.

Should it be of interest, the Project Team would be happy to meet with the appropriate members and/or representatives of your community to engage in discussions about the MCEA process and gather input. Landlab willingly accepts responsibility to engage with the Williams Treaty First Nations as part of the MCEA process and is committed to the open flow of information and ensuring that there are meaningful opportunities for you to provide input during this Study. Should you have an interest in this project, we respectfully request that you inform us of the most appropriate way to share knowledge and information and identify the way in which you and your community would like to engage in the MCEA process.

As per the MCEA manual, Section A.3.5.3, contact with Indigenous Peoples and Communities, the public, and review agencies involves the formal act of notification and requesting comments and input (see **Attachment #3**). Four PICs will be convened for this Study (one of which has already taken place), with the goal of the second PIC being to provide members of the Indigenous Peoples and Communities, the public, and stakeholders with an opportunity to provide an update on the Study’s progress, discuss the project timeline, and outline existing environmental conditions within the study area.

The Notice of Commencement and PIC #1 was sent out to Indigenous Peoples and Communities on March 30th, 2022 (See **Attachment #4**). PIC #1 was held on March 31st, 2022. PIC #1 outlined: the MCEA process; the EA Study purpose; the study area boundaries and key features; the draft problems and opportunities statement; the overview of upcoming environmental studies; and the anticipated project timeline.



As the Study is moving into Phase 2 of the EA process, the Project Team is pleased to announce that the second PIC is being held virtually via Zoom on **July 21st, 2022** from **7:00PM to 8:00PM**. Comments related to PIC #2 are requested between **July 21st, 2022** and **August 10th, 2022**; however, comments are welcome at any time during the Study.

Two subsequent PICs will be scheduled to share project updates and garner input from Indigenous Peoples and Communities, key stakeholders, and the public.

That being said, we recognize that the Williams Treaty First Nations are rights holders on this land and will define the way in which they would like to participate and share knowledge with the project team during the duration of the project. While you are invited to the PICs, we would like to engage with you on this Study in any manner that you deem appropriate.

Per Section A.2.8.2 and Appendix 6 of the MECA Manual, under Section 37 of the *Freedom of Information and Protection of Privacy Act* (FIOPPA), comments and information collected under the authority of the *Ontario Environmental Assessment Act* (EAA) or is collected and maintained for the purpose of creating a record that is available to the general public, with the exception of personal information, will become part of the public record. If you have accessibility requirements in order to participate in this project, please let us know and we will make the required accommodations.



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July, 07, 2022

Natasha Charles and Heather Charles
Chippewas of Georgina Island First Nation
R.R. #2 Box N-13
Sutton West, ON L0E 1R0
natasha.charles@georginaisland.com
heather.charles@georginaisland.com

Sent via E-mail

RE: Schedule 'C' Municipal Class Environmental Assessment Study for the Lakeport Beach Development, Alnwick/Haldimand Township, Northumberland County

Dear Chief Big Canoe:

Landlab has retained WSP Canada Inc. to undertake the Schedule 'C' Municipal Class Environmental Assessment (MCEA) Study to accommodate the design of a complete residential waterfront community approximately 2km west of the village of Lakeport. The proposed development consists of approximately 800 residential units. Municipal water and sewage servicing, stormwater retention, and road networks are not available at the site; therefore, an options analysis will be conducted to determine the preferred option for servicing and accessing the site. We are anticipating that this process will be completed by winter 2023.

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Yours sincerely,

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July, 07, 2022

Chief Laurie Carr
Hiawatha First Nation
123 Paudash Street
Hiawatha, ON K9J 0E6
chiefcarr@hiawathafn.ca

Sent via E-mail

RE: Schedule 'C' Municipal Class Environmental Assessment Study for the Lakeport Beach Development, Alnwick/Haldimand Township, Northumberland County

Dear Chief Carr:

Landlab has retained WSP Canada Inc. to undertake the Schedule 'C' Municipal Class Environmental Assessment (MCEA) Study to accommodate the design of a complete residential waterfront community approximately 2km west of the village of Lakeport. The proposed development consists of approximately 800 residential units. Municipal water and sewage servicing, stormwater retention, and road networks are not available at the site; therefore, an options analysis will be conducted to determine the preferred option for servicing and accessing the site. We are anticipating that this process will be completed by winter 2023.

We respectfully acknowledge that the project land is within the traditional territory of the Williams Treaties First Nations. We recognize the importance of honouring your history, culture, and rights, and are committed to moving forward in the spirit of reconciliation, respect, and good health with your communities. As an organization and as individuals, we look forward to continuing to learn how we can be better treaty partners.



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We would like to introduce you to the project team:

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Sean McAdam
President
Landlab Inc.

Fred Brisco
Vice President,
Operations
Landlab Inc.

Jules Ribí
Managing Director
Landlab Inc.

WSP CONSULTING TEAM

Jeremiah Pariag
Consultation and
Engagement Lead
WSP Canada Inc.

Loren Polonsky
Environmental
Planning Lead
WSP Canada Inc.

Lina ElSetouhy
Environmental Planner
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Fred Brisco will serve as the **primary contact** for this project. His contact information has been included at the end of this letter.



SCOPE OF THE PROJECT

Development of municipal servicing infrastructure is undertaken by municipalities acting on their own behalf or on behalf of private sector developers, or by private sector developers acting on their own behalf. Works undertaken by municipalities are subject to the Ontario *Environmental Assessment Act* (OEAA, 1990), and to the Municipal Class Environmental Assessment (MCEA) process, but works undertaken by private sector developers, with the exceptions noted in *Ontario Regulation 345/932*, continue to be exempt from the OEAA and are therefore not subject to this Project.

The requirements for the private sector under the OEAA are defined by Ontario Regulation 345/93. This regulation indicates that a project is designated as an undertaking to which the Act applies if it is a type listed in Schedule 'C' MCEA and a project provided for residents of a municipality for roads, water, or wastewater.

Therefore, it was established that a Schedule 'C' MCEA is required to address the following for the proposed Lakeport Beach Development:

- Construction of a new decentralized sewage system and treatment plant;
- Construction of a new decentralized water system and treatment plant;
- Construction of a new decentralized stormwater retention/detention facility of infiltration system for the purpose of stormwater quality control; and
- Potential construction of new roads or other linear paved facilities greater than \$2.4M.



THE PROCESS

This MCEA process will follow the planning and design process for Schedule ‘C’ projects as described in the MCEA Manual (October 2000 as amended in 2007, 2011 & 2015), published by the Municipal Engineer’s Association.

As explained in the MCEA document, this process includes four mandatory phases for Schedule ‘C’ projects. These phases include:

PHASE 1 – PROBLEM OR OPPORTUNITY

This is an important component of any EA as it implicitly shapes the range and types of alternatives that are considered reasonable. During this phase, the Project Team will develop a very clear and concise “Problem and Opportunities Statement” in order to allow the range and types of alternatives.

Proposed Problem and Opportunity Statement:

Given the rural setting, 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.

This Phase was completed through the assembly and review of background data, including available planning studies and other background reports for the study area. This information established the baseline conditions for transportation conditions, infrastructure, and the planning context, as well as the natural, social, and economic environment. Phase 1 culminated in the development of the formal problem and opportunity statement, presented above, and the identification of the needs and justification of the Project.

PHASE 2 – ALTERNATE SOLUTIONS – (CURRENT PHASE)

The second phase of the Study includes development of alternatives to address the problems and opportunities identified in Phase 1, and the screening criteria to evaluate the alternatives. The alternatives, defined at a planning level, address transportation deficiencies that might involve the consideration of alternative modes of transportation, alternative routes, trip-making behaviour and other high-level methods to address the deficiency, including the “do nothing” option which will serve as the baseline. For this project, servicing may involve different potential solutions to address water supply (e.g., lake, sub-surface/well, tie-in to existing municipal services) and wastewater treatment (new wastewater treatment plant, sub-surface/septic, tie-in to municipal services, etc.).



PHASE 3 – ALTERNATE DESIGN CONCEPTS FOR PREFERRED SOLUTION

The third phase of the Study will focus on the design concepts, as well as the development of the final Preliminary Design Plan. Design alternatives will be developed to address the needs in the area, while taking into consideration the Township, drainage needs, and property impacts. During this phase, the Project Team will examine alternative methods to implement the preferred solution determined during Phase 2 based upon the existing environment, public input, and review agency input, as well as anticipated environmental effects and methods of minimizing negative effects while maximizing positive effects.

PHASE 4 – ENVIRONMENTAL STUDY REPORT

The Study culminates with the preparation and completion of the Environmental Study Report (ESR). The final recommendations, environmental implications, and mitigation measures will be documented in the ESR as required under the Environmental Assessment Act. The Draft ESR will be provided to Indigenous Peoples and Communities, Northumberland County, Alnwick / Haldimand Township, and key technical agencies for review and comment. These technical agencies include the MNRF and Lower Trent Conservation. The Project Team will make final revisions to the Draft ESR as needed and the report will then be filed for the mandatory 30-day public review period.

This Study is currently in **Phase 2** of the MCEA process (see **Attachment #1**). It should be noted that a number of technical and environmental studies were completed prior to the official commencement of the MCEA process. Additional details are provided in the forthcoming sections.



PROJECT SITE

The proposed development will be located approximately 2 km west of the village of Lakeport in the Township of Alwick/Haldimand. See **Attachment #2** for mapping of the Project Site.

The study area is legally described as part of Lot 5 and Lot 6, Concession B and part of Lot 6 and Lot 6, Concession C, Geographic Township of Alwick/Haldimand, Northumberland County, Ontario.



TIMELINE & ACTIVITIES

Please refer to **Attachment #1** for a summary of the proposed timing for each of the MCEA phases and the Public Information Centres (PICs).

Following completion of PIC #1, the subsequent activities were completed according to the following schedule:

- Fieldwork investigations were completed in May 2022.

Upon completion of PIC #2, the following activities will be completed:

- Prepare for PIC #3 to be scheduled during fall 2022;
- Draft ESR to be circulated to Indigenous Peoples and Communities and review agencies in early winter 2023; and
- Final ESR circulated to Indigenous Peoples and Communities, review agencies, and the greater public during the 30-day public review period in winter 2023.



POTENTIAL STUDY IMPACTS

As per the MCEA manual, the Project Team is required to identify acceptable measures which will allow the project to be undertaken at a reasonable cost while at the same time protecting the environment against net negative impacts. The Class EA also requires proponents to make provisions for post-construction monitoring to ensure that projects are built and operated in accordance with the approved design and that environmental impacts are as predicted. As such, several environmental and technical studies will be prepared to assess and determine potential environmental impacts associated with the project.

Environmental and Technical Studies

- Stage 1-2 Archeological Assessment Report (PIF P1105-0032-2021)
 - Stage 1-2 archaeological assessment was carried out in accordance with the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) 2011 Standards and Guidelines for Consultant Archaeologists.
 - The Stage 1-2 field survey was conducted between May 31st, 2021 and June 4th, 2021.
 - The draft Stage 1-2 AA report was completed in July 2021. Please let us know if you wish to have a copy of this report.
 - No archaeological sites or artifacts were identified. Based on the results of the Stage 1-2 archaeological assessment, no further archaeological work is required.
 - The report was entered into the Ontario Public Register of Archaeological Reports on February 2nd, 2022 under PIF P1105-0032-2021.
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 - Geotechnical Desktop Study;
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 - Air Quality Impact Assessment and Emission Summary Dispersion Modelling;
 - Acoustic Assessment Study;
 - Tree Inventory and Assessment and Tree Management Plans;
 - Hydrogeological Assessment Study; and
 - Fluvial Geomorphology Study.

The Project Team wants to ensure that we are fully aware of the potential impacts that the Study and proposed alternatives may have on your treaty rights, inherent rights, and community values. We welcome any information you are willing to share with us so that we can ensure these rights and values are respected. As well, once available, copies of the draft studies will be circulated to your Community for review and comments should this be of interest. Comments collected on the



draft studies will be reviewed by the Project Team and incorporated into the final environmental studies reports and the ESR.

CONSULTATION AND ENGAGEMENT

As per the MCEA Manual, Section A.3.7, the Project Team contacted the Ministry of Environment, Conservation, and Parks (MECP) on March 17th, 2022 to confirm which Indigenous Peoples and Communities may have an interest in this project. On March 24th, 2022, the MECP provided the list of Indigenous Peoples and Communities to be consulted with at a minimum. This list includes the following communities:

- Mohawks of the Bay of Quinte;
- Kawartha Nishnawbe;
Williams Treaties First Nations:
- Alderville First Nation;
- Curve Lake First Nation;
- Hiawatha First Nation; and
- Mississaugas of Scugog Island First Nation.

Additionally, based on consultation with the Williams Treaty First Nations representative, Gary Pritchard, the following communities were added to the list of Indigenous People and Communities to be consulted with:

- Chippewas of Beausoleil First Nation;
- Chippewas of Georgina Island First Nation; and
- Chippewas of Rama First Nation.

Open engagement with Indigenous Communities, stakeholders, and the public will be a key part of this EA. Reasonable alternatives will be examined and considered based on their respective merits., specific concerns or issues will be fully addressed, and the solution must be defensible. The approach for this Study is consistent with the MCEA for a Schedule ‘C’ project.

Should it be of interest, the Project Team would be happy to meet with the appropriate members and/or representatives of your community to engage in discussions about the MCEA process and gather input. Landlab willingly accepts responsibility to engage with the Williams Treaty First Nations as part of the MCEA process and is committed to the open flow of information and ensuring that there are meaningful opportunities for you to provide input during this Study. Should you have an interest in this project, we respectfully request that you inform us of the most appropriate way to share knowledge and information and identify the way in which you and your community would like to engage in the MCEA process.

As per the MCEA manual, Section A.3.5.3, contact with Indigenous Peoples and Communities, the public, and review agencies involves the formal act of notification and requesting comments and input (see **Attachment #3**). Four PICs will be convened for this Study (one of which has already taken place), with the goal of the second PIC being to provide members of the Indigenous Peoples and Communities, the public, and stakeholders with an opportunity to provide an update on the Study’s progress, discuss the project timeline, and outline existing environmental conditions within the study area.

The Notice of Commencement and PIC #1 was sent out to Indigenous Peoples and Communities on March 30th, 2022 (See **Attachment #4**). PIC #1 was held on March 31st, 2022. PIC #1 outlined: the MCEA process; the EA Study purpose; the study area boundaries and key features; the draft problems and opportunities statement; the overview of upcoming environmental studies; and the anticipated project timeline.



As the Study is moving into Phase 2 of the EA process, the Project Team is pleased to announce that the second PIC is being held virtually via Zoom on **July 21st, 2022** from **7:00PM to 8:00PM**. Comments related to PIC #2 are requested between **July 21st, 2022** and **August 10th, 2022**; however, comments are welcome at any time during the Study.

Two subsequent PICs will be scheduled to share project updates and garner input from Indigenous Peoples and Communities, key stakeholders, and the public.

That being said, we recognize that the Williams Treaty First Nations are rights holders on this land and will define the way in which they would like to participate and share knowledge with the project team during the duration of the project. While you are invited to the PICs, we would like to engage with you on this Study in any manner that you deem appropriate.

Per Section A.2.8.2 and Appendix 6 of the MECA Manual, under Section 37 of the *Freedom of Information and Protection of Privacy Act* (FIOPPA), comments and information collected under the authority of the *Ontario Environmental Assessment Act* (EAA) or is collected and maintained for the purpose of creating a record that is available to the general public, with the exception of personal information, will become part of the public record. If you have accessibility requirements in order to participate in this project, please let us know and we will make the required accommodations.



NEXT STEPS

Your input and ideas are important to the Study process, and we very much want to engage with your community throughout this Study. If your Community has an interest in participating in the project and/or meeting with the Project Team, please indicate this to Fred Brisco using the contact information below. If there is another way in which you would like to engage or share information, please let us know how we can best work with you.

If you are not interested in engaging with this Study but would like us to provide you with updates throughout the project, including notification of future public meetings and Study completion, please let us know and we will ensure we send you the information as it becomes available. Please let us know as well if you are not interested in participating in this Study.

Yours sincerely,

Fred Brisco (Primary Contact)
Vice President, Operations
Landlab Inc.
613-914-9114
Fredbrisco@landlab.ca

Jeremiah Pariag, M.E.S.
Consultation and Engagement Lead
WSP Canada Inc.
289-835-2548
Jeremiah.pariag@wsp.com

cc: Consultation Office, Hiawatha First Nation,
Loren Polonsky, Environmental Planning Lead – WSP Canada Inc.
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Encl. Attachment #1: MCEA Process and Project Schedule; Attachment #2: Project Maps; Attachment #3: Notice of Public Information Centre #2; Attachment #4: Notice of Commencement and PIC #1



July, 07, 2022

Chief Kris Nahrgang
Kawartha Nishnawbe
Kawartha Nishnawbe
Lakefiled, ON K0L2H0
rknahrgang@gmail.com

Sent via E-mail

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Dear Chief Nahrgang:

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Fred Brisco (Primary Contact)
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Jeremiah Pariag, M.E.S.
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July, 07, 2022

Charlotte Gurnsey and Lisa Maracle
The Mohawks of the Bay of Quinte
24 Meadow Drive
Tyendinaga Mohawk Territory, ON K0K1X0
consultation@mbq-tmt.org lisam@mbq-tmt.org

Sent via E-mail

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The requirements for the private sector under the OEAA are defined by Ontario Regulation 345/93. This regulation indicates that a project is designated as an undertaking to which the Act applies if it is a type listed in Schedule 'C' MCEA and a project provided for residents of a municipality for roads, water, or wastewater.

Therefore, it was established that a Schedule 'C' MCEA is required to address the following for the proposed Lakeport Beach Development:

- Construction of a new decentralized sewage system and treatment plant;
- Construction of a new decentralized water system and treatment plant;
- Construction of a new decentralized stormwater retention/detention facility of infiltration system for the purpose of stormwater quality control; and
- Potential construction of new roads or other linear paved facilities greater than \$2.4M.



THE PROCESS

This MCEA process will follow the planning and design process for Schedule ‘C’ projects as described in the MCEA Manual (October 2000 as amended in 2007, 2011 & 2015), published by the Municipal Engineer’s Association.

As explained in the MCEA document, this process includes four mandatory phases for Schedule ‘C’ projects. These phases include:

PHASE 1 – PROBLEM OR OPPORTUNITY

This is an important component of any EA as it implicitly shapes the range and types of alternatives that are considered reasonable. During this phase, the Project Team will develop a very clear and concise “Problem and Opportunities Statement” in order to allow the range and types of alternatives.

Proposed Problem and Opportunity Statement:

Given the rural setting, 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.

This Phase was completed through the assembly and review of background data, including available planning studies and other background reports for the study area. This information established the baseline conditions for transportation conditions, infrastructure, and the planning context, as well as the natural, social, and economic environment. Phase 1 culminated in the development of the formal problem and opportunity statement, presented above, and the identification of the needs and justification of the Project.

PHASE 2 – ALTERNATE SOLUTIONS – (CURRENT PHASE)

The second phase of the Study includes development of alternatives to address the problems and opportunities identified in Phase 1, and the screening criteria to evaluate the alternatives. The alternatives, defined at a planning level, address transportation deficiencies that might involve the consideration of alternative modes of transportation, alternative routes, trip-making behaviour and other high-level methods to address the deficiency, including the “do nothing” option which will serve as the baseline. For this project, servicing may involve different potential solutions to address water supply (e.g., lake, sub-surface/well, tie-in to existing municipal services) and wastewater treatment (new wastewater treatment plant, sub-surface/septic, tie-in to municipal services, etc.).



PHASE 3 – ALTERNATE DESIGN CONCEPTS FOR PREFERRED SOLUTION

The third phase of the Study will focus on the design concepts, as well as the development of the final Preliminary Design Plan. Design alternatives will be developed to address the needs in the area, while taking into consideration the Township, drainage needs, and property impacts. During this phase, the Project Team will examine alternative methods to implement the preferred solution determined during Phase 2 based upon the existing environment, public input, and review agency input, as well as anticipated environmental effects and methods of minimizing negative effects while maximizing positive effects.

PHASE 4 – ENVIRONMENTAL STUDY REPORT

The Study culminates with the preparation and completion of the Environmental Study Report (ESR). The final recommendations, environmental implications, and mitigation measures will be documented in the ESR as required under the Environmental Assessment Act. The Draft ESR will be provided to Indigenous Peoples and Communities, Northumberland County, Alnwick / Haldimand Township, and key technical agencies for review and comment. These technical agencies include the MNRF and Lower Trent Conservation. The Project Team will make final revisions to the Draft ESR as needed and the report will then be filed for the mandatory 30-day public review period.

This Study is currently in **Phase 2** of the MCEA process (see **Attachment #1**). It should be noted that a number of technical and environmental studies were completed prior to the official commencement of the MCEA process. Additional details are provided in the forthcoming sections.



PROJECT SITE

The proposed development will be located approximately 2 km west of the village of Lakeport in the Township of Alwick/Haldimand. See **Attachment #2** for mapping of the Project Site.

The study area is legally described as part of Lot 5 and Lot 6, Concession B and part of Lot 6 and Lot 6, Concession C, Geographic Township of Alwick/Haldimand, Northumberland County, Ontario.



TIMELINE & ACTIVITIES

Please refer to **Attachment #1** for a summary of the proposed timing for each of the MCEA phases and the Public Information Centres (PICs).

Following completion of PIC #1, the subsequent activities were completed according to the following schedule:

- Fieldwork investigations were completed in May 2022.

Upon completion of PIC #2, the following activities will be completed:

- Prepare for PIC #3 to be scheduled during fall 2022;
- Draft ESR to be circulated to Indigenous Peoples and Communities and review agencies in early winter 2023; and
- Final ESR circulated to Indigenous Peoples and Communities, review agencies, and the greater public during the 30-day public review period in winter 2023.



POTENTIAL STUDY IMPACTS

As per the MCEA manual, the Project Team is required to identify acceptable measures which will allow the project to be undertaken at a reasonable cost while at the same time protecting the environment against net negative impacts. The Class EA also requires proponents to make provisions for post-construction monitoring to ensure that projects are built and operated in accordance with the approved design and that environmental impacts are as predicted. As such, several environmental and technical studies will be prepared to assess and determine potential environmental impacts associated with the project.

Environmental and Technical Studies

- Stage 1-2 Archeological Assessment Report (PIF P1105-0032-2021)
 - Stage 1-2 archaeological assessment was carried out in accordance with the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) 2011 Standards and Guidelines for Consultant Archaeologists.
 - The Stage 1-2 field survey was conducted between May 31st, 2021 and June 4th, 2021.
 - The draft Stage 1-2 AA report was completed in July 2021. Please let us know if you wish to have a copy of this report.
 - No archaeological sites or artifacts were identified. Based on the results of the Stage 1-2 archaeological assessment, no further archaeological work is required.
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 - Environmental Impact Study;
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 - Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment;
 - Air Quality Impact Assessment and Emission Summary Dispersion Modelling;
 - Acoustic Assessment Study;
 - Tree Inventory and Assessment and Tree Management Plans;
 - Hydrogeological Assessment Study; and
 - Fluvial Geomorphology Study.

The Project Team wants to ensure that we are fully aware of the potential impacts that the Study and proposed alternatives may have on your treaty rights, inherent rights, and community values. We welcome any information you are willing to share with us so that we can ensure these rights and values are respected. As well, once available, copies of the draft studies will be circulated to your Community for review and comments should this be of interest. Comments collected on the



draft studies will be reviewed by the Project Team and incorporated into the final environmental studies reports and the ESR.

CONSULTATION AND ENGAGEMENT

As per the MCEA Manual, Section A.3.7, the Project Team contacted the Ministry of Environment, Conservation, and Parks (MECP) on March 17th, 2022 to confirm which Indigenous Peoples and Communities may have an interest in this project. On March 24th, 2022, the MECP provided the list of Indigenous Peoples and Communities to be consulted with at a minimum. This list includes the following communities:

- Mohawks of the Bay of Quinte;
- Kawartha Nishnawbe;
Williams Treaties First Nations:
- Alderville First Nation;
- Curve Lake First Nation;
- Hiawatha First Nation; and
- Mississaugas of Scugog Island First Nation.

Additionally, based on consultation with the Williams Treaty First Nations representative, Gary Pritchard, the following communities were added to the list of Indigenous People and Communities to be consulted with:

- Chippewas of Beausoleil First Nation;
- Chippewas of Georgina Island First Nation; and
- Chippewas of Rama First Nation.

Open engagement with Indigenous Communities, stakeholders, and the public will be a key part of this EA. Reasonable alternatives will be examined and considered based on their respective merits., specific concerns or issues will be fully addressed, and the solution must be defensible. The approach for this Study is consistent with the MCEA for a Schedule ‘C’ project.

Should it be of interest, the Project Team would be happy to meet with the appropriate members and/or representatives of your community to engage in discussions about the MCEA process and gather input. Landlab willingly accepts responsibility to engage with the Williams Treaty First Nations as part of the MCEA process and is committed to the open flow of information and ensuring that there are meaningful opportunities for you to provide input during this Study. Should you have an interest in this project, we respectfully request that you inform us of the most appropriate way to share knowledge and information and identify the way in which you and your community would like to engage in the MCEA process.

As per the MCEA manual, Section A.3.5.3, contact with Indigenous Peoples and Communities, the public, and review agencies involves the formal act of notification and requesting comments and input (see **Attachment #3**). Four PICs will be convened for this Study (one of which has already taken place), with the goal of the second PIC being to provide members of the Indigenous Peoples and Communities, the public, and stakeholders with an opportunity to provide an update on the Study’s progress, discuss the project timeline, and outline existing environmental conditions within the study area.

The Notice of Commencement and PIC #1 was sent out to Indigenous Peoples and Communities on March 30th, 2022 (See **Attachment #4**). PIC #1 was held on March 31st, 2022. PIC #1 outlined: the MCEA process; the EA Study purpose; the study area boundaries and key features; the draft problems and opportunities statement; the overview of upcoming environmental studies; and the anticipated project timeline.



As the Study is moving into Phase 2 of the EA process, the Project Team is pleased to announce that the second PIC is being held virtually via Zoom on **July 21st, 2022** from **7:00PM to 8:00PM**. Comments related to PIC #2 are requested between **July 21st, 2022** and **August 10th, 2022**; however, comments are welcome at any time during the Study.

Two subsequent PICs will be scheduled to share project updates and garner input from Indigenous Peoples and Communities, key stakeholders, and the public.

Per Section A.2.8.2 and Appendix 6 of the MECA Manual, under Section 37 of the *Freedom of Information and Protection of Privacy Act* (FIOPPA), comments and information collected under the authority of the *Ontario Environmental Assessment Act* (EAA) or is collected and maintained for the purpose of creating a record that is available to the general public, with the exception of personal information, will become part of the public record. If you have accessibility requirements in order to participate in this project, please let us know and we will make the required accommodations.



NEXT STEPS

Your input and ideas are important to the Study process, and we very much want to engage with your community throughout this Study. If your Community has an interest in participating in the project and/or meeting with the Project Team, please indicate this to Fred Brisco using the contact information below. If there is another way in which you would like to engage or share information, please let us know how we can best work with you.

If you are not interested in engaging with this Study but would like us to provide you with updates throughout the project, including notification of future public meetings and Study completion, please let us know and we will ensure we send you the information as it becomes available. Please let us know as well if you are not interested in participating in this Study.

Yours sincerely,

Fred Brisco (Primary Contact)
Vice President, Operations
Landlab Inc.
613-914-9114
Fredbrisco@landlab.ca

Jeremiah Pariag, M.E.S.
Consultation and Engagement Lead
WSP Canada Inc.
289-835-2548
Jeremiah.pariag@wsp.com

cc: Loren Polonsky, Environmental Planning Lead – WSP Canada Inc.
Lina ElSetouhy, Environmental Planner – WSP Canada Inc.

Encl. Attachment #1: MCEA Process and Project Schedule; Attachment #2: Project Maps; Attachment #3: Notice of Public Information Centre #2; Attachment #4: Notice of Commencement and PIC #1



July, 07, 2022

Michael Thoms and Monica Sanford
Mississauga's of Scugog Island First Nation
Administration Building
22521 Island Road
Port Perry, ON L9L 1B6
consultation@scugogfirstnation.com

Sent via E-mail

RE: Schedule 'C' Municipal Class Environmental Assessment Study for the Lakeport Beach Development, Alwicks/Haldimand Township, Northumberland County

Dear Chief Larocca:

Landlab has retained WSP Canada Inc. to undertake the Schedule 'C' Municipal Class Environmental Assessment (MCEA) Study to accommodate the design of a complete residential waterfront community approximately 2km west of the village of Lakeport. The proposed development consists of approximately 800 residential units. Municipal water and sewage servicing, stormwater retention, and road networks are not available at the site; therefore, an options analysis will be conducted to determine the preferred option for servicing and accessing the site. We are anticipating that this process will be completed by winter 2023.

We respectfully acknowledge that the project land is within the traditional territory of the Williams Treaties First Nations. We recognize the importance of honouring your history, culture, and rights, and are committed to moving forward in the spirit of reconciliation, respect, and good health with your communities. As an organization and as individuals, we look forward to continuing to learn how we can be better treaty partners.



PROJECT TEAM

We would like to introduce you to the project team:

LANDLAB PROJECT TEAM

Sean McAdam
President
Landlab Inc.

Fred Brisco
Vice President,
Operations
Landlab Inc.

Jules Ribí
Managing Director
Landlab Inc.

WSP CONSULTING TEAM

Jeremiah Pariag
Consultation and
Engagement Lead
WSP Canada Inc.

Loren Polonsky
Environmental
Planning Lead
WSP Canada Inc.

Lina ElSetouhy
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Fred Brisco will serve as the **primary contact** for this project. His contact information has been included at the end of this letter.



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Additionally, based on consultation with the Williams Treaty First Nations representative, Gary Pritchard, the following communities were added to the list of Indigenous People and Communities to be consulted with:

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Should it be of interest, the Project Team would be happy to meet with the appropriate members and/or representatives of your community to engage in discussions about the MCEA process and gather input. Landlab willingly accepts responsibility to engage with the Williams Treaty First Nations as part of the MCEA process and is committed to the open flow of information and ensuring that there are meaningful opportunities for you to provide input during this Study. Should you have an interest in this project, we respectfully request that you inform us of the most appropriate way to share knowledge and information and identify the way in which you and your community would like to engage in the MCEA process.

As per the MCEA manual, Section A.3.5.3, contact with Indigenous Peoples and Communities, the public, and review agencies involves the formal act of notification and requesting comments and input (see **Attachment #3**). Four PICs will be convened for this Study (one of which has already taken place), with the goal of the second PIC being to provide members of the Indigenous Peoples and Communities, the public, and stakeholders with an opportunity to provide an update on the Study’s progress, discuss the project timeline, and outline existing environmental conditions within the study area.

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Two subsequent PICs will be scheduled to share project updates and garner input from Indigenous Peoples and Communities, key stakeholders, and the public.

That being said, we recognize that the Williams Treaty First Nations are rights holders on this land and will define the way in which they would like to participate and share knowledge with the project team during the duration of the project. While you are invited to the PICs, we would like to engage with you on this Study in any manner that you deem appropriate.

Per Section A.2.8.2 and Appendix 6 of the MECA Manual, under Section 37 of the *Freedom of Information and Protection of Privacy Act* (FIOPPA), comments and information collected under the authority of the *Ontario Environmental Assessment Act* (EAA) or is collected and maintained for the purpose of creating a record that is available to the general public, with the exception of personal information, will become part of the public record. If you have accessibility requirements in order to participate in this project, please let us know and we will make the required accommodations.



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Your input and ideas are important to the Study process, and we very much want to engage with your community throughout this Study. If your Community has an interest in participating in the project and/or meeting with the Project Team, please indicate this to Fred Brisco using the contact information below. If there is another way in which you would like to engage or share information, please let us know how we can best work with you.

If you are not interested in engaging with this Study but would like us to provide you with updates throughout the project, including notification of future public meetings and Study completion, please let us know and we will ensure we send you the information as it becomes available. Please let us know as well if you are not interested in participating in this Study.

Yours sincerely,

Fred Brisco (Primary Contact)
Vice President, Operations
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Fredbrisco@landlab.ca

Jeremiah Pariag, M.E.S.
Consultation and Engagement Lead
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289-835-2548
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cc: Loren Polonsky, Environmental Planning Lead – WSP Canada Inc.
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Encl. Attachment #1: MCEA Process and Project Schedule; Attachment #2: Project Maps; Attachment #3: Notice of Public Information Centre #2; Attachment #4: Notice of Commencement and PIC #1



July, 07, 2022

Karry Sandy
Williams Treaty First Nations Settlement Lawyer
inquiries@williamstreatiesfirstnations.ca

Sent via E-mail

RE: Schedule 'C' Municipal Class Environmental Assessment Study for the Lakeport Beach Development, Alnwick/Haldimand Township, Northumberland County

Dear Karry:

Landlab has retained WSP Canada Inc. to undertake the Schedule 'C' Municipal Class Environmental Assessment (MCEA) Study to accommodate the design of a complete residential waterfront community approximately 2km west of the village of Lakeport. The proposed development consists of approximately 800 residential units. Municipal water and sewage servicing, stormwater retention, and road networks are not available at the site; therefore, an options analysis will be conducted to determine the preferred option for servicing and accessing the site. We are anticipating that this process will be completed by winter 2023.

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President
Landlab Inc.

Fred Brisco
Vice President,
Operations
Landlab Inc.

Jules Ribí
Managing Director
Landlab Inc.

WSP CONSULTING TEAM

Jeremiah Pariag
Consultation and
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Loren Polonsky
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Planning Lead
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Lina ElSetouhy
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Fred Brisco will serve as the **primary contact** for this project. His contact information has been included at the end of this letter.



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THE PROCESS

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Given the rural setting, 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.

This Phase was completed through the assembly and review of background data, including available planning studies and other background reports for the study area. This information established the baseline conditions for transportation conditions, infrastructure, and the planning context, as well as the natural, social, and economic environment. Phase 1 culminated in the development of the formal problem and opportunity statement, presented above, and the identification of the needs and justification of the Project.

PHASE 2 – ALTERNATE SOLUTIONS – (CURRENT PHASE)

The second phase of the Study includes development of alternatives to address the problems and opportunities identified in Phase 1, and the screening criteria to evaluate the alternatives. The alternatives, defined at a planning level, address transportation deficiencies that might involve the consideration of alternative modes of transportation, alternative routes, trip-making behaviour and other high-level methods to address the deficiency, including the “do nothing” option which will serve as the baseline. For this project, servicing may involve different potential solutions to address water supply (e.g., lake, sub-surface/well, tie-in to existing municipal services) and wastewater treatment (new wastewater treatment plant, sub-surface/septic, tie-in to municipal services, etc.).



PHASE 3 – ALTERNATE DESIGN CONCEPTS FOR PREFERRED SOLUTION

The third phase of the Study will focus on the design concepts, as well as the development of the final Preliminary Design Plan. Design alternatives will be developed to address the needs in the area, while taking into consideration the Township, drainage needs, and property impacts. During this phase, the Project Team will examine alternative methods to implement the preferred solution determined during Phase 2 based upon the existing environment, public input, and review agency input, as well as anticipated environmental effects and methods of minimizing negative effects while maximizing positive effects.

PHASE 4 – ENVIRONMENTAL STUDY REPORT

The Study culminates with the preparation and completion of the Environmental Study Report (ESR). The final recommendations, environmental implications, and mitigation measures will be documented in the ESR as required under the Environmental Assessment Act. The Draft ESR will be provided to Indigenous Peoples and Communities, Northumberland County, Alnwick / Haldimand Township, and key technical agencies for review and comment. These technical agencies include the MNRF and Lower Trent Conservation. The Project Team will make final revisions to the Draft ESR as needed and the report will then be filed for the mandatory 30-day public review period.

This Study is currently in **Phase 2** of the MCEA process (see **Attachment #1**). It should be noted that a number of technical and environmental studies were completed prior to the official commencement of the MCEA process. Additional details are provided in the forthcoming sections.



PROJECT SITE

The proposed development will be located approximately 2 km west of the village of Lakeport in the Township of Alwick/Haldimand. See **Attachment #2** for mapping of the Project Site.

The study area is legally described as part of Lot 5 and Lot 6, Concession B and part of Lot 6 and Lot 6, Concession C, Geographic Township of Alwick/Haldimand, Northumberland County, Ontario.



TIMELINE & ACTIVITIES

Please refer to **Attachment #1** for a summary of the proposed timing for each of the MCEA phases and the Public Information Centres (PICs).

Following completion of PIC #1, the subsequent activities were completed according to the following schedule:

- Fieldwork investigations were completed in May 2022.

Upon completion of PIC #2, the following activities will be completed:

- Prepare for PIC #3 to be scheduled during fall 2022;
- Draft ESR to be circulated to Indigenous Peoples and Communities and review agencies in early winter 2023; and
- Final ESR circulated to Indigenous Peoples and Communities, review agencies, and the greater public during the 30-day public review period in winter 2023.



POTENTIAL STUDY IMPACTS

As per the MCEA manual, the Project Team is required to identify acceptable measures which will allow the project to be undertaken at a reasonable cost while at the same time protecting the environment against net negative impacts. The Class EA also requires proponents to make provisions for post-construction monitoring to ensure that projects are built and operated in accordance with the approved design and that environmental impacts are as predicted. As such, several environmental and technical studies will be prepared to assess and determine potential environmental impacts associated with the project.

Environmental and Technical Studies

- Stage 1-2 Archeological Assessment Report (PIF P1105-0032-2021)
 - Stage 1-2 archaeological assessment was carried out in accordance with the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) 2011 Standards and Guidelines for Consultant Archaeologists.
 - The Stage 1-2 field survey was conducted between May 31st, 2021 and June 4th, 2021.
 - The draft Stage 1-2 AA report was completed in July 2021. Please let us know if you wish to have a copy of this report.
 - No archaeological sites or artifacts were identified. Based on the results of the Stage 1-2 archaeological assessment, no further archaeological work is required.
 - The report was entered into the Ontario Public Register of Archaeological Reports on February 2nd, 2022 under PIF P1105-0032-2021.
- The following studies were initiated in June 2022:
 - Environmental Impact Study;
 - Geotechnical Desktop Study;
 - Contamination Overview Study;
 - Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment;
 - Air Quality Impact Assessment and Emission Summary Dispersion Modelling;
 - Acoustic Assessment Study;
 - Tree Inventory and Assessment and Tree Management Plans;
 - Hydrogeological Assessment Study; and
 - Fluvial Geomorphology Study.

The Project Team wants to ensure that we are fully aware of the potential impacts that the Study and proposed alternatives may have on your treaty rights, inherent rights, and community values. We welcome any information you are willing to share with us so that we can ensure these rights and values are respected. As well, once available, copies of the draft studies will be circulated to your Community for review and comments should this be of interest. Comments collected on the



draft studies will be reviewed by the Project Team and incorporated into the final environmental studies reports and the ESR.

CONSULTATION AND ENGAGEMENT

As per the MCEA Manual, Section A.3.7, the Project Team contacted the Ministry of Environment, Conservation, and Parks (MECP) on March 17th, 2022 to confirm which Indigenous Peoples and Communities may have an interest in this project. On March 24th, 2022, the MECP provided the list of Indigenous Peoples and Communities to be consulted with at a minimum. This list includes the following communities:

- Mohawks of the Bay of Quinte;
- Kawartha Nishnawbe;
Williams Treaties First Nations:
- Alderville First Nation;
- Curve Lake First Nation;
- Hiawatha First Nation; and
- Mississaugas of Scugog Island First Nation.

Additionally, based on consultation with the Williams Treaty First Nations representative, Gary Pritchard, the following communities were added to the list of Indigenous People and Communities to be consulted with:

- Chippewas of Beausoleil First Nation;
- Chippewas of Georgina Island First Nation; and
- Chippewas of Rama First Nation.

Open engagement with Indigenous Communities, stakeholders, and the public will be a key part of this EA. Reasonable alternatives will be examined and considered based on their respective merits., specific concerns or issues will be fully addressed, and the solution must be defensible. The approach for this Study is consistent with the MCEA for a Schedule ‘C’ project.

Should it be of interest, the Project Team would be happy to meet with the appropriate members and/or representatives of your community to engage in discussions about the MCEA process and gather input. Landlab willingly accepts responsibility to engage with the Williams Treaty First Nations as part of the MCEA process and is committed to the open flow of information and ensuring that there are meaningful opportunities for you to provide input during this Study. Should you have an interest in this project, we respectfully request that you inform us of the most appropriate way to share knowledge and information and identify the way in which you and your community would like to engage in the MCEA process.

As per the MCEA manual, Section A.3.5.3, contact with Indigenous Peoples and Communities, the public, and review agencies involves the formal act of notification and requesting comments and input (see **Attachment #3**). Four PICs will be convened for this Study (one of which has already taken place), with the goal of the second PIC being to provide members of the Indigenous Peoples and Communities, the public, and stakeholders with an opportunity to provide an update on the Study’s progress, discuss the project timeline, and outline existing environmental conditions within the study area.

The Notice of Commencement and PIC #1 was sent out to Indigenous Peoples and Communities on March 30th, 2022 (See **Attachment #4**). PIC #1 was held on March 31st, 2022. PIC #1 outlined: the MCEA process; the EA Study purpose; the study area boundaries and key features; the draft problems and opportunities statement; the overview of upcoming environmental studies; and the anticipated project timeline.



As the Study is moving into Phase 2 of the EA process, the Project Team is pleased to announce that the second PIC is being held virtually via Zoom on **July 21st, 2022** from **7:00PM to 8:00PM**. Comments related to PIC #2 are requested between **July 21st, 2022** and **August 10th, 2022**; however, comments are welcome at any time during the Study.

Two subsequent PICs will be scheduled to share project updates and garner input from Indigenous Peoples and Communities, key stakeholders, and the public.

That being said, we recognize that the Williams Treaty First Nations are rights holders on this land and will define the way in which they would like to participate and share knowledge with the project team during the duration of the project. While you are invited to the PICs, we would like to engage with you on this Study in any manner that you deem appropriate.

Per Section A.2.8.2 and Appendix 6 of the MECA Manual, under Section 37 of the *Freedom of Information and Protection of Privacy Act* (FIOPPA), comments and information collected under the authority of the *Ontario Environmental Assessment Act* (EAA) or is collected and maintained for the purpose of creating a record that is available to the general public, with the exception of personal information, will become part of the public record. If you have accessibility requirements in order to participate in this project, please let us know and we will make the required accommodations.



NEXT STEPS

Your input and ideas are important to the Study process, and we very much want to engage with your community throughout this Study. If your Community has an interest in participating in the project and/or meeting with the Project Team, please indicate this to Fred Brisco using the contact information below. If there is another way in which you would like to engage or share information, please let us know how we can best work with you.

If you are not interested in engaging with this Study but would like us to provide you with updates throughout the project, including notification of future public meetings and Study completion, please let us know and we will ensure we send you the information as it becomes available. Please let us know as well if you are not interested in participating in this Study.

Yours sincerely,

Fred Brisco (Primary Contact)
Vice President, Operations
Landlab Inc.
613-914-9114
Fredbrisco@landlab.ca

Jeremiah Pariag, M.E.S.
Consultation and Engagement Lead
WSP Canada Inc.
289-835-2548
Jeremiah.pariag@wsp.com

cc: Loren Polonsky, Environmental Planning Lead – WSP Canada Inc.
Lina ElSetouhy, Environmental Planner – WSP Canada Inc.

Encl. Attachment #1: MCEA Process and Project Schedule; Attachment #2: Project Maps; Attachment #3: Notice of Public Information Centre #2; Attachment #4: Notice of Commencement and PIC #1

APPENDIX

D

PUBLIC INFORMATION
CENTRE #2 DISPLAY
MATERIALS

**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:

Jeremiah Pariag

Consultation and Engagement Lead

WSP Canada Inc.

jeremiah.pariag@wsp.com

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.

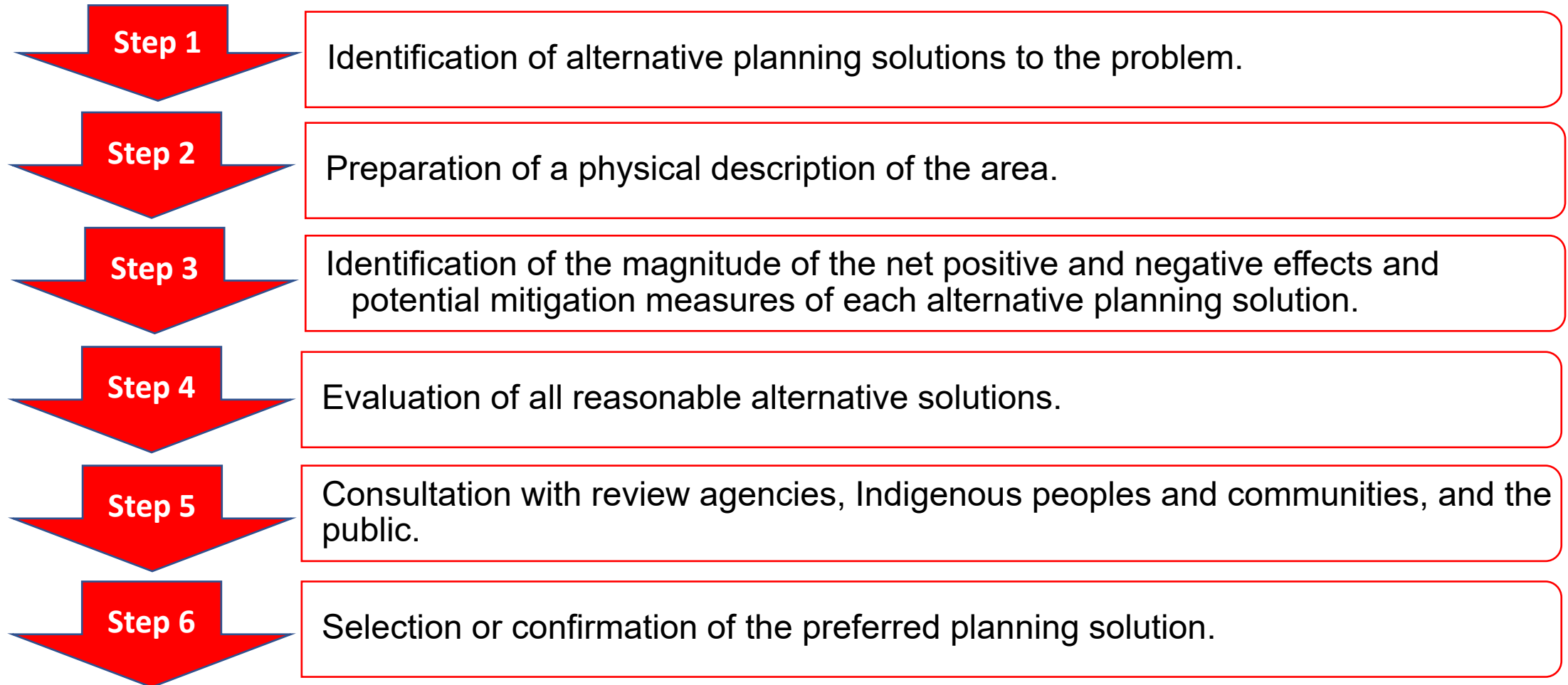
This project will be a key component in completing the proposed development, which consists of up to 800 residential units.

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.



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.



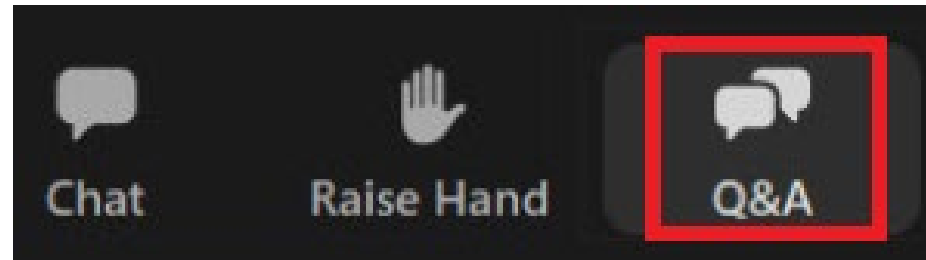
We are committed to responding to all questions. If there are an excess of questions during the allotted time for this meeting, we will respond to all remaining questions via one-on-one discussions, email, and/or in the PIC Summary Report.



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 studies will be completed as part of this EA Study, which will help inform the recommendations, including:



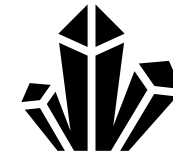
Cultural Heritage



Water, Stormwater,
Wastewater and Drainage



Natural Environment



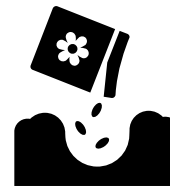
Geotechnical



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 project site includes primarily undeveloped 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 on 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 early 2022 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 of 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 oxide 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".

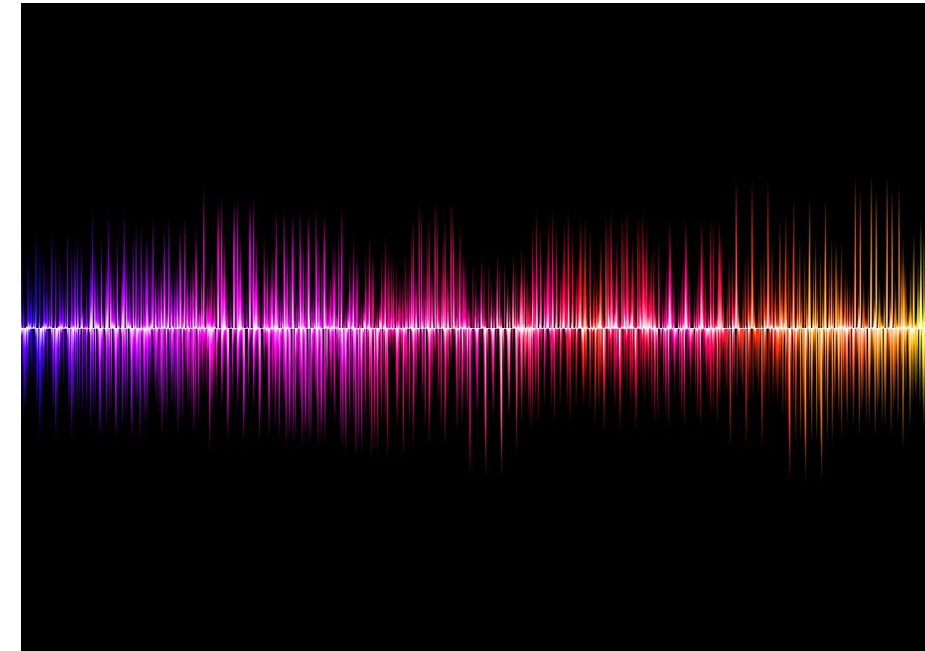
Noise

About the Noise Impact Study

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

Key Findings:

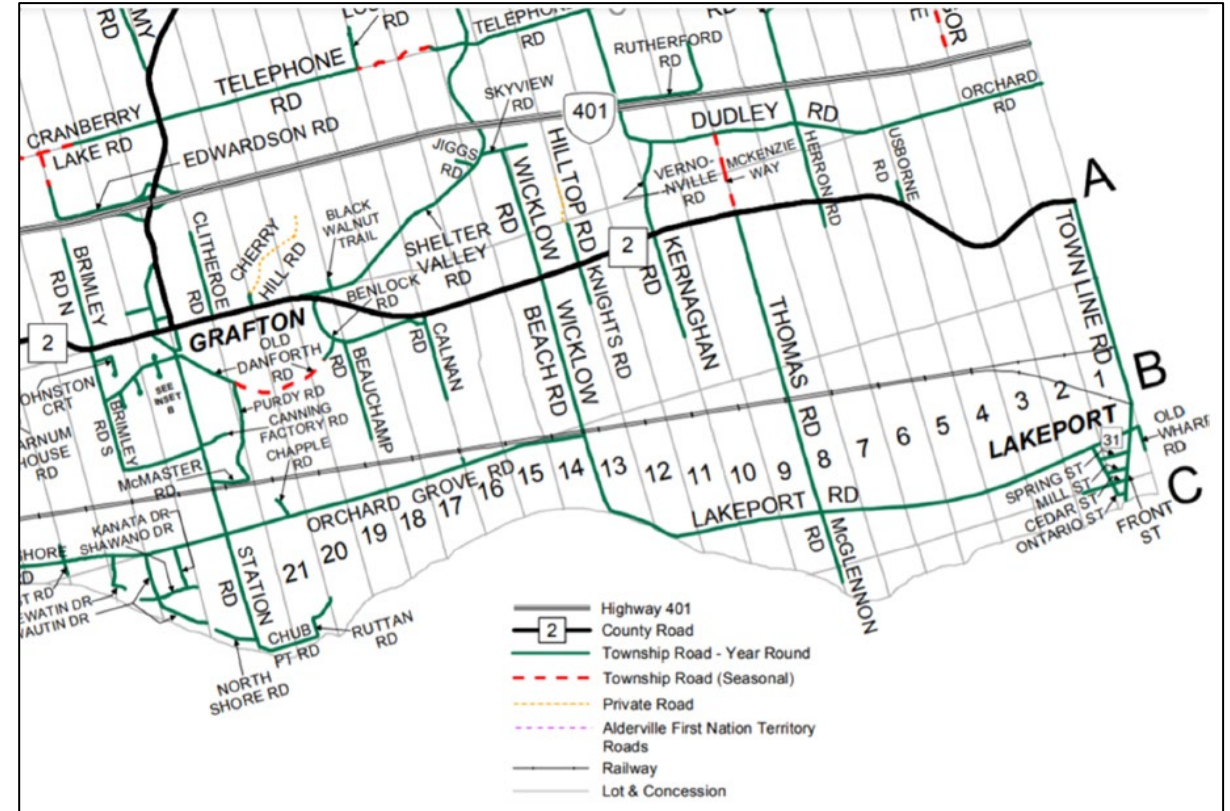
- The Project Team reviewed baseline site conditions and identified off-site Point(s) of Reception to determine potential noise impacts.
- The baseline noise environment in the vicinity of the Project Site is rural in nature.
- The baseline noise levels are generally comprised of the sounds of nature 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 in the Township of Alwick/Haldimand Official Plan, i.e., carry low volumes of local traffic and provide access to individual properties.
- 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 provide access to the County Road network and Highway 401 to the north, which represents the major transportation facility in the area.



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

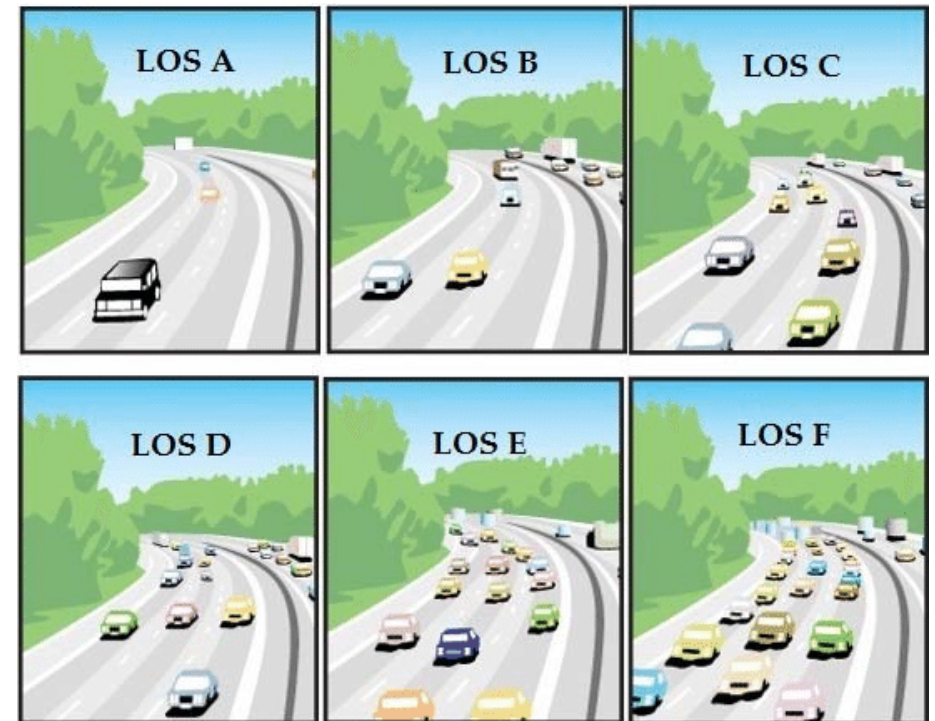
Traffic

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 the 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 eastbound on/off ramp and County Road 25 operate 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>

Contact information:

Jeremiah Pariag
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APPENDIX

E

SUMMARY OF
RECEIVED
COMMENTS

**Landlab
Lakeport Beach Development - MCEA**

ID#	Date	Name	Organization	Source	Comment	Response
11	2022-07-21	Member of the general public	General public	Public Information Centre	What is the separate rezoning process that is occurring concurrently along with the study process?	Parallel to the EA, there is a separate rezoning process that is occurring concurrently; this will address the rezoning required to accommodate this Project. The EA process is separate to the subdivision application process.
12	2022-07-21	Member of the general public	General public	Public Information Centre	I have never seen a draft in plan of the subdivision not to mention an approved draft plan of subdivision. The cover of the community proposal (picture book) shows a huge open space/parkland on the shoreline. There is no depiction of a water treatment plant or a wastewater treatment plant. How can you apply to the ministry for approval of such an essential service for a non-existent plan. It doesn't exist. There is no draft plan or approved draft plan. What exactly are you applying to any CP for?	These are the questions that are currently being explored through the EA process. Upon completion of the studies, further information will be shared and proposed infrastructure locations, and options will be presented. The EA process evaluates the entire site, and explores all potential solutions. Any mitigation measures will be localized to where the waste treatment plant will be proposed. As we move forward, PICs 3 and 4 will further explore the specific servicing alternatives. Right now we are in the process of doing due diligence and base line conditions reports. We are looking at the opportunities and constraints that are on the site. This will help us develop alternative solutions. The study is only focused on municipal servicing and will not be focused on the development of the units themselves and just the ability to support this.
13	2022-07-21	Member of the general public	General public	Public Information Centre	Do you have a formal application in for the county of northumberland and AH for an application for a plan of subdivision which has been approved by those bodies and therefore the EA would naturally proceed as a result of that process or is Landlab totally undertaking this process of their own initiative. Has there been a formal application submitted to the county and the township for a draft plan of subdivision application to proceed? Normally an EA process would be undertaken following that approval.	We received confirmation from the Ministry of the Environment that a formal EA need not await the approval of a draft plan of subdivision. These are two separate processes. It would not be appropriate to get a draft approval plan for the subdivision, if there were no appropriate environmental approvals. In this case, we are starting off with the EA; it is in the early stages and is still theoretical at this point. It looks at the baseline, options, and how these lands can be serviced. It would not be appropriate to give draft approval to a property where servicing is not possible. It is a parallel process. It is an important way for the environmental features and planning features to be identified and protected.
14	2022-07-21	Member of the general public	General public	Public Information Centre	Lakeport Beach is a long way from Roseneath. Why would the planned August 10th meeting be held in Roseneath, which is so far away from the waterfront site?	We will be holding townhalls throughout Alnwick/Haldimand, since the benefits of this project will encompass the whole Township and not only a select group of people. We've already held a virtual townhall that anyone could join from home, and an in-person one in Centreton in June. We believe that public communication and consultation is important and leads to better, stronger community results.
15	2022-07-21	Member of the general public	General public	Public Information Centre	Will we be able to see who is in attendance at this meeting?	We will not be able to share this for confidentiality reasons. We have 11 attendees here from the public at the moment.
16	2022-07-21	Member of the general public	General public	Public Information Centre	Just to clarify, the 4th and final Environmental Assessment will be finalized by winter 2023?	Future PICs will be taking place. The third will be in the fall and the fourth will be in the winter of 2023. The study will be wrapped up early 2023.
17	2022-07-21	Member of the general public	General public	Public Information Centre	The alternatives with respect to extending water to Colborne, I believe that is a non-starter. I believe the municipality is not willing to do that. Private on-site water is for 800 units, is beyond proposterous and private on-site septic system is similarly beyond proposterous. I am well aware of alternatives that must be explored including Do Nothing but the alternatives that have been put forward are non-starters in my view and I will leave it at that. I will be following this process.	Thank you for your input. The purpose of the EA is to determine feasibility; you will be kept up-to-date as the studies are completed and more information becomes available.
18	2022-07-21	Member of the general public	General public	Public Information Centre	The Township of Alnwick/Haldimand does not have the financial capacity to finance municipal services.	The EA process studies impacts to the environment. The purpose of the study is to assess environmental impacts and mitigate, minimize, or avoid if possible.

19	2022-07-21	Member of the general public	General public	Public Information Centre	<p>I'd like to identify myself as a resident of AH Township. I'd like to note that Landlab is doing an exceptional job of providing the public with opportunities to engage. Even if the water and waste water facilities would be identified at this point but it is a bit ridiculous that the marketing team would put that front and centre in the booklet.</p> <p>I'd really like to see this development given its due course. To get through this process of approvals of this well planned community I hope that the community can appreciate the economic impacts that this development will have on the community</p>	No response required
20	2022-07-21	Member of the general public	General public	Public Information Centre	<p>I am a resident of AH. I also have an activism page and I am active member of the community and care about my community. While you are presenting a very noble type of development. I personally visited the Hendrick farms development. It is not without problems. What I suggest is that this type of development does not belong in the area you are proposing to it. There are zero services in the area and to propose this nevermind the water and wastewater services. There is literally nothing for kilometers around. For seniors to move to that remote corner is not keeping them in their community. I am not against development at all. Perhaps go to Coburg where they are offering incentives. This township does not have those incentives to offer and I am struggling with this concept...</p>	No response required
21	2022-07-21	Member of the general public	General public	Public Information Centre	<p>When you talk about private water on site or septic servicing these are for individual lots. This development is looking at communal water and sewer. If you are looking for individual then it is too dense for this but I do think that what you are trying to portray is more of a communal system. This might be better clarified in your proposals.</p>	<p>Engineers and specialists are still undertaking these studies. More information will be available as we continue through the MCEA process.</p> <p>As per the MCEA, rigorous evaluation will be conducted for each of the planning solutions. Results of the study will be shared in the Environmental Study Report.</p>
22	2022-07-22	Leslie Benson	Member of the general public	Email	Please send me last night's presentation. Thank you.	<p>Thanks for reaching out. The slide deck can be found on our website here: https://lakeportbeach.ca/environmental-assessment/</p> <p>Please let Jeremiah know if you need anything else related to the MCEA.</p>
23	2022-07-26	George & MaryLou Taylor	Member of the general public	Email	Request to be added to contact list.	No response required. Added to contact list.
24	2022-08-04	John Mian	Property Owner	Phone	<ul style="list-style-type: none"> •John has lived and owned property in the community for several years. •He owns over 800 acres of land and several rental properties in the immediate vicinity of the Landlab site. His property is directly to the north, east, and west of the site. •His official address is 327 Telephone Road, but he currently lives at his property in Gormley. •John is extremely supportive of the project. •John wishes to support Landlab in any way to make sure this project is complete. •John was recently made aware that two of his tenants (Lauren and Benjamin) have been making statements to the media that paint Landlab's project in a negative light. He noted as well that these individuals have been in contact with Landlab as well. •John made it clear that his tenants do not have significant ties to the community, and noted that property owners in the area, including himself, are largely supportive of Landlab and the project. John wants it to be known that his tenants do not speak for him and he does not want them misrepresenting the views of property owners. •John is open to working with Landlab to ensure that that this project happens. This includes potential land acquisitions if John's property is at all useful to Landlab. •John would like to meet with Sean, Fred, and WSP as soon as possible. 	No further action required.