

January 22, 2019

Afshin Naseri  
Senior Project Manager  
Environmental Services  
The Regional Municipality of York  
17250 Yonge Street  
Newmarket, ON L3Y 6Z1

Dear Afshin:

**RE: Municipal Class Environmental Assessment Study  
Water and Wastewater Servicing in the Nobleton Community  
Nobleton Landowners Group Comments  
OUR FILE 1590A**

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Thank you for the Notice of EA Commencement for the above noted Study. I am writing on behalf of a landowner group that collectively owns approximately 500 acres of land in the settlement area of Nobleton in the Township of King (the "Nobleton Landowners Group (NLG)") (see attached **Figures 1, 2 and 3**).

The Notice indicates that the Study intends to "identify long-term water and wastewater servicing options for the Nobleton community that support growth and optimize the use of existing Regional infrastructure". This is of great interest to the NLG.

In order for growth to occur within the settlement area, servicing (water and sewer) expansions are needed.

Two engineering firms retained by the NLG have demonstrated that extending the York-Durham lake based servicing system (YDSS) from Kleinburg (3 km away) is the most economic and environmentally preferred servicing solution for Nobleton.

Despite this finding and the fact that nearby communities like Bolton, Kleinburg and King City are serviced by lake-based systems, Growth Plan Policy 3.2.6.3 will not allow a lake-based system extension to Nobleton (see **Figure 4**).

The Region is therefore forced to make incremental expansions to the stand-alone sewage treatment

Nobleton has reached capacity and developments are on hold until capacity of sanitary treatment is increased. Therefore, we understand this EA has been initiated (sponsored by landowners) to expand the sewage treatment plant to accommodate a total population of 10,500 – growth of 4,000 people (roughly 1,300 units) for the next 15 years.

### **Nobleton Settlement Area – Long Term Potential**

King City and Schomberg are the only other delineated settlement areas in the Township of King. The 2031 population projections will be accommodated in King City and the next area identified in King Township for growth is Nobleton.

Nobleton is not a complete community. It is largely a bedroom community with few community services for its residents. The small amount of additional population planned for Nobleton will not change that.

King City is a good example of what Nobleton has the potential to be. Approximately 2,100 acres of land is contained within the Settlement Area but outside the Urban Area boundary. Growth in this area can help support the necessary infrastructure (potential by-pass, servicing), recreation and public benefits needed to make Nobleton a complete community.

If approved, the Northwest GTA corridor will be in close proximity to service Nobleton, making it an ideal location to consider for future expansion (see attached **Figure 4**).

### **Growth Plan**

We acknowledge that the EA must comply with Policy 3.2.6.3 in the Growth Plan as long as that wording continues to exist.

We also appreciate the Region's request to have this Provincial Plan policy amended (formerly in the Greenbelt Plan) as part of the 2017 Provincial Plan Review, which stated:

"Extending lake-based municipal servicing into Greenbelt communities (example, Community of Nobleton in King Township) is prohibited by the Greenbelt Plan. The same prohibition, however, does not seem to apply to communities within the Oak Ridges Moraine (example Village of Gormley in Whitchurch Stouffville). Clarification is required in relation to these different standards, with apparently less restrictions on the Moraine. Further, within York Region, there are communities on private sewage systems or standalone wastewater systems that are in close proximity of existing lake-based water and wastewater systems and a lake-based connection may potentially be a more preferable option (financially and environmentally) to service those communities. Regional staff is of the opinion that the Plans should allow for exploration of these alternatives."<sup>1</sup>

The Province did not revise this policy to address this issue then but it may now.

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<sup>1</sup> 2015 Coordinated Review of the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan and Oak Ridges Moraine Conservation Plan, Report No. 1 of the Commissioner of Corporate Services and Chief Planner, dated May 21, 2015 (Recommendation 20).

The Province did not revise this policy to address this issue then but it may now.

The Province is currently requesting comments on Growth Plan Amendment 1 up until February 28, 2019. In its submission to the Province, we request that the Region make a similar recommendation to the Province to amend (what is now) Policy 3.2.6.3 of the Growth Plan. We will be making the same request to Regional Planning.

Furthermore, we respectfully ask to be informed of any public or stakeholder meetings or decisions on this EA and look forward to further discussions and involvement with your team on this initiative.

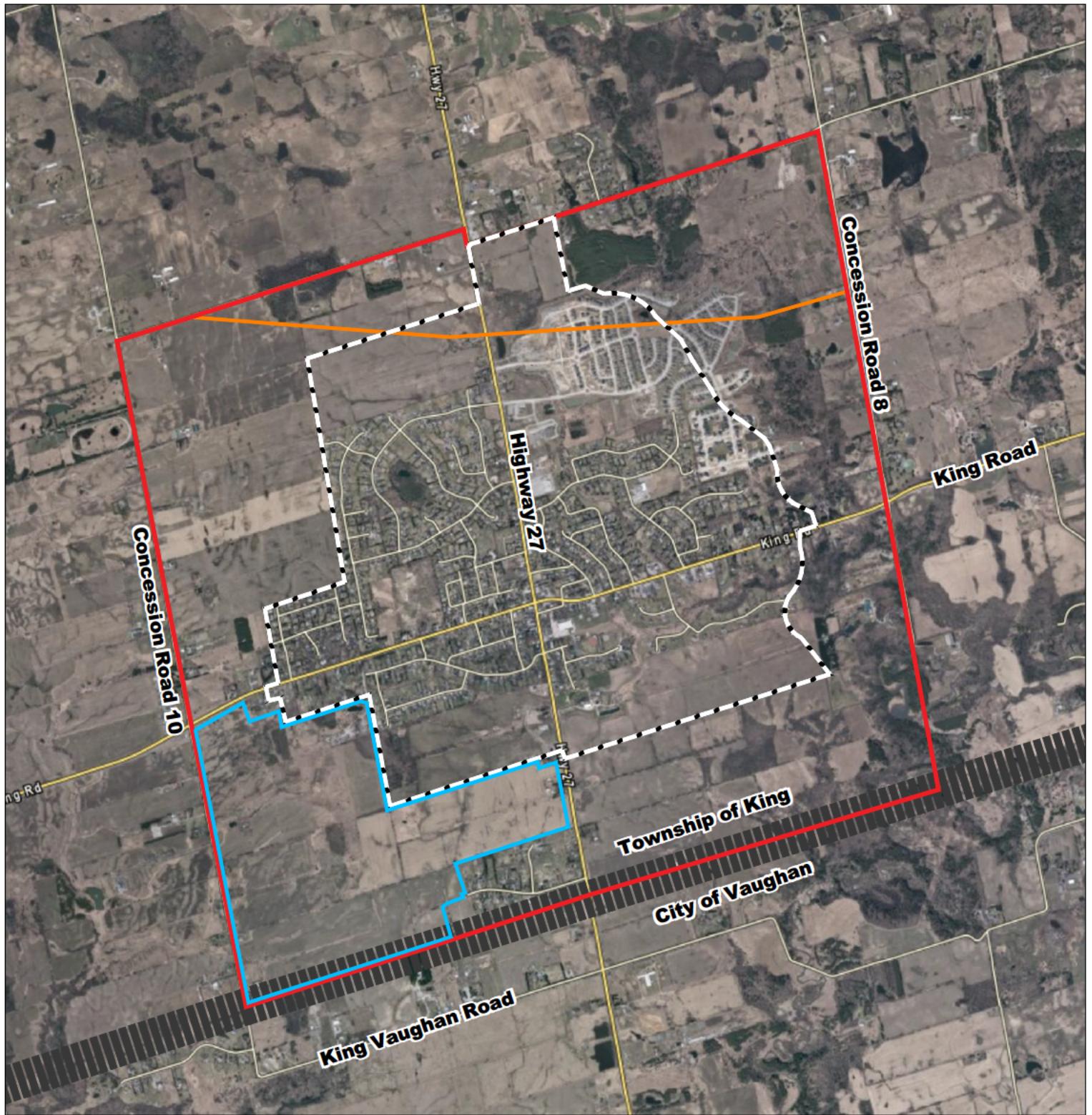
Yours truly,

**MHRC**



Debra Kakaria, MBA, MCIP, RPP

cc.      *Nobleton Landowners Group*



Data Source: First Base Solutions Aerial Flown 2014

**Figure 1  
Location Map**

**LEGEND**

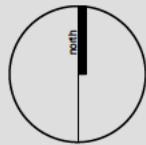
- Nobleton Settlement Area
- Nobleton Landowners Group Lands
- - - Nobleton Urban Area Boundary
- Oak Ridges Moraine Boundary

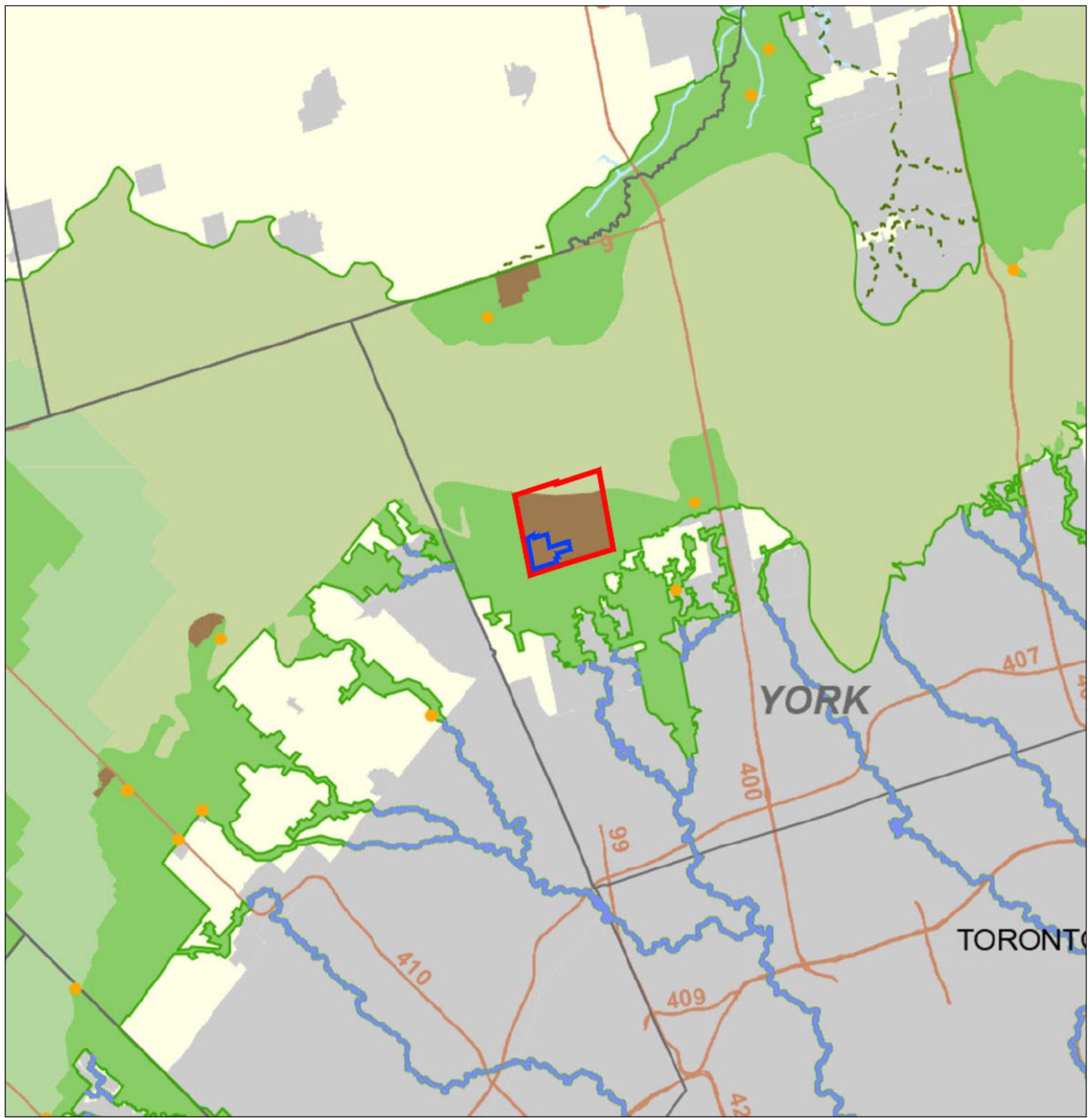
DATE: January 23, 2019

SCALE 1 : 30,000

Nobleton, Ontario

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1590A\_Figure Mapping\_16 September 2015.dwg





Data Source: Schedule 1 - Greenbelt Plan Area (2017)

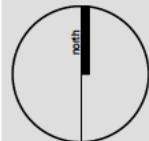
**Figure 2**  
**Ontario Greenbelt  
Plan (2017)**

<b>LEGEND</b>		
<span style="color:red">■</span> Nobleton Settlement Area	<span style="background-color:#8B4513; color:white; display:inline-block; width:10px; height:10px;"></span> Towns and Villages	<span style="color:green; font-weight:bold">■</span> River Valley Connections (Outside the Greenbelt)
<span style="color:blue">■</span> Nobleton Landowners Group Lands	<span style="background-color:#8B4513; color:white; display:inline-block; width:10px; height:10px;"></span> Hamlets	<span style="border-top:1px solid black; border-bottom:1px solid black; display:inline-block; width:10px; height:10px;"></span> Upper-tier Municipal Boundaries
<span style="color:green">■</span> Greenbelt Area	<span style="background-color:#FF8C00; color:white; display:inline-block; width:10px; height:10px;"></span> Niagara Escarpment Plan Area	<span style="border:1px solid black; display:inline-block; width:10px; height:10px;"></span> Single-tier Municipal Boundaries
<span style="color:lightgreen">■</span> Protected Countryside	<span style="background-color:#A0D080; color:white; display:inline-block; width:10px; height:10px;"></span> Oak Ridges Moraine Area	

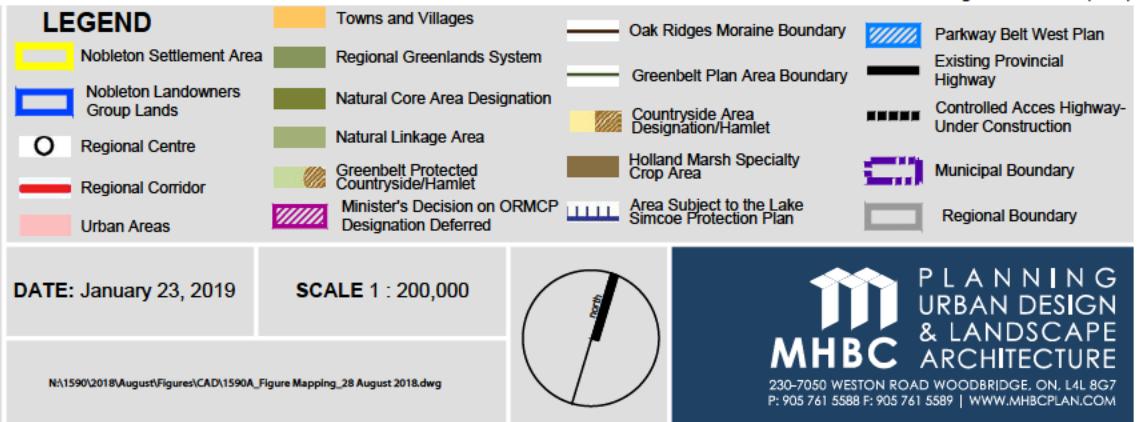
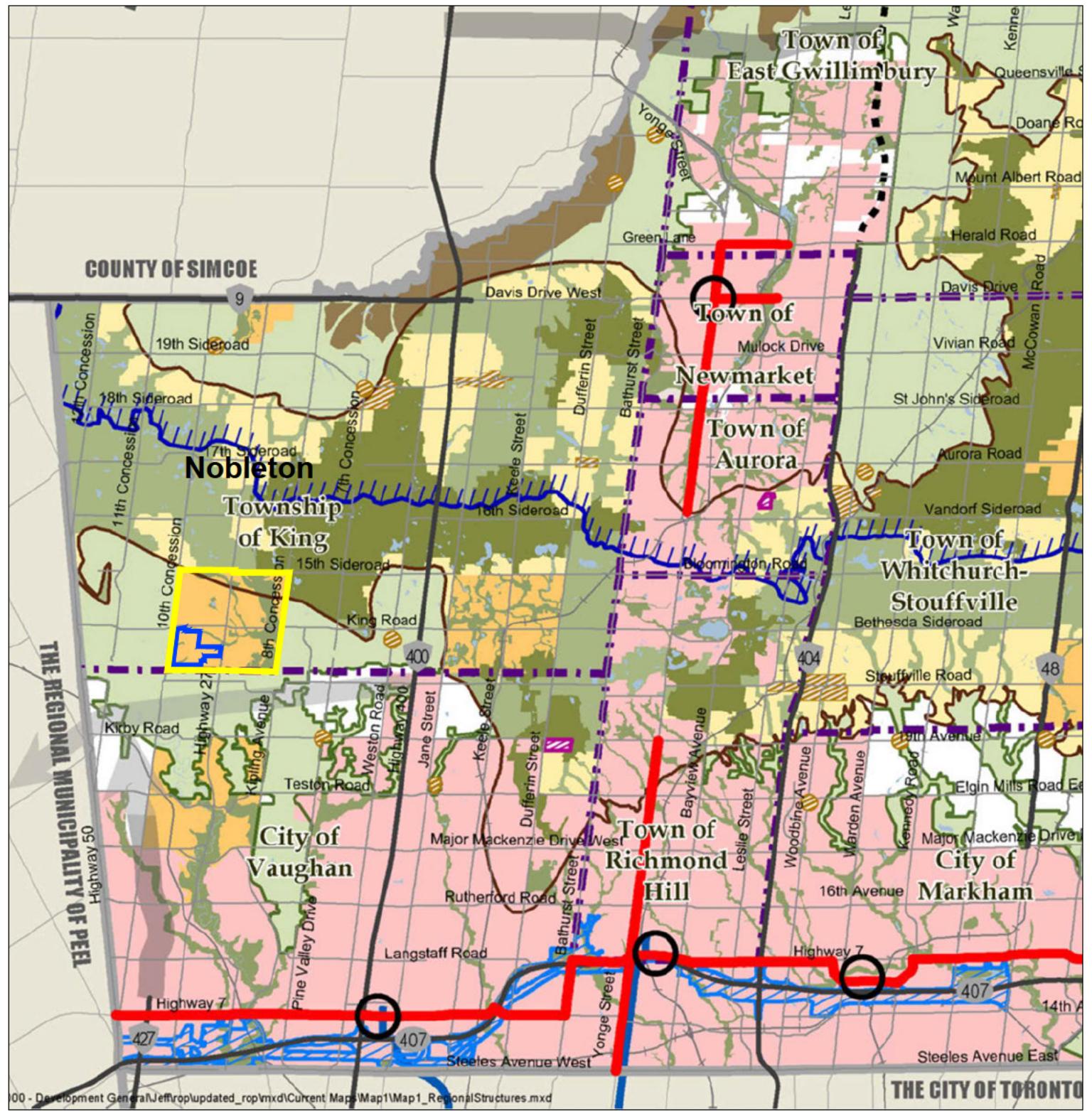
DATE: January 23, 2019

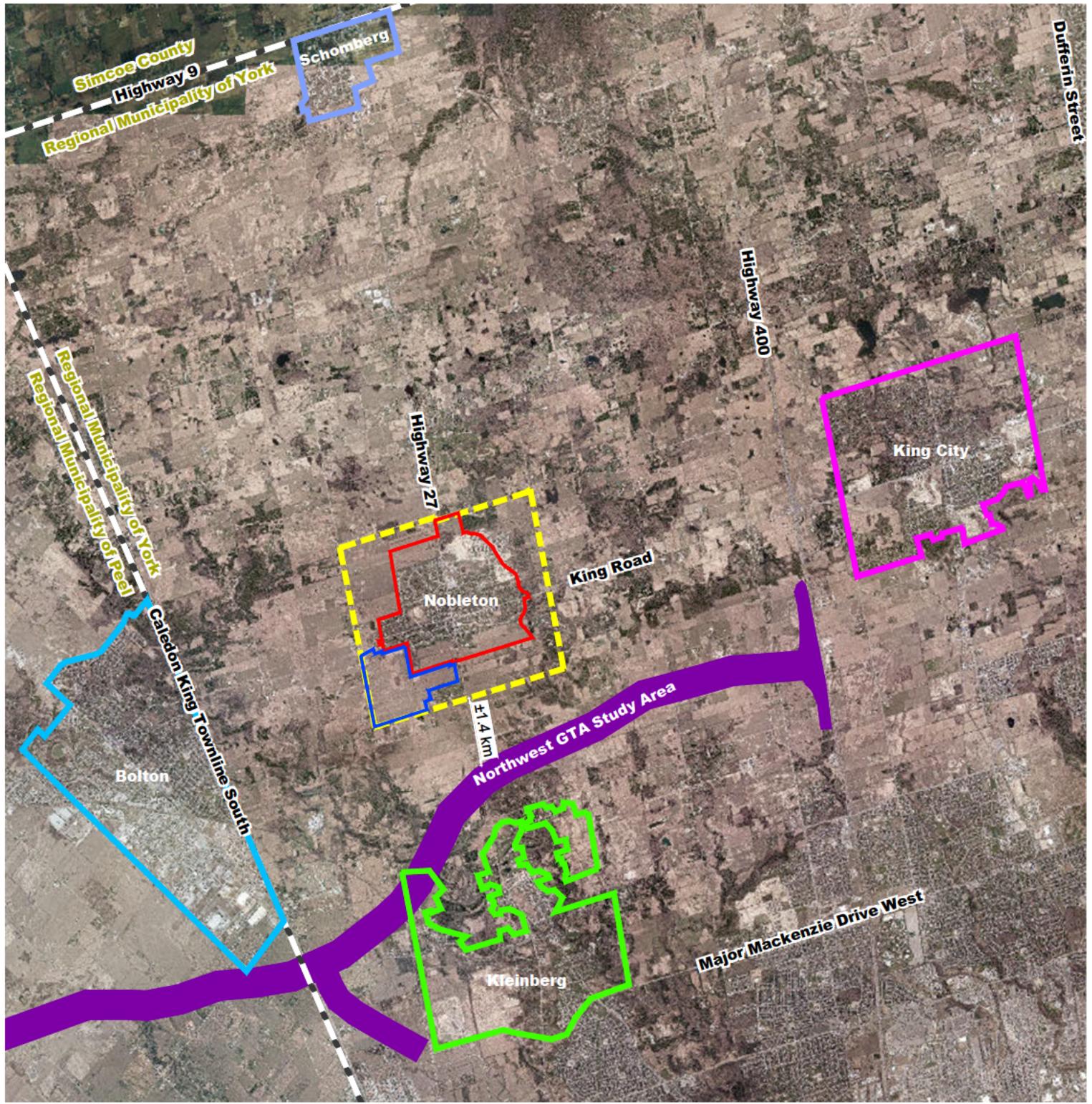
SCALE 1 : 250,000

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Nobleton, Ontario





Data Source: First Base Solutions Aerial Flown 2017

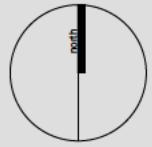
**Figure 4**  
**Northwest GTA  
Corridor Study Area**

#### LEGEND

- |                                 |                           |
|---------------------------------|---------------------------|
| Nobleton Settlement Area        | Bolton Settlement Area    |
| Nobleton Landowners Group Lands | Kleinburg Settlement Area |
| Nobleton Urban Area Boundary    | King City Settlement Area |
| Northwest GTA Study Area        | Schomberg Settlement Area |

DATE: January 23, 2019

SCALE 1:110,000



Nobleton, Ontario

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# MOHAWKS OF THE BAY OF QUINTE

## KENHTEKE KANYEN'KEHÀ:KA

COMMUNITY INFRASTRUCTURE / TECHNICAL SERVICES / ENVIRONMENT  
24 Meadow Drive., Tyendinaga Mohawk Territory, ON K0K 1X0  
Phone 613-396-3424 Fax 613-396-3627

March 18<sup>th</sup>, 2019

Afshin Naseri  
The Regional Municipality of York  
17250 Yonge Street,  
Newmarket, ON L3Y 6Z1

**RE: Notice of Study Commencement and Open House  
Municipal Class Environmental Assessment  
Water and Wastewater Servicing in the Nobleton Community**

Dear Mr. Naseri,

We acknowledge your invitation to participate in the environmental assessment process as it relates to the Water and Waste Water Servicing Project in the Nobleton Community.

As a First Nation with limited resources and capacity, it is difficult to actively participate in all environmental assessments in the surrounding area; however, the Mohawks of the Bay of Quinte (MBQ) would be concerned if the preliminary archaeological investigations found artifacts or burial remains. There is a traditional process that must be followed for the repatriation or re-interment of remains. We ask that you please forward any completed Archaeological Assessments to [consultation@mbq-tmt.org](mailto:consultation@mbq-tmt.org) at your earliest convenience.

The Mohawks of the Bay of Quinte expect the project to be carried out in an environmentally sensible manner that is consistent with the laws and regulations governing the said project. We appreciate your efforts in our endeavors to determine proper use of lands of interest to the community, the prevention or mitigation of anticipated and non-anticipated effects of the proposed project, and efforts to ensure maximum benefit to our community and generations to come.

In addition, due to the general proximity of said project, the Mohawks of the Bay of Quinte recommend that the Regional Municipality of York contacts and consults with the Six Nations of the Grand River, as they may wish to be more involved in this project than we can be at this time.

Please note that the above shall not be construed so as to derogate from or abrogate any inherent, Aboriginal, treaty, constitutional, or legal rights of the Mohawks of the Bay of Quinte.

Sincerely,

R. Donald Maracle, Chief  
Mohawks of the Bay of Quinte  
Email: [rdonm@mbq-tmt.org](mailto:rdonm@mbq-tmt.org)

Cc: File



Canadian Environmental  
Assessment Agency

Ontario Region  
55 York Street,  
Suite 600  
Toronto ON M5J 1R7

Agence canadienne  
d'évaluation environnementale

Région de l'Ontario  
55, rue York,  
bureau 600  
Toronto ON M5J 1R7

March 20, 2019

Sent by email

Afshin Naseri  
Environmental Services  
The Regional Municipality of York  
[Afshin.Naseri@york.ca](mailto:Afshin.Naseri@york.ca)

Dear Mr. Naseri:

**Re: Information on the Canadian Environmental Assessment Act, 2012**

Thank you for your correspondence of February 14, 2019, regarding the Water and Wastewater Servicing in the Nobleton Community.

The *Canadian Environmental Assessment Act, 2012* (CEAA 2012) focuses federal environmental reviews on projects that have the potential to cause significant adverse environmental effects in areas of federal jurisdiction and applies to physical activities described in the *Regulations Designating Physical Activities* (the Regulations). Based on the information provided, your project does not appear to be described in the Regulations. **Kindly review the requirements of CEAA 2012, including the Regulations.** Given the ongoing review of the federal environmental assessment process, if your project does not proceed immediately, please review your project against any future federal legislation and pursuant regulations to confirm applicability to your project.

If you believe the project is not subject to a federal environmental assessment, and do not submit a project description, we kindly request that you remove the Canadian Environmental Assessment Agency from your distribution list.

If you have questions, please get in touch with our office through the switchboard at 416-952-1576. The attachment that follows provides web links to useful legislation, regulation, and guidance documents.

Sincerely,

**Anjala Puvananathan, Regional Director**

Attachment – Useful Legislation, Regulation, and Guidance Documents



## **Attachment – Useful Legislation, Regulation, and Guidance Documents**

For more information on the *Canadian Environmental Assessment Act, 2012* (CEAA 2012), please access the following links on the Canadian Environmental Assessment Agency's (the Agency) website:

CEAA 2012

<https://www.canada.ca/en/environmental-assessment-agency/corporate/acts-regulations/legislation-regulations.html>

*Regulations Designating Physical Activities, and  
Prescribed Information for a Description of a Designated Project Regulations*  
<https://www.canada.ca/en/environmental-assessment-agency/corporate/acts-regulations/legislation-regulations.html>

If your project is in a federally designated wildlife area or migratory bird sanctuary please check section 1 of the Regulations, which details the designated projects specific to those locations.

If it appears that CEAA 2012 may apply to your proposed project, you must provide the Agency with a description of the proposed project. Please see the link below to the Agency's guide to preparing a project description.

Guide to Preparing a Description of a Designated Project

<https://www.canada.ca/en/environmental-assessment-agency/services/policy-guidance/guide-preparing-description-designated-project-under-canadian-environmental-assessment-act-2012.html>

For information on the ongoing review of the federal environmental assessment process

<https://www.canada.ca/en/services/environment/conservation/assessments/environmental-reviews.html>



February 14, 2019

Anjala Puvananathan  
Canadian Environmental Assessment Agency  
55 St. Clair Avenue East, 9th Floor  
Toronto ON M4T 1M2

Hello,

**Re: Notice of Open House, Municipal Class Environmental Assessment Study  
Water and Wastewater Servicing in the Nobleton Community**

The Regional Municipality of York has initiated a Schedule C Municipal Class Environmental Assessment (Class EA) study to identify long term water and wastewater capacity servicing options for the Nobleton community that support growth and optimize the use of existing Regional infrastructure.

You are invited to attend an Open House to review the project information and provide the project team with your comments and feedback on the study. The project team will be available to answer your questions and gather your input. Please see the Notice of Open House for this Class EA study enclosed, details below:

**Date:** Thursday, February 28, 2019  
**Time:** 4:00 p.m. to 8:00 p.m.  
**Location:** Dr. William Laceby Nobleton Community Centre and Arena  
15 Old King Road, Nobleton ON L0G 1N0

Input from the community is a key part of the study. Public consultation and engagement opportunities will be provided throughout the course of the study. Please visit [york.ca/ea](http://york.ca/ea) for more information.

To submit questions, comments, or to be added to the mailing list, please contact me at 1-877-464-9675 ext. 75062 or [Afshin.Naseri@york.ca](mailto:Afshin.Naseri@york.ca).

Sincerely,

A handwritten signature in black ink, appearing to read "Afshin Naseri".

Afshin Naseri, P.Eng  
Senior Project Manager

Attachment (1): Notice of Open House, Municipal Class Environmental Assessment Study

YORK-#9150324AnjalaAnjala

# NOTICE OF OPEN HOUSE

Municipal Class Environmental Assessment Study  
Water and Wastewater Servicing in the Nobleton Community

LEARN MORE!  
HAVE YOUR SAY.

Township of King

February 14, 2019

The Regional Municipality of York has initiated a Schedule C Municipal Class Environmental Assessment (Class EA) study to identify long-term water and wastewater capacity servicing options for the Nobleton community that support growth and optimize the use of existing Regional infrastructure.

## WE WANT TO HEAR FROM YOU!

You are invited to attend an Open House to review the project information and provide the project team with your comments and feedback on the study. The project team will be available to answer your questions and gather your input.

**Date:** Thursday, February 28, 2019

**Time:** 4 p.m. to 8 p.m.

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15 Old King Road, Nobleton ON L0G 1N0

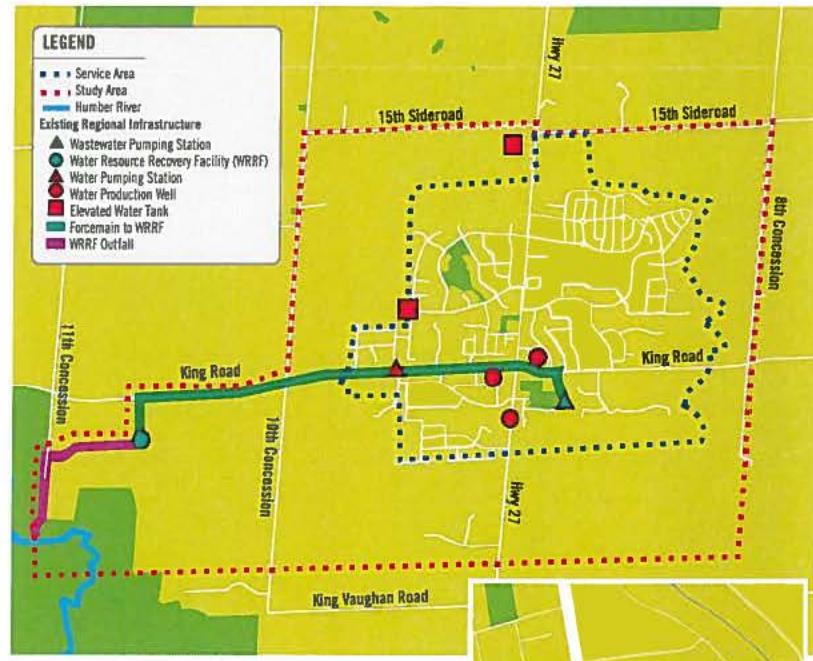
Please let us know if you require accommodations to participate in this meeting.

Beginning March 1, 2019, the information from the Open House will be available to review on [york.ca/ea](http://york.ca/ea).

**THANK YOU FOR YOUR PARTICIPATION  
IN THIS STUDY.**

An accessible version of this notice is available upon request. This notice was issued on February 14, 2019.

Personal information submitted (e.g., name, address and phone number) is collected, maintained and disclosed under the authority of the *Environmental Assessment Act* and the *Municipal Freedom of Information and Protection of Privacy Act* for transparency and consultation purposes. Personal information you submit will become part of a public record that is available to the general public, unless you request that your personal information remain confidential.



To submit questions, comments or to be added to the mailing list, please contact:

**Afshin Naseri, P. Eng.  
Senior Project Manager**  
Environmental Services  
The Regional Municipality of York  
17250 Yonge Street  
Newmarket, Ontario L3Y 6Z1  
[afshin.naseri@york.ca](mailto:afshin.naseri@york.ca)  
1-877-464-9675 ext. 75062  
Fax 905-830-6927



March 21, 2019

Afshin Naseri, P.Eng  
Senior Project Manager  
Environmental Services  
The Regional Municipality of York  
17250 Yonge St,  
Newmarket, ON  
L3Y 6Z1

RE: Nobleton Water and Wastewater EA

Dear Mr. Naseri,

We submit the following comments and questions regarding the Nobleton Environmental Assessment (EA) for water and wastewater servicing.

### **Is the EA Premature?**

The EA seems to be premature. The Township of King has not brought its Official Plan into conformity with the Region of York 2010 Official Plan nor has the growth allocation to 2041 from the Region of York been provided to the Township. Without knowing the projected growth isn't it is impossible to determine the appropriate long-term servicing option? Specifically, the need the EA is considering a solution for isn't fully defined.

### **Conformity to Policy**

Due to the location of Nobleton, surrounded by Greenbelt and a portion located within the Oak Ridges Moraine, conformity to the policy context is of critical important to this Environmental Assessment. The Provincial Policy Statement, Growth Plan, ORMCP and Greenbelt Plan particularly those policies within the plans directed at managing growth, optimizing existing infrastructure and mitigating climate change require conformity and consistency.

### **2017 Greenbelt and Growth Plan**

Nobleton is a settlement area surrounded by the Greenbelt, there is no regular regional transit service or local transit. The town is serviced by groundwater and a local communal sewer system. According to the Growth Plan, Policy 2.2.1. b) iii "growth will be limited in settlement areas that are in the Greenbelt Area". When considering servicing options it is important to recognize limited future growth will be occurring in Nobleton. The intent of the Growth Plan is to minimize extension of expensive infrastructure to use resources like land, water and infrastructure wisely.

### **York Region Official Plan**

The Region of York has not yet completed the Municipal Comprehensive Review (MCR) to determine population allocations for King Township to 2041. Until the MCR is completed we contend it is impossible to understand the best long-term solution and calculate the cost implications of the options. Considering the current policy context and the need for long term planning the Environmental Assessment seems premature.

As the 2041 Region Plan is not in force and effect we turn to the 2010 Regional Official Plan. Section 5.6.21 states that within the Greenbelt Plan Area, the following policies apply to Towns and Villages: a) that where Towns or Villages do not currently have Lake Ontario or Lake Simcoe based water and wastewater services, extensions to or expansions of existing lake-based services is prohibited, unless the servicing is required to address failed individual on-site sewage or water services or to ensure protection of public health as determined by the Medical Officer of Health. The capacity of water and wastewater services in this case will be limited to the servicing requirements for the existing settlement plus capacity for potential development within the approved settlement boundary as it existed on the date the Greenbelt plan came into effect. It seems extending the YDSS or a lake based system to Nobleton would not conform to policy and should not be pursued as an option.

### **King Township Official Plan**

The Township Official Plan is in process. A second draft of the OP will be introduced on March 18<sup>th</sup>, 2019 with a public open house to follow. The Township of King Official Plan is required to conform to the Region of York Official Plan as stated above.

### **Costs**

Will the development charges from the expected growth pay for the growth-related capital costs? As the King Township Official Plan is not yet been finalized and approved does the EA have the information needed to determine costs for the water and wastewater scenarios? When costs are calculated, will the full life cycle cost of the infrastructure options be considered?

### **Development charges**

Nobleton currently has the lowest York Region portion of development charges of the three towns in King Township at \$39.000, compared to over 48,000 for King City on the Big Pipe, the main difference seems to be the difference in the water and wastewater charges. As the EA study moves forward will the Region track how the different scenarios impact development charges?

### **Additional Questions:**

- 1) Without a finalized policy, the King Township Official Plan that guides future development for the Township how can the scope of the need, the opportunity or the problem identified in the EA be accurately determined?
- 2) Policy 3.2.6.3. of the Growth Plan and policy 5.6.21 of the Region of York Official Plan states municipalities will not be permitted to extend water or wastewater services from a Great Lakes source is prohibited unless a) the extension is required for reasons of public health and safety.
  - a) Has a public health or public safety reason been identified?
  - b) If not, the YDSS does not conform as a option for servicing.
- 3) The 2014 PPS and Provincial Policy regime require consistency and conformity. Kindly provide a detailed policy by policy assessment of the alternatives.

- 4) Policy 3.2.1 c) of the Growth Plan requires that the Region identifies the full life cycle costs of the infrastructure and develops options to pay for these costs over the long term and consider the impacts of climate change.
  - a) Have the life cycle costs of the infrastructure have been identified?
  - b) Will all the growth-related capital costs be paid for by growth. How much do the development charges need to be increased to pay for this new infrastructure, and other growth related costs, transit, etc.?
  - c) How much do you anticipate operating costs of wastewater and water charges will increase for existing residents over the long term?
  - d) The Stormwater EA completed by the Township of King, specifically the Drainage study for Nobleton component does not appear to consider climate change as it is proposing infrastructure for a 25 year storm, not a 500 year storm. How will the EA study consider the full impacts of climate change, including flooding, drought?
- 5) Have alternatives to providing new water and wastewater been considered?
- 6) What water conservation measures have been considered?
- 7) A portion of the Nobleton Settlement area is located in the Oak Ridges Moraine Conservation Area, how will the EA ensure conformity with the applicable policies in the Oak Ridges Moraine Conservation Plan?
- 8) Has the Region and Township considered the installation of residential commercial meters for wastewater to discourage the ongoing practice of discharging sump water into the sewers?
- 9) Do we know the contribution of stormwater and groundwater to the existing water pollution treatment facility?

We look forward to receiving answers to the above questions. Please keep us on the interested parties list.

Sincerely,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
cc. Sandra Malcic, Director, Long Range Planning, Region of York  
Kirsten Harrison, Policy Planning, Township of King

**Ministry of Heritage, Sport,  
Tourism, and Culture Industries**

Programs and Services Branch  
401 Bay Street, Suite 1700  
Toronto, ON M7A 0A7  
Tel: 416.314.7147

**Ministère des Industries du Patrimoine,  
du Sport, du Tourisme et de la Culture**

Direction des programmes et des services  
401, rue Bay, Bureau 1700  
Toronto, ON M7A 0A7  
Tél: 416.314.7147



June 4, 2020

EMAIL ONLY

Afshin Naseri, P.Eng.  
York Region  
17250 Yonge Street  
New Market, ON L3Y 6Z1  
[afshin.naseri@york.ca](mailto:afshin.naseri@york.ca)

**MHSTCI File :** 0010170  
**Proponent :** Regional Municipality of York  
**Subject :** Project Update – Municipal Class EA  
**Project :** Nobleton Water and Wastewater Serviceing Environmental Servicing and Assessment Update  
**Location :** Regional Municipality of York

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Dear Afshin Naseri:

Thank you for providing the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) with the Notice of Commencement for this project. MHSTCI's interest in this Project relates to its mandate of conserving Ontario's cultural heritage, which includes:

- archaeological resources (including land and marine)
- built heritage resources (including bridges and monuments)
- cultural heritage landscapes

Under the Municipal Class Environmental Assessment (EA) process, the proponent is required to determine a project's potential impact on cultural heritage resources. A Project at minimum will address Phases 1 and 2 of the Municipal Class EA process. Developing and reviewing inventories of known and potential cultural heritage resources within the study area can identify specific resources that may play a significant role in guiding the evaluation of alternatives for subsequent project-driven EAs.

### **Project Summary**

The 2016 York Region Water and Wastewater Master Plan identified the need for water and wastewater capacity to service future growth in the Nobleton community. This EA Study will identify a solution that best maintains or improves the natural, social and economic environment while accommodating future growth. The project is being undertaken as Schedule 'C' project in accordance with Municipal Engineers Association's municipal class environmental assessment process.

## **Identifying Cultural Heritage Resources**

While some cultural heritage resources may have already been formally identified, others may be identified through screening and evaluation. Indigenous communities may have knowledge that can contribute to the identification of cultural heritage resources, and we suggest that any engagement with Indigenous communities includes a discussion about known or potential cultural heritage resources that are of value to these communities. Municipal Heritage Committees, historical societies and other local heritage organizations may also have knowledge that contributes to the identification of cultural heritage resources.

## **Archaeological Resources**

This Project may impact archaeological resources therefore the screening checklists developed by MHSTCI: [Criteria for Evaluating Archaeological Potential](#) should be completed. A Stage 1 archaeological assessment may need to be completed to determine whether archaeological assessments will be needed for subsequent project-driven Municipal Class EAs.

## **Built Heritage and Cultural Heritage Landscapes**

A Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment will be undertaken for the entire study area to inform if resources can be avoided and if technical cultural heritage studies will be needed. This report should;

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

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

The findings of the above-mentioned studies should be summarized as part of the Environmental Study Report's discussion of existing conditions, preliminary impact assessment and future commitments.

## **Environmental Assessment Reporting**

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

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

Sincerely,

Joseph Harvey  
*On behalf of*

Dan Minkin  
Heritage Planner  
Heritage Planning Unit  
[Dan.Minkin@ontario.ca](mailto:Dan.Minkin@ontario.ca)

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

Please notify MHSTCI if archaeological resources are impacted by EA project work. All activities impacting archaeological resources must cease immediately, and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the Ontario Heritage Act and the Standards and Guidelines for Consultant Archaeologists.

If human remains are encountered, all activities must cease immediately and the local police as well as the Registrar, Burials of the Ministry of Government and Consumer Services must be contacted. In situations where human remains are associated with archaeological resources, MHSTCI should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the *Ontario Heritage Act*.



Hydro One Networks Inc  
483 Bay St  
Toronto, ON

June 22, 2020

Re: Water and Wastewater Servicing in the Community of Nobleton

Attention:  
Afshin Naseri, P.Eng.  
Senior Project Manager Environmental Services

In our preliminary assessment, we have confirmed that Hydro One has existing high voltage Transmission facilities within your study area (see map attached). At this point in time we do not have enough information about your project to provide you with meaningful input with respect to the impacts that your project may have on our infrastructure. As such, this response does not constitute any sort of approval for your plans and is being sent to you as a courtesy to inform you that we must be consulted on your project.

In addition to the existing infrastructure mentioned above, the affected transmission corridor may have provisions for future lines or already contain secondary land uses (i.e. pipelines, watermains, parking, etc). Please take this into consideration in your planning.

Also, we would like to bring to your attention that should (Water and Wastewater Servicing in the Community of Nobleton) result in a Hydro One station expansion or transmission line replacement and/or relocation, an environmental assessment (EA) will be required as described under the Class Environmental Assessment for Minor Transmission Facilities (Hydro One, 2016). This EA process would require a minimum of 6 months to be completed and associated costs will be allocated and recovered in accordance with the Transmission System Code. Furthermore, to complete an EA it can take from 6 months (to complete a Class EA Screening Process) to 18 months (to complete a Full Class EA Process) based on the level of assessment required for the EA. In order to achieve speedy completion of the EA, Hydro One will need to rely on studies and/or reports completed as part of the EA for your project.

Please allow the appropriate lead-time in your project schedule in the event that your proposed development impacts Hydro One infrastructure to the extent that it would require modifications to our infrastructure.

In planning, please note that developments should not reduce line clearances or limit access to our facilities at any time in the study area of your Proposal. Any construction activities must maintain the electrical clearance from the transmission line conductors as specified in the Ontario Health and Safety Act for the respective line voltage.

Be advised that any changes to lot grading and/or drainage within or in proximity to Hydro One transmission corridor lands must be controlled and directed away from the transmission corridor.

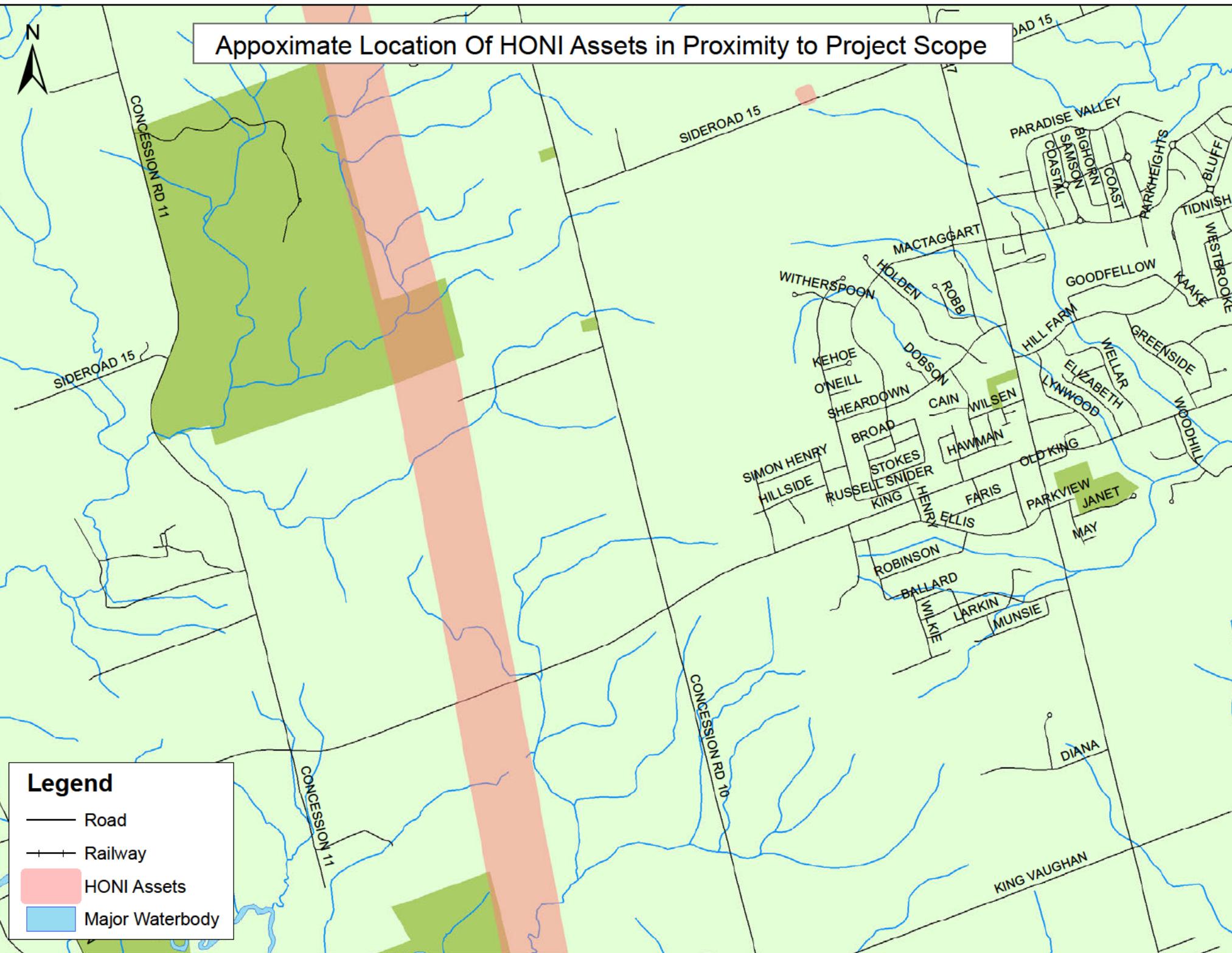
Please note that the proponent will be held responsible for all costs associated with modification or relocation of Hydro One facilities, as well as any added costs that may be incurred due to increase efforts to maintain our facilities.

We reiterate that this message does not constitute any form of approval for your project. Hydro One must be consulted during all stages of your project. Please ensure that all future communications about your project are sent to us electronically to [secondarylanduse@hydroone.com](mailto:secondarylanduse@hydroone.com).

Sent on behalf of,

***Secondary Land Use  
Asset Optimization  
Strategy & Integrated Planning  
Hydro One Networks Inc.***

## Appoximate Location Of HONI Assets in Proximity to Project Scope





Hydro One Networks Inc  
483 Bay St  
Toronto, ON

December 15, 2020

Re: Study for Water and Wastewater Servicing in the community of Nobleton

Attention:  
Afshin Naseri, P.Eng,  
Senior Project Manager,  
Capital Planning and Delivery,  
Environmental Services

Thank you for sending us notification regarding 'Study for Water and Wastewater Servicing in the community of Nobleton'. In our preliminary assessment, we have confirmed that Hydro One has existing high voltage Transmission facilities in proximity to your study area (Nobleton WRRF). Hydro One does not have concerns with regards to your project al long as the expansion of Nobleton WRRF is confined to the existing site. Hydro One would like to stay informed as more information becomes available so that we can advise if the preferred solution changes to conflict with our assets, and if so; what resulting measures and costs could be incurred by the proponent. Note that this response does not constitute approval for your plans and is being sent to you as a courtesy to inform you that we must continue to be consulted on your project.

In addition to the existing infrastructure mentioned above, the applicable transmission corridor may have provisions for future lines or already contain secondary land uses (e.g., pipelines, watermains, parking). Please take this into consideration in your planning.

Also, we would like to bring to your attention that should (Study for Water and Wastewater Servicing in the community of Nobleton) result in a Hydro One station expansion or transmission line replacement and/or relocation, an Environmental Assessment (EA) will be required as described under the Class Environmental Assessment for Minor Transmission Facilities (Hydro One, 2016). This EA process would require a minimum of 6 months for a Class EA Screening Process (or up to 18 months if a Full Class EA were to be required) to be completed. Associated costs will be allocated and recovered from proponents in accordance with the Transmission System Code. If triggered, Hydro One will rely on studies completed as part of the EA you are current undertaking.

Consulting with Hydro One on such matters during your project's EA process is critical to avoiding conflicts where possible or, where not possible, to streamlining processes (e.g., ensuring study coverage of expansion/relocation areas within the current EA). Once in receipt of more specific project information regarding the potential for conflicts (e.g., siting, routing), Hydro One will be in a better position to communicate objections or not objections to alternatives proposed.

If possible at this stage, please formally confirm that Hydro One infrastructure and associated rights-of-way will be completely avoided, or if not possible, allocate appropriate lead-time in your project

schedule to collaboratively work through potential conflicts with Hydro One, which ultimately could result in timelines identified above.

In planning, note that developments should not reduce line clearances or limit access to our infrastructure at any time. Any construction activities must maintain the electrical clearance from the transmission line conductors as specified in the Ontario Health and Safety Act for the respective line voltage.

Be advised that any changes to lot grading or drainage within, or in proximity to Hydro One transmission corridor lands must be controlled and directed away from the transmission corridor.

Please note that the proponent will be held responsible for all costs associated with modifications or relocations of Hydro One infrastructure that result from your project, as well as any added costs that may be incurred due to increased efforts to maintain said infrastructure.

We reiterate that this message does not constitute any form of approval for your project. Hydro One must be consulted during all stages of your project. Please ensure that all future communications about this and future project(s) are sent to us electronically to [secondarylanduse@hydroone.com](mailto:secondarylanduse@hydroone.com)

Sent on behalf of,

***Secondary Land Use  
Asset Optimization  
Strategy & Integrated Planning  
Hydro One Networks Inc.***



Impact Assessment  
Agency of Canada

Ontario Region  
600-55 York Street  
Toronto ON M5J 1R7

Agence d'évaluation  
d'impact du Canada

Région de l'Ontario  
600-55 rue York  
Toronto ON M5J 1R7

August 16, 2021

**Sent by email**

Afshin Naseri  
Senior Project Manager  
The Regional Municipality of York  
17250 Young Street  
Newmarket ON L3Y 6Z1  
[Afshin.naseri@yorku.ca](mailto:Afshin.naseri@yorku.ca)

Dear Afshin Naseri:

**Subject: Applicability of the *Impact Assessment Act* to the Municipal Class Environmental Assessment Study Water and Wastewater Servicing Project proposed by The Regional Municipality of York**

Thank you for your correspondence, dated July 16, 2021, regarding the proposed Municipal Class Environmental Assessment Study Water and Wastewater Servicing Project (the Project) proposed by The Regional Municipality of York (the proponent).

The *Impact Assessment Act* (the IAA) sets out the federal process for assessing the impacts of certain major projects, including the assessment of positive and negative environmental, economic, health and social effects that are within the legislative authority of the Parliament of Canada. The *Physical Activities Regulations* (the Regulations) under the IAA identify the physical activities that constitute the “designated projects” that are subject to the IAA and may require an impact assessment. Proponents of designated projects are required to submit an Initial Project Description to the Impact Assessment Agency of Canada (the Agency) to inform a determination of whether an impact assessment is required.

Based on the information you provided to the Agency on July 16, 2021, it is the Agency's view that the Project is not a designated project. As a result, the proponent is not required to submit an Initial Project Description.

Should details or design aspects of the Project change such that the Project may include physical activities that are described in the Regulations, contact the Agency to discuss these changes and the implications on the applicability of the IAA.

.../2



[www.canada.ca/iaac](http://www.canada.ca/iaac)

[www.canada.ca/aeic](http://www.canada.ca/aeic)

**Canada**

Please note that for physical activities not described in the Regulations, subsection 9(1) of the IAA provides that the Minister of Environment and Climate Change (the Minister) may designate a physical activity. The Minister may designate on request or on his or her own initiative. A physical activity may be designated if the Minister is of the opinion that the carrying out of that activity may cause adverse effects within federal jurisdiction or adverse direct or incidental effects (resulting from federal decisions), or if public concerns related to those effects warrant the designation. Should the Minister designate the physical activity it would be considered a designated project and an Initial Project Description would be required.

Should the Project be carried out in whole or in part on federal lands, section 82 of the IAA would apply if any federal authority is required to exercise a power, duty or function under an Act other than IAA in order for the Project to proceed, or is providing financial assistance for the purpose of enabling the Project to be carried out. In that case, that federal authority must ensure that any Project assessment requirements under those provisions are satisfied.

In addition, other federal regulatory permits, authorizations and/or licences may still be required.

Further information on the IAA and associated regulations can be found at  
<https://www.canada.ca/en/impact-assessment-agency.html>.

If you have any questions, please feel free to contact us at  
iacc.ontarioregion-regionontario.aeic@canada.ca.

Sincerely,

Sean Carriere  
A/Director, Ontario Region

## **Attachment – Useful Legislation, Regulation, and Guidance Documents**

For more information on the *Impact Assessment Act*, please refer to the following links:

Legislation and Regulations:

<https://www.canada.ca/en/impact-assessment-agency/corporate/acts-regulations/legislation-regulations.html>

Impact Assessment Process Overview:

<https://www.canada.ca/en/impact-assessment-agency/services/policy-guidance/impact-assessment-process-overview.html>

Practitioner's Guide to Federal Impact Assessments under the *Impact Assessment Act*: <https://www.canada.ca/en/impact-assessment-agency/services/policy-guidance/practitioners-guide-impact-assessment-act.html>

Compendium of Policies and Guidance Documents:

<https://www.canada.ca/en/impact-assessment-agency/services/policy-guidance.html>

Government of Canada News Release dated August 8, 2019:

<https://www.canada.ca/en/impact-assessment-agency/news/2019/08/better-rules-for-impact-assessments-come-into-effect-this-month.html>

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

**Environmental Assessment Branch**

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

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

**Direction des évaluations  
environnementales**

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



October 26, 2021

Afshin Naseri, Senior Project Manager, Regional Municipality of York (BY EMAIL ONLY)  
[Afshin.naseri@york.ca](mailto:Afshin.naseri@york.ca)

**Re: Water and Wastewater Servicing in the Nobleton Community  
Regional Municipality of York  
Municipal Class Environmental Assessment, Schedule C  
Draft Environmental Study Report  
MECP Project Review Unit Comments**

Dear Project Team,

This letter is in response to the Draft Environmental Study Report (ESR) for the Water and Wastewater Servicing in the Nobleton Community Municipal Class Environmental Assessment. The Ministry of the Environment, Conservation and Parks (MECP) provides the following comments for your consideration, in response to your request for an expedited review by October 27, 2021. MECP will provide additional comments when the outstanding technical reviews are completed.

### **Section 2.3: Relevant Legislation, Plans and Policies**

1. Section 2.3 provides a high-level summary of relevant provincial plans/legislation and various reports in the Appendices (e.g. Water Needs Assessment and Justification Study, Environmental Impact Study) provide descriptions of relevant provincial plans and policies, including the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan.

Given the public comments received asking how the Greenbelt Plan and Oak Ridges Moraine Conservation Plan were considered, MECP recommends that the proponent provide more information about the applicable provincial policies upfront in the ESR in a consolidated section (e.g. Section 2.3) and/or provide references to the sections of the Appendices that identify and describe any applicable policies.

As noted in the Planning and Policy section of MECP's Letter of Acknowledgement, dated December 4, 2018, "applicable policies should be referenced in the ESR, and the proponent should describe how the proposed study adheres to the relevant policies in these plans". For example, a structure often used in ESRs to document consideration of

relevant provincial plans is to provide a Table that identifies the applicable policies in one column with a summary of how the project considers/conforms with the policy in the other. Examples of key policies: policies in the Growth Plan and Greenbelt Plan restricting the use of a lake-based supply for water and wastewater servicing, Section 4.2 of the Greenbelt Plan, key natural heritage features and key hydrologic features in the Oak Ridges Moraine Plan (e.g. project avoids impacts to these features), and Section 3.2.6 of the Growth Plan.

## **Section 7.0: Public, Stakeholder and Indigenous Consultation**

### **Section 7.2: Agency and Stakeholder Consultation**

2. Section 7.3 provides a list of the stakeholders and agencies that were notified. Please provide a summary of any comments received and how they were considered/addressed in the ESR, with correspondence in the Appendix.

### **Section 7.3: Indigenous Consultation**

3. Section 7.3 identifies which Indigenous communities were notified. However, no additional information is provided on whether any comments were received and, if so, how they were addressed. The ESR states that “all correspondence was recorded and provided to the Region and MECP”. MECP has not received this correspondence and it is not provided in the ESR or Appendices. A summary of any comments and how they were addressed must be provided in the ESR, including a summary of any comments received during the follow-up phone calls, and copies of the correspondence should be provided in an Appendix.
4. The ESR states that “the following Indigenous communities received the project notifications”. Please confirm whether these notifications were provided for the same five points of notification identified in Table 7-1 (Notice of Commencement, Notice of PCC #1, Notice of PCC#2, Notice of PCC#3, Notice of Completion).

### **Appendix C**

5. The “Public Engagement and Communications Plan” prepared by Lura Consulting and provided in Appendix C indicates that a Stakeholder Advisory Group and Technical Advisory Group will be established. Were these groups established? If so, the activities of both groups should be documented in the ESR.
6. Appendix C has a title page for “Stakeholder Sensitivity Analysis and Communications Approach” but the document provided is the same “Public Engagement and Communications Plan” prepared by Lura Consulting for Black & Veatch, dated July 17, 2018.
7. Appendix C provides an excellent summary of the question and answer session during PCC #2 and PCC #3. Currently the “Responses to Comments” section for the written

comments received indicates that the project team will consider all feedback received and identifies opportunities for future consultation opportunities. Was this response provided for all the written comments? If not, MECP recommends that a summary of the proponent responses to the written comments also be provided. Providing the proponent's response to every comment is not necessary. Rather, similar comments can be grouped together to provide a general summary of how the proponent considered the comments and responded.

## **Section 8.0: Potential Environmental Effects and Mitigation Measures**

### **Climate Change**

8. MECP notes that climate change was considered during the assessment of alternative solutions and designs. As noted in the Climate Change section of MECP's Letter of Acknowledgement, dated December 4, 2018, MECP expects proponents to "include a discrete section in the ESR detailing how climate change was considered in the EA". Please provide a summary of how the project's impacts on climate change (mitigation) and impacts of climate change on the project (adaptation) were considered.

The "Considering Climate Change in the Environmental Assessment Process" guide provides additional information. This Guide is now part of the Environmental Assessment program's Guides and Codes of Practice.

### **Section 8.1.2: Surface Water**

9. The ESR identifies Provincially Significant Wetlands (Figure 3-10). Please include a discussion in the ESR on whether the increased water taking may have any impact on these PSWs, including identifying whether they are located within the zone of influence.

### **Section 8.1.4: Source Water Protection**

10. As noted in the ESR, the project is located within the Community of Nobleton in the Regional Municipality of York within the Toronto Source Protection Area and is, therefore, subject to the policies in the approved Credit Valley, Toronto Region and Central Lake Ontario (CTC) Source Protection Plan.

Given that the preferred alternative includes components that are located within high scoring groundwater protection zones for water quality, and also within a protection zone for ground water quantity with a moderate stress level, certain activities associated with the project would be significant drinking water threats. Work associated with upgrades to Well #2 and the addition of Well #6 (e.g., construction) would be located in a wellhead protection area A (WHPA-A), with a vulnerability score of 10. The addition of the underground sewage storage tank for the Janet Avenue PS would be located in a WHPA-B, with a vulnerability score of 6, and within a highly vulnerable aquifer (i.e., HVA). All project components would be located within the wellhead protection area for quantity (i.e., WHPA-Q1) with a moderate stress level (see Appendix B).

EA projects should also protect sensitive hydrologic features (as per s.2.2.1 in the PPS) and current or future sources of drinking water not explicitly addressed in source protection plans. This includes private systems (both individual or clusters), and designated facilities within the meaning of Ontario Regulation 170/03 under the *Safe Drinking Water Act* (i.e., camps, schools, health care facilities, seasonal users, etc.). MECP notes that the pumping station is also located within a Highly Vulnerable Aquifer (HVA) (see Appendix B), where other types of drinking water systems not explicitly addressed by the source protection plan may be present. The proponent should take this possibility into consideration and discuss it within the ESR (additional details provided below).

In accordance with the MEA Class EA document (2015) (Section A.2.10.6), proponents undertaking a Municipal Class EA must identify whether a project occurs within a vulnerable area and if so, include a section in the ESR that identifies project activities that would be prescribed drinking water threats under the *Clean Water Act* (CWA). Where an activity poses a risk to drinking water, policies in the local source protection plan may impact how or where that activity is undertaken. For example, some policies may prohibit certain activities, and others may require risk management measures. Municipal official plans, planning decisions, Municipal Class EA projects (where a project includes a drinking water risk) and prescribed instruments must conform with significant threat policies *and* must have regard for policies that address moderate or low risks.

In the ESR, the proponent discusses source water protection in Section 3.1.7, and again in Section 8.1.4 of the main document and Appendix B. These sections provide a general description of the vulnerable areas that would be impacted by the project, including mapping and vulnerability scores. We note that the ESR correctly identifies that given its location within a WHPA-B with a vulnerability score of 6, and an HVA, the pumping station would not be a significant drinking water threat. However, should any of the following activities be located within a WHPA-A (i.e. 100 m radius around each well), depending on circumstances, they may be significant drinking water threats: *application and handling/storage of road salt, snow storage, handling/storage of fuel (e.g., generator), handling/storage of DNAPLs, handling/storage of organic solvents*. Thus, if any of the above noted activities may occur as part of the project (e.g. during the construction phase), they should also be identified in the ESR as potential significant drinking water threats, with mitigation measures identified and discussed. The associated policies from the source protection plan should also be included in the ESR.

In addition, MECP notes that the preferred water supply solution for Nobleton, a new well and increased taking at existing wells, would be considered new significant drinking water threats for water quantity and, therefore, subject to CTC Source Protection Plan policy DEM-1. The technical report supporting a future Permit to Take Water application should demonstrate how the policy was considered in the establishment of a new supply and increased pumping.

As noted above, in accordance with the MEA Class EA document, the ESR should also include a description of the applicable policies from the approved CTC Source Protection

Plan, and a clear description of how these policies have been considered and will be taken into account during project implementation. Appendix A provides a list of policies taken from the local source protection plan (organized by vulnerable area and threat activity), which may apply to the project.

The local source protection authority can assist with confirming whether an activity associated with the construction or operation of the project may be considered a drinking water threat as per the *Clean Water Act*. Please note, even if certain project activities in a vulnerable area are deemed not to pose a risk to drinking water, there may be other policies that apply.

### **Section 6.1.6: Permits and Approvals**

The draft ESR was circulated to technical reviewers for comment. The following comments provide information on the approvals and permissions required as part of **Phase 5** of the project. You do not need to include all this information in the ESR, other than ensuring that the appropriate approvals are listed.

#### **Permits to Take Water**

11. Based on the preferred solution outlined, the installation of a production well and the completion of a pumping test at the rates and amounts required for production will be required. York Region is encouraged to consult with MECP prior to conducting the pumping test to ensure all possible well and environmental interference will be addressed during the pumping test. This consultation will ensure MECP's concerns are addressed prior to the Permit to Take Water application. This consultation can be arranged with the Central Region Technical Support Section. The current Supervisor is Ted Belayneh ([Ted.Belayneh@ontario.ca](mailto:Ted.Belayneh@ontario.ca)).

#### **Municipal Water Permissions**

12. As noted in the ESR, an application for approval (i.e. amendment to the Drinking Water Works Permit and Municipal Drinking Water Licence) for the proposed upgrades to the drinking water system will be required to be provided to the water approvals group at [MDWLP@ontario.ca](mailto:MDWLP@ontario.ca). The supporting information for the application should include, at a minimum, a pre-design report and drawings, including process and site works drawings. It is not necessary to include structural, electrical, mechanical or architectural drawings. The ESR is often included as part of the supporting information for an application.

13. As previously noted, Permits to Take Water will be required, including for the upgraded Well #2 with the higher capacity and for the new Well #6. Without PTTWs for these wells, any approval will be made conditional upon receipt of valid PTTWs.

14. The new source well (Well #6) will require a Source Protection Notice from the local conservation authority before an approval can be issued. This Notice must be forwarded to MECP once received and be included in the review process.

15. The design report must include an opinion from a professional engineer or hydrogeologist stating the GUDI status of the new Well #6 with explanation.
16. If the well is non-GUDI, the current treatment requirement is 2 log inactivation of viruses. However, once MECP's new GUDI Terms of Reference becomes a regulatory requirement, which is expected shortly, any new well will have a minimum treatment requirement of 4 log inactivation of viruses. It is recommended that the new well be capable of attaining, at a minimum, 4 log inactivation of viruses. CT calculations should be included in the design report.
17. The supporting information should include water quality test results for the new Well #6, including bacteriological and chemical sample results per Schedules 23 and 24 of Ontario Regulation 170/03.
18. MECP offers pre-consultation services to any proponent who is preparing to submit an application for approval. The proponent and/or consultant can contact the Municipal Water & Wastewater Permissions Branch directly with questions or to arrange a pre-consultation discussion. The current Manager is Aziz Ahmed ([Aziz.Ahmed@ontario.ca](mailto:Aziz.Ahmed@ontario.ca)).

## **Wastewater and Sewage Works**

19. Table 4-3 of the "Phase 3: Alternative Design Concepts, Technical Memo No. 3" provided in Appendix A outlines the current WRRF treated effluent limits and objectives. These are stringent limits. As noted above Table 4-3, these objectives and limits may be subject to changes when the Environmental Compliance Approval (ECA) is revised for plant expansion, subject to the engineering review process.
20. It is agreed and expected that influent loadings to the Nobleton WRRF will not change as assumed by Black & Veatch in their proposal.
21. The wastewater generation rate of 370 L/person/day is within the 225 to 400 L/person/day, consistent with historical flows, and an acceptable assumption for future wastewater generation rates. The peaking factors provided in Table 2-6 of ESR are also reasonable.
22. Secondary treatment upgrade to hybrid MABR is an established technology in other jurisdictions similar to Ontario and expected to perform as proposed. The MABR technology has been shown to have a reduced carbon footprint compared to conventional technologies but this will need to be field verified under Ontario operating conditions. The field verification would apply during the first year of operation and is based on typical operation of the facility. The ECA will include a condition to provide a report to MECP on the performance of the system after the first year of commissioning of the works.

The following comments highlight key design recommendations from MECP's "Design Guidelines for Sewage Works" for your awareness. Please note that any significant variation from these key design recommendations must be justified through engineering analysis with supporting information as part of the Phase 5 work.

23. The analysis of the collection system was determined by Black & Veatch to have enough hydraulic capacity to handle the current needs but would be unable to handle future peak instantaneous flows (PIFs) and future demand loads. The Design Guidelines (Table 8-2 - Unit Process Design Basis) states that Sewage Pumping Stations are to be designed to handle the design peak instantaneous flow to prevent sanitary sewage overflows to the environment and potential back-up of sewage into basements.
24. The design basis for the WRRF is provided in Table 4-2 of Appendix A and considers the Design Guidelines. These Guidelines must be integrated into Phase 5 of the design drawings. More specific design basis details are provided in the subsequent points:
  - a. Fine screens are to be designed to accommodate the Design Peak Instantaneous Flow (Table 8-2). The current proposed peak design flow is 9,177 m<sup>3</sup>/d to service 6,590 people.
  - b. Grit removal upgrade by adding a 3<sup>rd</sup> grit vortex separator unit and complete grit removal system is to be designed for the peak hourly flow at the peak hourly grit loading (Table 8-2). Also issues of potential increased odours and odour control at screening facilities need to be considered.
  - c. Aeration with Nitrification (i.e., the MABR system) will need to be designed to handle the average daily BOD<sub>5</sub> at average day flow and peak daily TKN loading based on the design peak daily flow (Table 8-2).
  - d. Phosphorous removal using Alum chemical additions is being expanded and dosage rates are to be consistent with s. 15.1.2.1 Dosage requirements of Alum at 110 to 225 mg/L as Al<sub>2</sub>(SO<sub>4</sub>)<sub>3</sub> 14H<sub>2</sub>O.
  - e. Tertiary two-stage filtration expansion (3 new filtration cells of a total 7 cell system) recommended design is to accommodate the design peak hourly flow demand (Table 8-2).
  - f. Disinfection upgrade designed at a peak design flow of 12,538 m<sup>3</sup>/d, which is greater than the design peak flow of 9,177 m<sup>3</sup>/d, also with improved high intensity lamps should comply with disinfection requirements.

## **Species at Risk**

25. The *Endangered Species Act* (ESA) prohibits activities that would kill, harm, or harass, and/or damage or destroy habitat of species listed under O. Reg. 230/08 as extirpated, endangered, or threatened in Ontario. It is a proponent's responsibility to determine if their planned activity(s) will have adverse impacts on Species at Risk (SAR) protected under the ESA and/or its habitat. If a proposed activity will impact SAR and/or its habitat (i.e., the activity may contravene subsection 9(1) and/or 10(1) of the ESA), an authorization under the ESA would be required in order to proceed with the activity and be in

compliance with that Act. For any questions related to SAR and/or the ESA, please contact [SAROntario@ontario.ca](mailto:SAROntario@ontario.ca).

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Thank you for the opportunity to comment on this draft. Should you or any members of your Project Team have any questions regarding the material above, please contact me at [Erinn.Lee2@ontario.ca](mailto:Erinn.Lee2@ontario.ca).

Sincerely,



Erinn Lee  
Regional Environmental Planner  
Project Review Unit, Environmental Assessment Branch  
Ontario Ministry of the Environment, Conservation and Parks

cc Katy Potter, Supervisor, Project Review Unit, MECP  
Celeste Dugas, Manager, York Durham District Office, MECP  
Demetra Koros, Water Compliance Supervisor, York Durham District Office, MECP  
Conservation and Source Protection Branch, MECP  
Ted Belayneh, Supervisor, Water Resources, Central Region, MECP  
Vincent Bulman, Hydrogeologist, Central Region, MECP  
Zhiping Yang, Surface Water Specialist, Central Region, MECP  
Vince Pileggi, Senior Wastewater Engineering Specialist, MECP  
Olivia Lun, Regional Municipality of York  
Zhifei Hu, Black & Veatch

## **Appendix A – Policies in CTC Source Protection Plan**

### **WHPA-A (vulnerability score of 10)**

#### *Sanitary Sewers*

- SWG-13

#### *Storage of Sewage*

- SWG-15

#### *Discharge from stormwater management facility, including storm sewers*

- SWG-11

#### *Application, handling/storage of road salt*

- SAL-1
- SAL-2
- SAL-7
- SAL-8
- SAL-12

#### *Handling/storage of snow*

- SNO-1

#### *Handling/storage of fuel*

- FUEL-3
- FUEL-4

#### *Handling/storage of DNAPLs*

- DNAP-1
- DNAP-2
- DNAP-3

#### *Handling/storage of organic solvents*

- OS-1
- OS-2
- OS-3

### **WHPAs-B and C**

#### *Handling/storage of DNAPLs*

- OS-1
- OS-2
- OS-3

### **WHPA-Q1 (moderate stress level)**

- DEM-1
- DEM-4

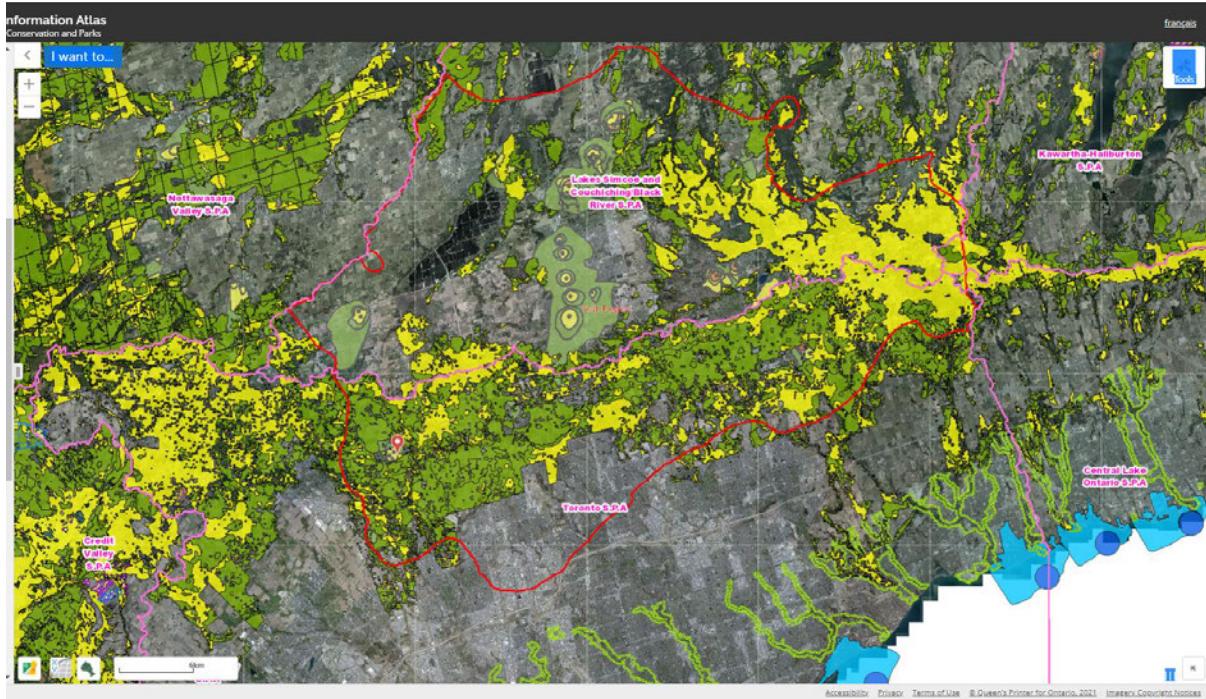
## Appendix B – Maps



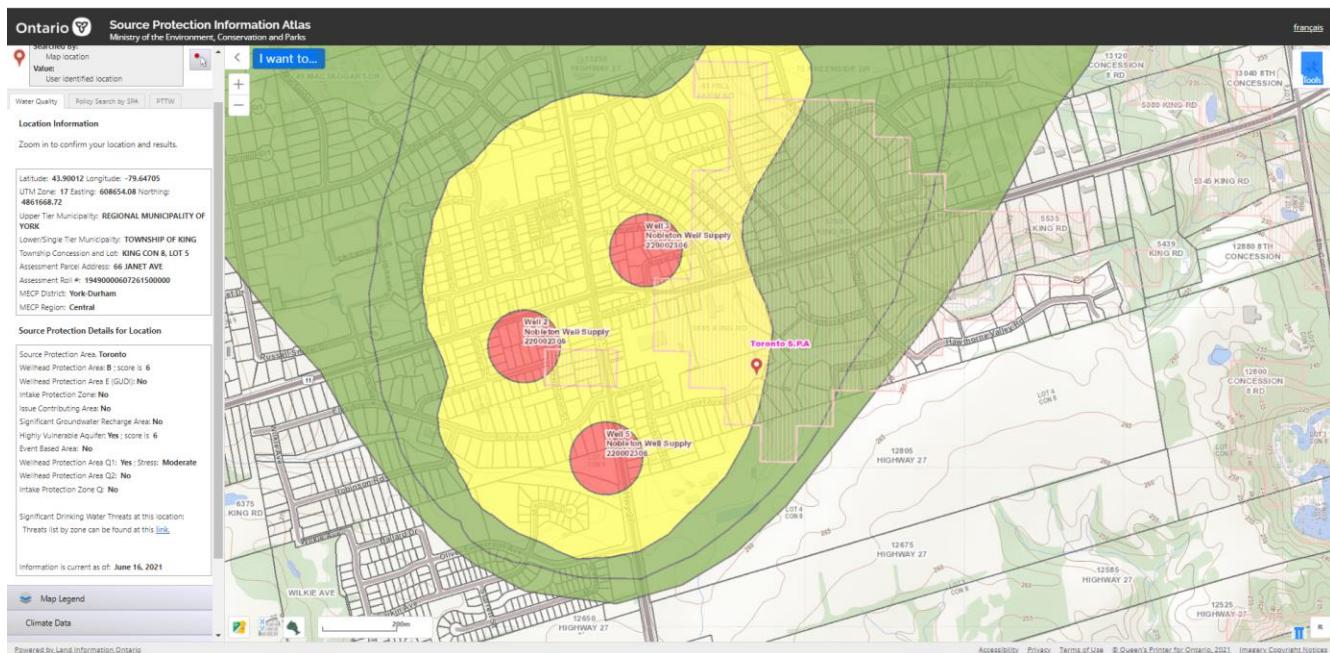
**Figure 1** Project Study Area



**Figure 2** Source Protection Information Atlas (SPIA) map showing the location of the project activity with the highest vulnerability score (red pin). Vulnerability scores for groundwater protection zones are 10 (red), 6 (yellow) and 2 (green).



**Figure 3** SPIA map showing the location of the project (red pin), relative to WHPA-Q1 (polygon with red outline) and significant groundwater recharge areas (SGRA).



**Figure 4** SPIA map showing the location of the project activity (i.e., new well) (red pin), relative to highly vulnerable aquifer (HVA) (faint pink lines).

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

**Environmental Assessment Branch**

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

**Direction des évaluations  
environnementales**

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December 6, 2021

Afshin Naseri, Project Manager (BY EMAIL ONLY)  
Regional Municipality of York  
[Afshin.Naseri@york.ca](mailto:Afshin.Naseri@york.ca)

**Re: Water and Wastewater Servicing in the Nobleton Community  
Regional Municipality of York  
Municipal Class Environmental Assessment, Schedule C  
MECP Project Review Unit Comments**

Dear Project Team,

This letter is in response to the Environmental Study Report (ESR) and supporting appendices for the Water and Wastewater Servicing in the Nobleton Community Municipal Class Environmental Assessment. The Ministry of the Environment, Conservation and Parks (MECP) provides the following comments for your consideration.

### **Section 7.2: Stakeholder and Agency Consultation**

1. As previously noted in MECP's comments on the draft ESR, the ESR should include a summary of any comments received from stakeholders and agencies and how they were considered/addressed, with correspondence provided in an Appendix. The proponent's response letter states that "Section 7.4.4 was added with a summary of major comments/concerns brought up by the public and how they were addressed". Section 7.4.4 is a summary of key concerns from the public and does not provide additional information specific to the stakeholder and agency consultation undertaken. Additional information should be provided regarding which agencies/stakeholders provided comments and how their comments were considered/addressed, or clarification should be provided if the comments received from agencies/stakeholders were the same as those identified in Section 7.4.4.

### **Section 7.3: Indigenous Consultation**

2. As previously noted in MECP's comments on the draft ESR, a summary of which Indigenous communities provided responses, any comments or issues raised, and how they have been or will be addressed must be provided. The proponent's response letter

indicates that “a summary of major comments received throughout the study was included in 7.4.4. Due to privacy concerns, correspondence will not be included in the ESR.”.

- a. Section 7.4.4 is a high-level summary of key concerns from the public. It does not provide additional information specific to the Indigenous consultation undertaken. Despite the delegation of the procedural aspects of consultation, the ministry retains responsibility for ensuring that the Crown’s duty to consult is met. To do this, the ministry needs to understand the consultation that has been carried out. At a minimum, the EA documentation should provide a summary of the comments received from Indigenous communities and how they were considered/addressed and/or clarify that the comments received from Indigenous communities were the same as those identified by the public in Section 7.4.4.
  - b. Please clarify the nature of your privacy concerns. Were these privacy concerns identified by the communities in their comments? It is standard practice for proponents to include correspondence with Indigenous communities in EA documentation.
3. Section 7.2 (Agency and Stakeholder Consultation) and Section 7.3 (Indigenous Consultation) state that “all correspondence was recorded and provided to the Region and MECP”. Given this information has not been provided to MECP, this sentence should be removed or revised.

#### **Section 8.1.4: Source Water Protection**

4. There are 22 prescribed drinking water threats. Please include #22. *The establishment and operation of a liquid hydrocarbon pipeline* in the prescribed threats list provided on page 8-5.
5. The last line of the first paragraph of page 8-6 states, “...both Well #2 and Well #6 are located within WHPA-Q2 and are therefore subject to the recharge management policy”. However, as is correctly identified in the proponent’s response letter to MECP, the increased pumping at Well #2 and the new Well #6 would be considered future significant drinking water threat activities because they are located within WHPA-Q1. The WHPA-Q1 is delineated to address *water taking* threats, which is applicable to new wells (i.e. threat #19). The sentence noted above should be corrected to accurately reflect the vulnerable area (i.e. WHPA-Q1) and threat (i.e. water taking) addressed by policy DEM-1. The WHPA-Q1 has a moderate stress level, so it is Part b) of policy DEM-1 that applies to the future Permit to Take Water.

MECP has no concerns with policy DEM-1 being considered during the detailed design stage and as part of the future Permit to Take Water application. However, as stated above, we recommend including policy DEM-1 directly in the ESR to avoid any confusion regarding where it applies and to which activity.

## **Monitoring**

6. As noted in Section A.2.5 (Phase 4 – Environmental Study Report) of the MCEA document, the ESR should include “a description of the monitoring program which will be carried out during construction and, if necessary, for a specific time during operation. Details of the ways in which the results of the monitoring program will be communicated to the public and review agencies shall be included”. The program should monitor and review the environmental impacts predicted and commitments made during the EA process designed to be carried out during and after construction. Other items that should be included:
  - Key impacts to be monitored
  - Monitoring requirements during and post construction
  - The period during which monitoring will be necessary
  - Frequency and timing of surveys, the location of monitoring sites and the methods of data collection, analysis and evaluation
  - The content, manner and form in which records of monitoring data are to be prepared and retained
  - Where and for how long monitoring records and documentation will be on file
  - How unexpected environmental effects identified during the monitoring program will be addressed

The ESR should provide information about the proposed monitoring, include a commitment to prepare monitoring plans during detailed design, or provide a rationale why monitoring is not required.

## **Commitments**

7. MECP recommends that the ESR include a discrete section summarizing commitments made during the EA to be completed during detailed design and future phases. For example, this section would include the commitment to develop an Erosion and Sediment Control Plan and the aforementioned air quality commitments.

## **Appendix B: Air Quality Impact Assessment**

8. For the emission rate estimation, please clarify whether the referenced maximum capacity and process are comparable to the maximum capacity and process of the Water Resource Recovery Facility (WRRF).
9. MECP suggests that “non-conformances” be used instead of “exceedances” throughout the AQIA report because the current odour objective is not a standard.
10. Page 4 of the AQIA report notes that, in the absence of sludge loading activities, sludge holding vents were noted to be a significant source of odour on site. Please clarify why holding area vents were not included in the quantitative assessment. Please note that all significant emission sources are required to be modelled during detailed design.

11. Given the environmental assessment will identify long-term servicing solutions to support forecasted growth to 2041, it is suggested to include a discussion related to future zoning of the area and potential future sensitive receptors in the AQIA.

12. Please clarify what types of meteorological data were used for the air dispersion modelling. Please note that for odour frequency assessments, site-specific meteorological data must be used according to the “Methodology for Modeling Assessments of Contaminants with 10 Minute Average Standards and Guidelines” under O. Reg. 419/05 (MECP, 2016). Also, it would be beneficial to include a wind rose to display the predominant wind direction.

13. MECP notes that based on the modelling results, the maximum predicted 10-minute odour concentration at the nearest residence was 17.6 OU/m<sup>3</sup>, which exceeds the current odour objective of 1 OU/m<sup>3</sup>. Further, the odour frequency of occurrence was 0.57%, which exceeds the ministry’s threshold of 0.5%. Based on the modelling results, detailed mitigation measures are to be included during detailed design. Please include the identification of detailed mitigation measures in consultation with MECP during detailed design as a commitment in the ESR.

As part of the process, odour sampling is recommended as it may assist when selecting appropriate odour controls and determining the effectiveness of these odour controls. It is suggested that the proponent reference MECP’s [“Best Management Practices for Industrial Sources of Odour”](#) when considering the mitigation measures.

14. As the modelling results of the WRRF’s existing scenario are showing odour non-conformances, a future expansion model should be included during detailed design. Please include this work, in consultation with MECP, as a commitment for detailed design in the ESR, including the opportunity for MECP to review the results. Typically, studies such as this include both an existing scenario and a proposed future expansion scenario as part of the environmental assessment.

15. The AQIA makes no mention of Certificate of Approval (Air & Noise) requirements for the proposed improvements. It may be beneficial to include an outline, some of the sampling procedures and testing which will be undertaken as part of the Environmental Compliance Approval (ECA) submission within the Air Quality Impact Assessment, as well as in the Permits and Approvals sections of the ESR, where relevant. Please refer to these two draft documents for future Environmental Compliance Approval (ECA) submissions where applicable:

- a. Draft Guideline to Address Odour Mixtures in Ontario (MECP, May 2021):  
<https://ero.ontario.ca/notice/019-2768>
- b. Draft Technical Bulletin Methodology for Completing an Odour Assessment for Odour Mixtures (MECP, March 2021):  
<https://prod-environmental-registry.s3.amazonaws.com/2021-03/Draft%20Odour%20Assessment%20Technical%20Bulletin%202021.pdf>

## **Administrative**

16. Appendix A (Technical Memorandums 1 to 4) make references to water and wastewater planning and design. In the future, it would be helpful if the two disciplines are presented as separate documents to facilitate easier review for technical specialists rather than navigating through mixed technical memos as part of large PDF documents. This is noted for your consideration for future reports, but no revisions are required at this time.

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Thank you for the opportunity to comment on this project. Please provide responses to these comments. Revisions/clarifications can be made via an addendum document if that is preferred. Should you or any members of your project team have any questions regarding the material above, please contact me at [Erinn.Lee2@ontario.ca](mailto:Erinn.Lee2@ontario.ca).

Sincerely,



Erinn Lee  
Regional Environmental Planner  
Project Review Unit, Environmental Assessment Branch  
Ontario Ministry of the Environment, Conservation and Parks

cc Katy Potter, Supervisor, Project Review Unit, MECP  
Celeste Dugas, Manager, York-Durham District Office, MECP  
Demetra Koros, Water Compliance Supervisor, York-Durham District Office, MECP  
Conservation and Source Protection Branch, MECP  
Paul Martin, Supervisor, Air, Pesticides and Environmental Planning, MECP  
Rui Zeng, Air Quality Analyst, MECP  
Marinha Antunes, Air Quality Analyst, MECP  
Vince Pileggi, Senior Wastewater Engineering Specialist, MECP  
Olivia Lun, Regional Municipality of York  
Zhifei Hu, Black & Veatch



September 16, 2021

CFN 58628

**BY E-MAIL ONLY (afshin.naseri@york.ca)**

Afshin Naseri  
The Regional Municipality of York  
17250 Yonge Street  
Newmarket, ON

Dear Afshin Naseri,

**Re:** Notice of Open House #3  
Water and Wastewater Servicing, Community of Nobleton  
Municipal Class Environmental Assessment – Schedule C  
Humber Watershed; Township of King; Regional Municipality of York

Toronto and Region Conservation Authority (TRCA) staff received notice of online Open House #3 held on July 20, 2021. Staff received a copy of the PIC material on August 3, 2021.

Staff reviewed the open house materials provided and offer the following feedback:

- Please note that there might be a potential concern of water well interference between Well #5 and the proposed new well.
- Please ensure that all efforts to maintain existing grades within the floodplain are taken, if any.

Should you have any questions or require any additional information please contact me at extension 5744 or at [harsimrat.pruthi@trca.ca](mailto:harsimrat.pruthi@trca.ca)

Regards,

A handwritten signature in blue ink that reads "Harsimrat Pruthi".

Harsimrat Pruthi  
Senior Planner, Infrastructure Planning and Permits  
Development and Engineering Services

**BY E-MAIL**

cc: York Region: Olivia Lun ([Olivia.Lun@york.ca](mailto:Olivia.Lun@york.ca))  
Consultant: Rajan Sawhney ([sawhneyr@bv.com](mailto:sawhneyr@bv.com))  
Zhifei Hu ([huz@bv.com](mailto:huz@bv.com))  
TRCA : Quentin Hanchard, Associate Director, Development Planning and Permits  
Victoria Kramkowski, Government and Community Relations Specialist

**Ministry of Heritage, Sport,  
Tourism and Culture Industries**

Programs and Services Branch  
400 University Ave, 5<sup>th</sup> Flr  
Toronto, ON M7A 2R9  
Tel: 416.786.7553

**Ministère des Industries du Patrimoine,  
du Sport, du Tourisme et de la Culture**

Direction des programmes et des services  
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December 7, 2021

EMAIL ONLY

Afshin Naseri, P.Eng.  
Senior Project Manager, Environmental Services  
York Region  
17250 Yonge Street  
Newmarket, ON L3Y 6Z1  
[afshin.naseri@york.ca](mailto:afshin.naseri@york.ca)

**MHSTCI File :** 0010170  
**Proponent :** Regional Municipality of York  
**Subject :** Notice of Completion  
**Project :** Nobleton Water and Wastewater Servicing  
**Location :** Regional Municipality of York

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Dear Mr. Naseri:

Thank you for providing the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) with the Notice of Completion for the above-referenced project. MHSTCI's interest in this Environmental Assessment (EA) project relates to its mandate of conserving Ontario's cultural heritage, which includes:

- archaeological resources, including land and marine;
- built heritage resources, including bridges and monuments; and
- cultural heritage landscapes.

### **Project Summary**

The 2016 York Region Water and Wastewater Master Plan identified the need for water and wastewater capacity to service future growth in the Nobleton community. This EA Study is to identify a solution to accommodate future growth. The project is being undertaken as Schedule 'C' Municipal Class EA Study.

### **Comments**

We have reviewed the Environmental Study Report (ESR) dated November 4, 2021, prepared by Black & Veatch, and offer the following comments.

1. The Stage 1 Archaeological Assessment Report mentioned in Section 3.2.1 and elsewhere is not in fact included in Appendix B on the online posting of this ESR. However, we are of the understanding that this refers to the Stage 1 Archaeological Assessment Report prepared under PIF # P439-0088-2020 by Archaeoworks, dated November 18, 2020. If this is correct, please note that the report is currently undergoing technical review by MHSTCI Archaeology Program Unit staff. As such, the report's findings should be considered preliminary, and not to be acted upon until the report has been entered into the Ontario Public Register of Archaeological Reports.
2. The last sentence of Section 3.2.1 reads, "The Stage 1 Archaeological Assessment recommended that areas within 10 meters of the cemetery will be subjected to a Stage 2 Archaeological Assessment if the recommended solutions were to take place in

proximity to the cemetery.” This does not fully reflect the recommendations in the Stage 1 Archaeological Assessment Report referenced in comment #1 above, which recommends a Stage 3 investigation of certain lands under these circumstances (see recommendation 7.c.).

3. The terms “built heritage resources” (BHRs) and “cultural heritage landscapes” (CHLs) are correctly used in the text of Section 3.2.2. However, inconsistent and unclear terminology is used in the title of this section and in related section titles and table rows elsewhere in the report. We recommend that the noted terms be used consistently.
4. Tables 4-8, 5-7, 5-9, and 5-12 have a “Cultural/Heritage Features” row (apparently referring to BHRs and CHLs), in which various alternatives are described as “low impact” on the grounds that “All construction activities expected to take place on previously disturbed properties.” The idea of a property being “previously disturbed” is relevant to the question of archaeological potential, but not to BHRs or CHLs; indeed, a property may have been previously disturbed in the construction of a building that is now considered to constitute a BHR or be part of a CHL.
5. Sections 8.2.1 and 8.2.2 import the recommendations from the two cultural heritage technical reports. As this is the section of the ESR that should constitute binding commitments to mitigation measures, such recommendations should be reworded with definitive language, or accompanied with a clear statement committing the proponent to following the recommendations.
6. Section 8.2.1 should commit not only to completing the required Stage 2 archaeological work but to any further stages recommended in the course of the Stage 2 assessment. It should further specify that all outstanding archaeological work will be completed as early as practicable during detail design and well before the commencement of ground-disturbing activities.
7. Finally, Section 8.2.1 should include a commitment for the unlikely possibility of archaeological resources being encountered during construction, even after archaeological assessment has been completed. Should this occur, all activities impacting archaeological resources must cease immediately, MHSTCI should be notified, and a licensed archaeologist should be engaged to carry out an archaeological assessment in accordance with the *Ontario Heritage Act* and the *Standards and Guidelines for Consultant Archaeologists*. If human remains are encountered, all activities must cease immediately and the local police as well as the Registrar, Burials of the Ministry of Government and Consumer Services (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, MHSTCI should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the *Ontario Heritage Act*.

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

Sincerely,

Dan Minkin  
Heritage Planner  
[dan.minkin@ontario.ca](mailto:dan.minkin@ontario.ca)



November 9, 2021

CFN 58628

**BY E-MAIL ONLY** ([afshin.naseri@york.ca](mailto:afshin.naseri@york.ca))

Afshin Naseri  
Regional Municipality of York  
17250 Yonge Street  
Newmarket, Ontario, M6P 4E1

Dear Afshin Naseri,

**Re: Draft Environmental Study Report (ESR)**  
**Water and Wastewater Servicing, Community of Nobleton**  
**Municipal Class Environmental Assessment (EA) - Schedule C**  
**Humber River Watershed; Township of King; Regional Municipality of York**

Toronto and Region Conservation Authority (TRCA) staff received the draft Environmental Study Report (ESR) dated October 1, 2021 including technical studies for the above noted project on October 8, 2021.

#### **PROJECT OVERVIEW**

Staff understands that the draft ESR involves examining water and wastewater servicing solutions to support population growth in the community of Nobleton. Staff notes that the draft ESR recommends servicing solutions and conceptual designs as listed below:

- Water servicing solution – Alternative A2: Increase Capacity of Existing Well #2 in Combination with New Production Well and Treatment Train at Site H
- Wastewater servicing solution – Alternative A: Expand and Upgrade the Existing Janet Avenue Pumping Station and Nobleton Water Resource Recovery Facility (WRRF) and Outfall

#### **PROJECT REVIEW**

While staff has no objection in principle to the preferred alternatives, TRCA comments must be addressed in the final EA document. These comments should be included as an appendix in the final ESR.

#### **RESUBMISSION REQUIREMENTS**

Please ensure TRCA receives a digital copy of the Notice of Study Completion, as well one (1) digital copy of the final ESR. The final EA document should be accompanied by a covering letter which uses the numbering scheme provided in this letter and identifies how these comments have been addressed. Digital materials must be submitted in PDF format, with drawings pre-scaled to print on 11"x17" pages. Materials may be submitted on

discs, via e-mail (if less than 5 MB), or through file transfer protocol (FTP) sites (if posted for a minimum of two weeks).

#### **REVIEW FEES**

Please be advised that this application is subject to a service level agreement. No fee charged at this time.

Should you have any questions or require any additional information please contact me at (416) 661-6600 extension 5744 or by email at [harsimrat.pruthi@trca.ca](mailto:harsimrat.pruthi@trca.ca).

Regards,

Hannat Routhi

Harsimrat Pruthi, M.A., M.PI.  
Senior Planner, Infrastructure Planning and Permits  
Development and Engineering Services

**BY E-MAIL**

cc: York Region: Olivia Lun ([olivia.lun@york.ca](mailto:olivia.lun@york.ca))  
Consultant: Rajan Sawhney ([sawhneyr@bv.com](mailto:sawhneyr@bv.com))  
Zhifei Hu ([huz@bv.com](mailto:huz@bv.com))  
Emma Cabrera-Aragon ([cabreraaragone@bv.com](mailto:cabreraaragone@bv.com))  
TRCA: Quentin Hanchard, Associate Director, Development Planning and Permits  
Victoria Kramkowski, Government and Community Relations Specialist, Peel and York Watersheds

## APPENDIX A: TRCA COMMENTS AND PROPOSER RESPONSES

ITEM	TRCA COMMENTS (November 9, 2021)	PROPOSER/CONSULTANT RESPONSE
1.	It appears that there are some additional impervious areas, please confirm that all additional impervious areas at Well #5 and Well #6 vicinity, Janet Avenue pump station and the WRRF site will be draining to landscaped areas.	
2.	Please provide stone sizing for the stones at the outfall for flows within the valley and flows out of the pipe. Please ensure that the outfall is above the 25 year flood elevation (253.85 masl).	
3.	For Well #5 and Well #6, it appears that there are a significant number of structures and facilities proposed within the TRCA regulated area adjacent to a floodplain spill location. The Regional floodplain elevation and velocity directly upstream of this site are 261.71 masl and 0.16 m/s respectively. Please provide structural engineering letter(s) at the detailed design stage confirming that all the structures proposed at this site can withstand the afore mentioned floodplain elevation and velocity. It is to be noted that the provided elevation and velocity are conservative, therefore, the TRCA hydraulic model can be updated to determine the accurate Regional floodplain elevation and velocity to be utilized in the structural engineering letter.	

**Ministry of Heritage, Sport, Tourism, and Culture Industries**

Archaeology Program Unit  
 Programs and Services Branch  
 Heritage, Tourism and Culture Division  
 5th Floor, 400 University Ave.  
 Toronto ON M7A 2R9  
 Tel.: (519) 671-7742  
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**Ministère des Industries du patrimoine, du sport, du tourisme et de la culture**

Unité des programme d'archéologie  
 Direction des programmes et des services  
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Jan 12, 2022

Kassandra Aldridge (P439)  
 Archeoworks Inc.  
 1029 - 16715-12 Yonge Newmarket ON L3X 1X4

**RE: Review of the Archaeological Assessment Report Entitled, "Stage 1 Archaeological Assessment for the Nobleton Water and Wastewater Municipal Class Environmental Assessment Within Part of Lots 1-8, Concession 7; Lots 1-10, Concessions 8-9; Lots 1-6, Concession 10; Lots 1-4, Concession 11; And Road Allowances In Between In the Geographic Township of King (South) Former County of York Now in the Township of King and City of Vaughan Regional Municipality of York, Ontario", Dated Nov 18, 2020, Filed with MHSTCI Toronto Office on Apr 27, 2021, MHSTCI Project Information Form Number P439-0088-2020, MHSTCI File Number 0010170**

Dear Miss Aldridge:

This office has reviewed the above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c O.18. This review has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 2011 *Standards and Guidelines for Consultant Archaeologists* set by the ministry, and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.

In reviewing this report, this ministry notes that specific standards have not been adequately addressed or addressed to the ministry's satisfaction.<sup>1</sup> Please file a revised report that resolves the following fieldwork and/or reporting issues:

1. The report indicates that several relevant documents and survey plans pertaining to the Wesleyan Methodist Cemetery were provided by the cemetery operator. Please clarify how these relate to the historic boundaries of the cemetery and the subject property and why it was assumed that these would be incorrect and there would be potential for human burials beyond the marked boundaries. For example, are these different from the historic boundaries or was there information provided by the operator or other sources that burials are located beyond these boundaries.

Please provide copies of relevant correspondence and mapping in the Supplementary Documentation and overlay any cemetery maps with the assessment mapping in the report to see how it relates to the subject

property. See Section 1.1, Section 7.3.4, Section 7.5.8 Standard 7, and Section 7.5.12 Standard 4.

2. The report does not provide detailed background research about the Nobleton Community Cemetery and the potential for burials to be impacted by the project.

Please provide the detailed background research for this cemetery including any mapping available from the cemetery operator or the BAO regarding its legal boundaries. Also, please clarify if this cemetery is officially closed through an Order in Council or if it is just not accepting new burials. It's important to note that while a property defined as a closed cemetery may still retain potential for human burials, it is not considered a cemetery under the FBCSA and any human remains documented would require that the police/corner be called and, if found to be not a forensic interest, would trigger the burial site investigation process. See Section 1.1, Section 7.5.8 Standard 7, and Section 7.5.12 Standard 4 and FBCSA.

Please provide copies of relevant correspondence and mapping in the Supplementary Documentation and overlay any cemetery maps with the assessment mapping in the report to see how it relates to the subject property. See Section 1.1, Section 7.3.4, Section 7.5.8 Standard 7, and Section 7.5.12 Standard 4.

4. The subject property consists of public and private lands, but the photos were taken from public lands. Please confirm if the visibility and identification of all features of archaeological potential including areas of disturbance and low potential were impacted by not accessing private land directly. For example, there are large parcels that were not visited up close as depicted in Maps 15 and 16 that should be visited to confirm the level of disturbance noted in aerial photographs. See Section 1.2.

5. Please ensure the assessment mapping notes the location of all archaeological assessments within the subject property and the outstanding recommendations. At least two assessments, Archeoworks Inc. 2006a and 2012, that included lands within the project area were not depicted on this mapping. See Section 7.5.12 Standard 4.

A revised report must be filed by the ministry on or before Apr 12, 2022. Once a revised report is received, it will be reviewed and a response provided. Please note that licensees who fail to file reports by the specified report filing deadline will be in violation of the terms and conditions of their licence.

If the concerns identified are not fully addressed by the date noted above the report may be deemed incomplete or non-compliant. Incomplete or non-compliant reports may impact a licensee's record of compliance.

Please note that a licensee's record of compliance will be taken into account by the ministry at the time of any licensing decisions.

Should you require any further information regarding this matter, please feel free to contact me.

For further information and guidance, please see the *Project Information Forms and the Report Review Process Bulletin*, the *Standards and Guidelines*, and the *Terms and Conditions for Archaeological Licences* by visiting the ministry's website [www.ontario.ca/archaeology](http://www.ontario.ca/archaeology).

Sincerely,

Shari Prowse

Archaeology Review Officer

cc. Archaeology Licensing Officer

<sup>1</sup>*In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) from the incompleteness, non-compliance or inaccuracies of this Report; (b) from reliance on this Report; or (c) from the issuance of this letter. Further measures are required as this Report is found to be incomplete at this time.*