
Appendix D

Consultation Records

Appendix D1

Notices

Notice of Study Commencement and Public Information Session

Municipality of Grey Highlands Markdale Wastewater Treatment Plant Schedule C Class Environmental Assessment

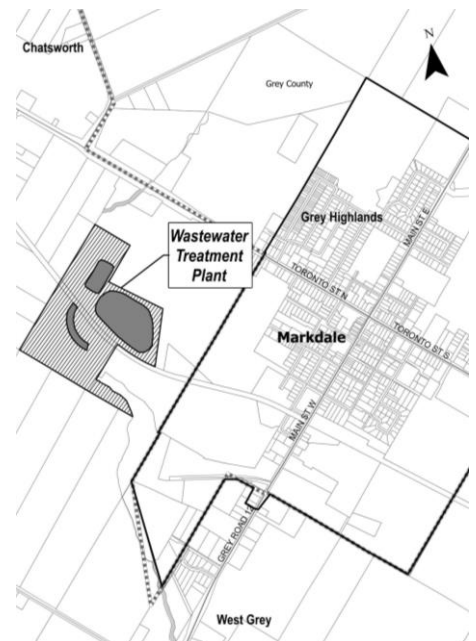
The Municipality of Grey Highlands has initiated a Class Environmental Assessment (Class EA) to determine options to expand the capacity of the Markdale Wastewater Treatment Plant to service future development.

How Will This Affect Me?

This Class EA will assess the ability of the Markdale Wastewater Treatment Plant (WWTP) to accommodate increased demands from future development in the serviced area. The purpose of this Schedule C Class EA is to evaluate and select the preferred wastewater treatment alternatives and design concepts for the Markdale WWTP.

Expansion alternatives currently being considered include: Do nothing, upgrading the existing lagoon based WWTP, constructing a new mechanical plant at the existing site, and constructing a new WWTP at a new site. The preliminary preferred alternative is to expand the existing lagoon based WWTP on the current site.

The alternatives proposed may have an impact on stakeholders and property owners. Therefore, public and agency consultation is a key element of the process.



How Do I Get More Information?

The Municipality will host a Public Information Session on September 28th from 6:00 to 8:00 pm at the Markdale Community Complex (75 Walker St, Markdale) to provide an overview of the project and findings to date. If you have any questions regarding the study, please visit our website at www.greyhighlands.ca or contact one of the people listed below.

Jane Wilson, P.Eng.

Senior Environmental Engineer
J.L. Richards & Associates Limited
107-450 Speedvale Ave. W.
Guelph, ON N1H 7Y6
Email: jwilson@jlrichards.ca
Phone: 226-780-7487

Shawn Moyer

Director of Environmental Services
Municipality of Grey Highlands
50 Lorne St.
Markdale, ON N0C 1H0
Email: moyers@greyhighlands.ca
Phone: 519-986-1216 ext. 234

The Municipality is conducting this Class EA in accordance with Phases 1 to 4 of the Municipal Engineers Association Municipal Class Environmental Assessment (updated 2023) to fulfill the requirements for Schedule C projects. Notice originally issued September 7, 2023.

Notice of Public Open House No.2

Municipality of Grey Highlands Markdale Wastewater Treatment Plant Schedule 'C' Municipal Class Environmental Assessment

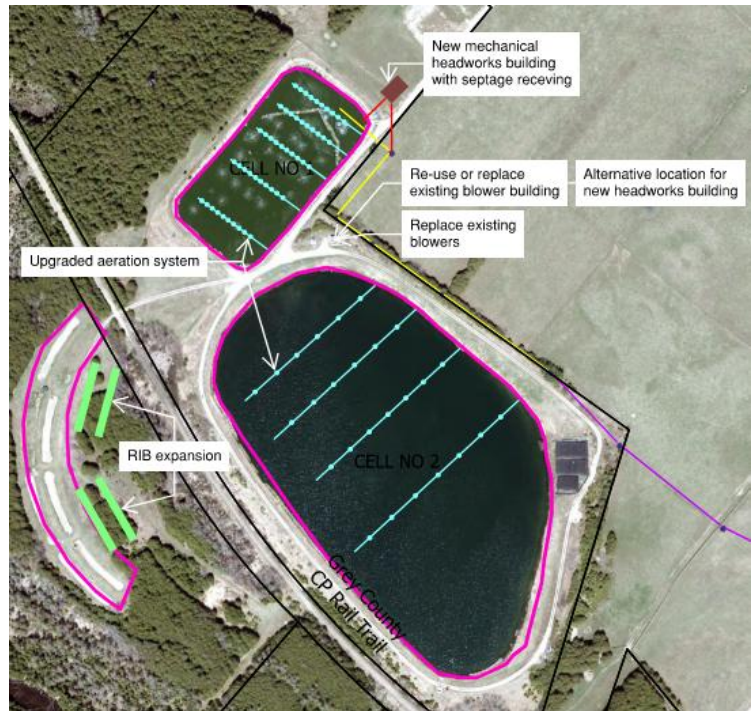
The Municipality of Grey Highlands has initiated a Class Environmental Assessment (Class EA) to determine options to expand the capacity of the Markdale Wastewater Treatment Plant to service future development.

Background: In 2022, a Schedule 'C' Municipal Class EA process commenced to evaluate treatment servicing alternatives to address future wastewater needs in the community of Markdale. A Public Open House (Open House No.1) was held on September 28th, 2023 to provide an overview of completed studies and activities as well as present the recommended wastewater servicing alternative.

Current Status: Following Open House No.1, the preferred solution was identified as upgrading the existing lagoon WWTP. These upgrades include a new mechanical headworks building, an upgraded aeration system, and an expansion of the rapid infiltration basins. This will allow for a 50% increase in the plant's capacity rating, equivalent to a total WWTP flow rating of 2,580 m³/d.

The purpose of Open House No. 2 is to solicit feedback on the recommended design concepts for the preferred solution. This Public Open House will summarize the alternative design considerations and the evaluation process undertaken to develop the recommended design concept.

Public Consultation: Public and Agency consultation is a key element of the Class EA process. Among other consultation actions, The Municipality of Grey Highlands held Open House No.1 on September 28th, 2023. Consultation with local Indigenous communities has been conducted throughout this Class EA. A Stage 2 Archaeological Assessment is underway on undisturbed lands, with no archaeological potential found to date.



Members of the public are now invited to Open House No.2, which will present and solicit feedback on the recommended design concept. Public Open House No.2 is scheduled as follows:

Date: Thursday, December 11th, 2025

Time: Open House from 4:00 PM – 6:00 PM

Location: Walter Harris Memorial Library, 75 Walker St, Markdale ON.

If you have any questions regarding the study, please reach out to one of the contacts listed below. Project information is also available to the public on the Municipality's website at: <https://connectgreghighlands.ca/lagoonEA>.

Jane Wilson, P.Eng.
Senior Environmental Engineer
J.L. Richards & Associates Limited
107-450 Speedvale Ave W
Guelph, ON N1H 7Y6
Phone: 226-780-7487
Email: jwilson@jlrichards.ca

Jenn Eagan
Environmental Compliance Specialist
Municipality of Grey Highlands
50 Lorne St
Markdale, ON N0C 1H0
Phone: 519-986-1216 Ext. 239
Email: eaganj@greghighlands.ca

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

This Notice was issued on November 20, 2025.

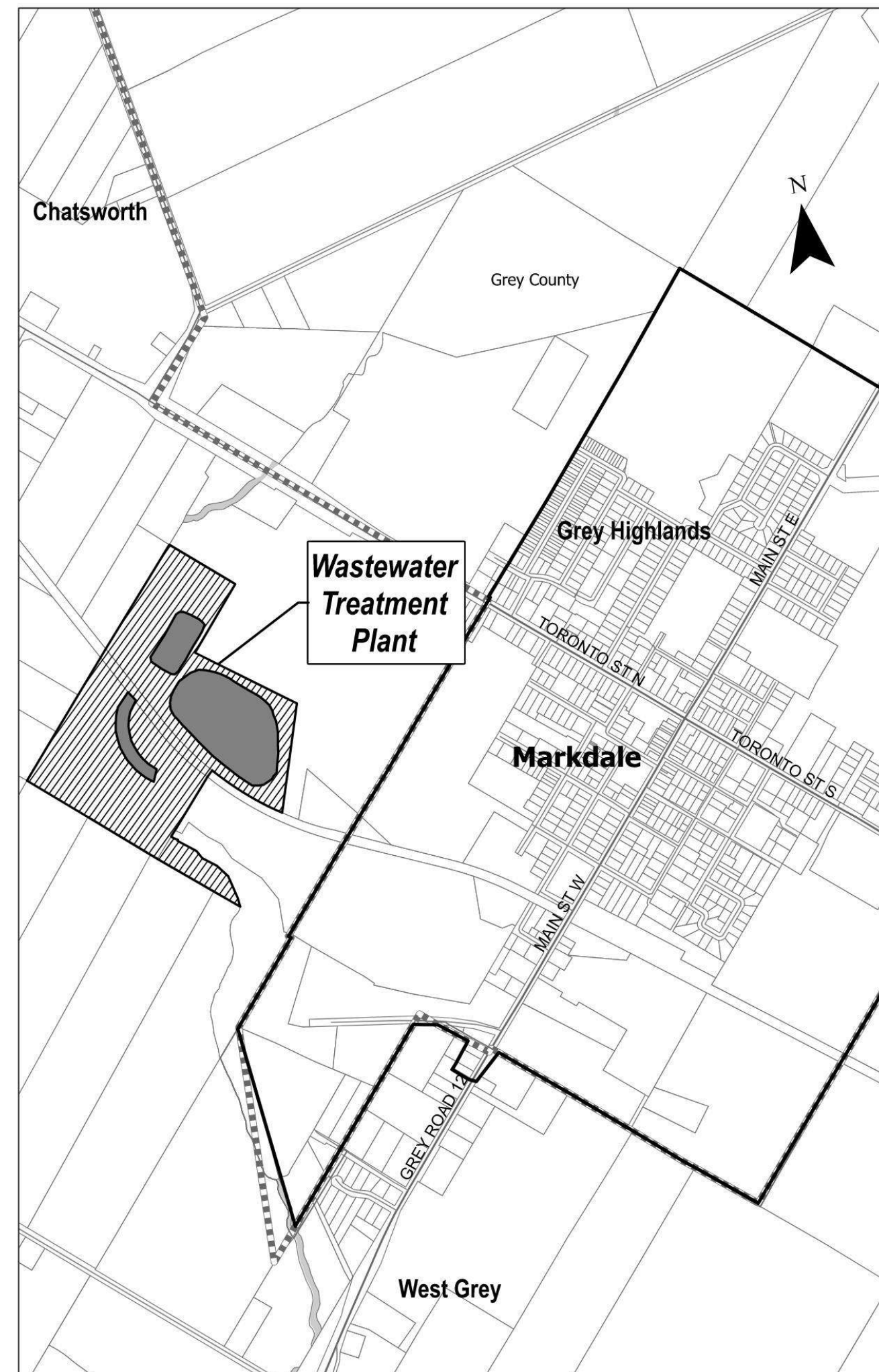
In accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for or during a Public Process are considered part of the public record. Personal information collected during this study, under the authority of Section 30 of the Environmental Assessment Act, will become part of the public record unless you request that your personal information remain confidential. For more information, please contact the Ministry's Freedom of Information and Privacy Coordinator at 416-327-1434.

Appendix D2

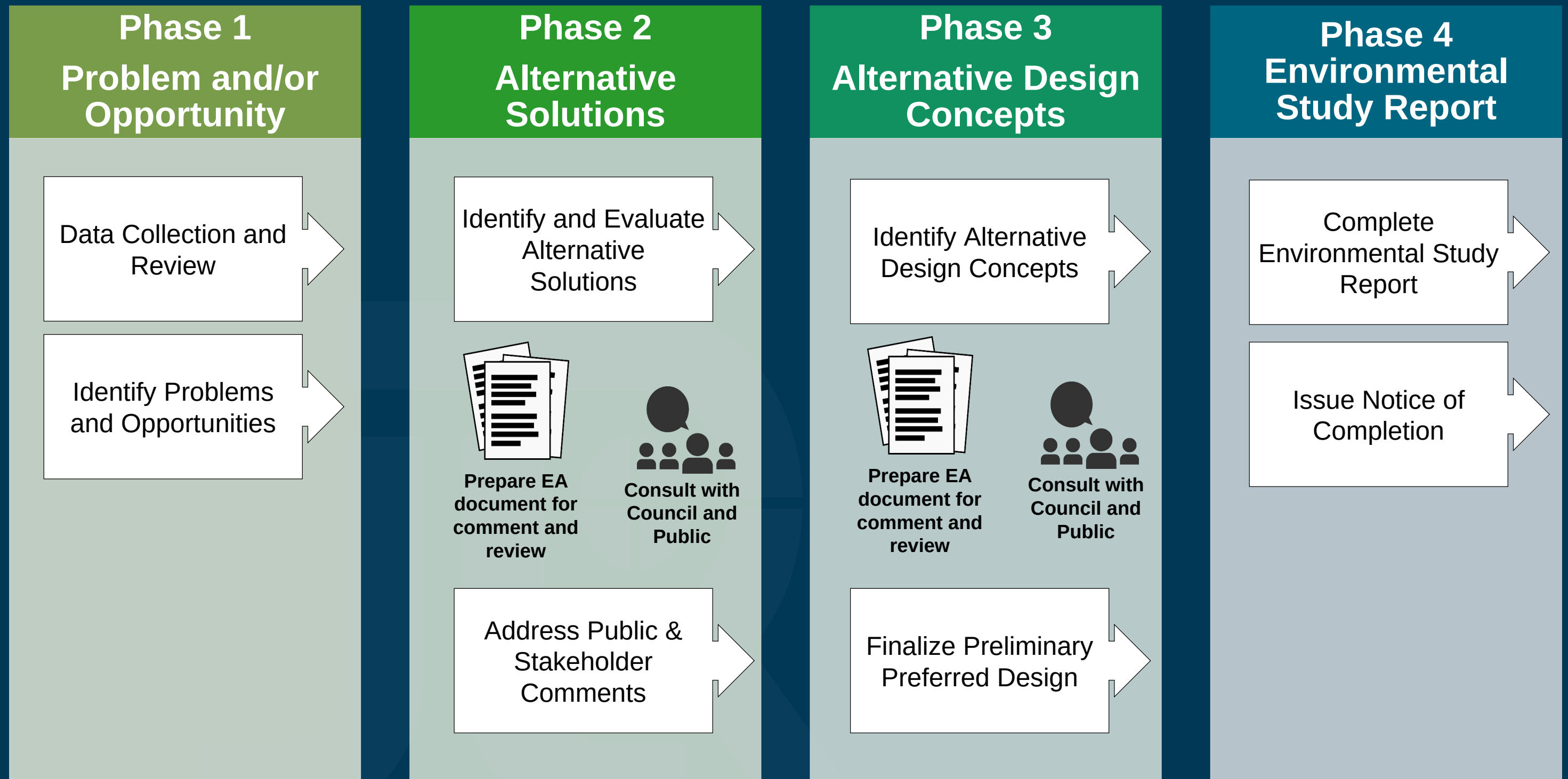
Public Information Session No. 1
Materials

Project Overview

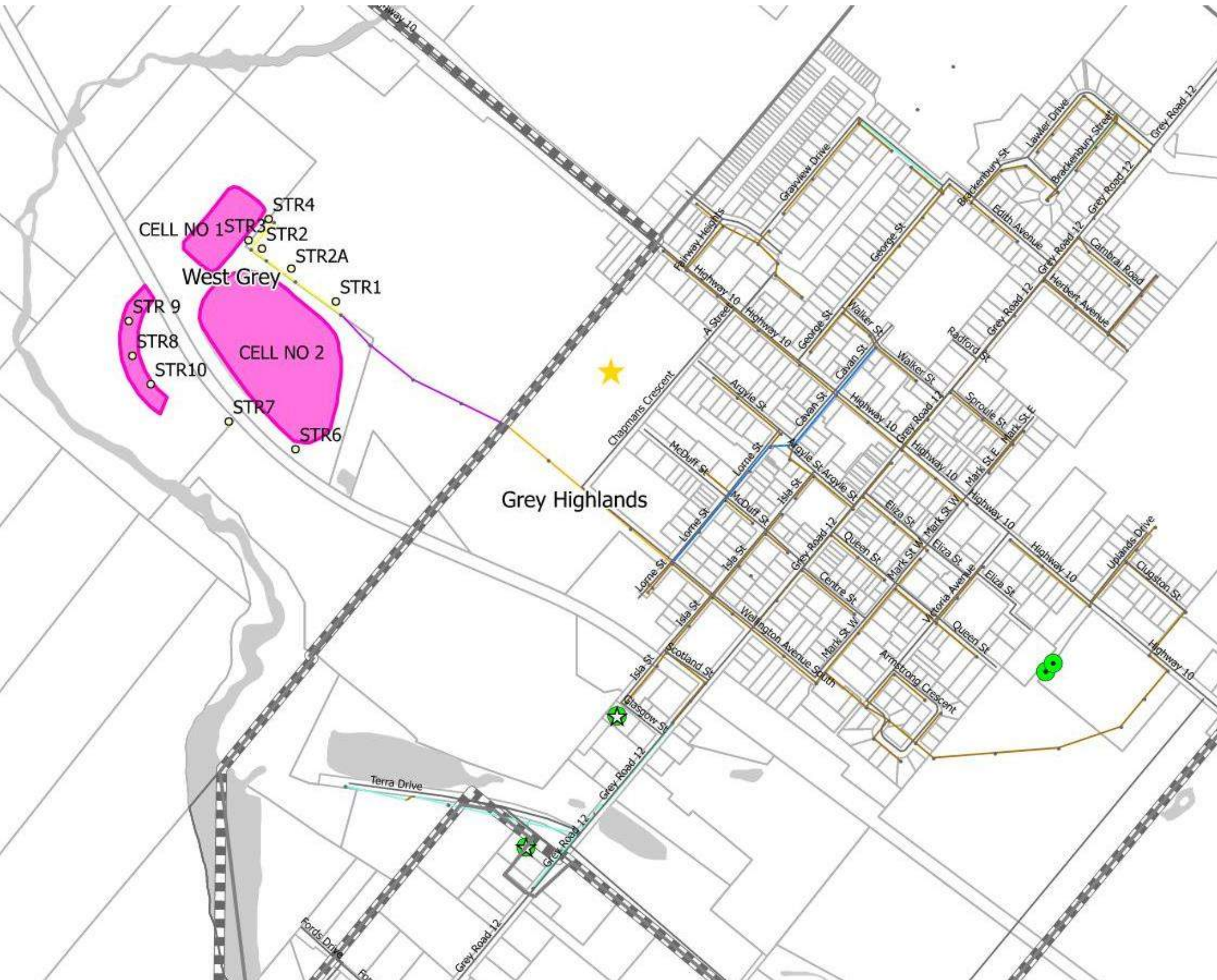
J.L. Richards & Associates Limited (JLR) has been retained by the **Municipality of Grey Highlands** to complete a **Municipal Class Environmental Assessment (MCEA)** to assess the ability of the **Markdale Wastewater Treatment Plant (WWTP)** to accommodate increased demands from future development in the serviced area.



Class EA Process Overview



Markdale System Overview



The Markdale wastewater treatment system consists of:

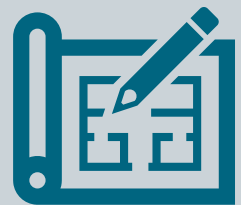
- 200 mm gravity sewers
- Two sewage pumping stations
- A wastewater treatment plant (WWTP)

The WWTP consists of:

- two aerated lagoons cells operating in series
- eight rapid infiltration basins that discharge into the groundwater table

Discharge indirectly reaches the Rocky Saugeen River.

Key Issues



The current committed development and the development with conditional approval will bring the WWTP to its rated capacity.



The **pending development approvals** will **increase the wastewater flow rates beyond the rated capacity of the WWTP.**



The WWTP rated capacity is **limited by the aeration system and the rapid infiltration basins .**



Increasing the rated capacity of the WWTP will require **an expansion of the existing system to provide treatment capacity.**

Alternative 1: Do Nothing

- No changes to the site



Requires no additional work.
Has the lowest costs.

The existing lagoon is unable to accommodate flows from future development.



Archaeology &
Cultural Heritage

Ecology & Natural
Environment

Technical &
Operational
Considerations

Economic
Impacts

Recommendation: Do not carry forward

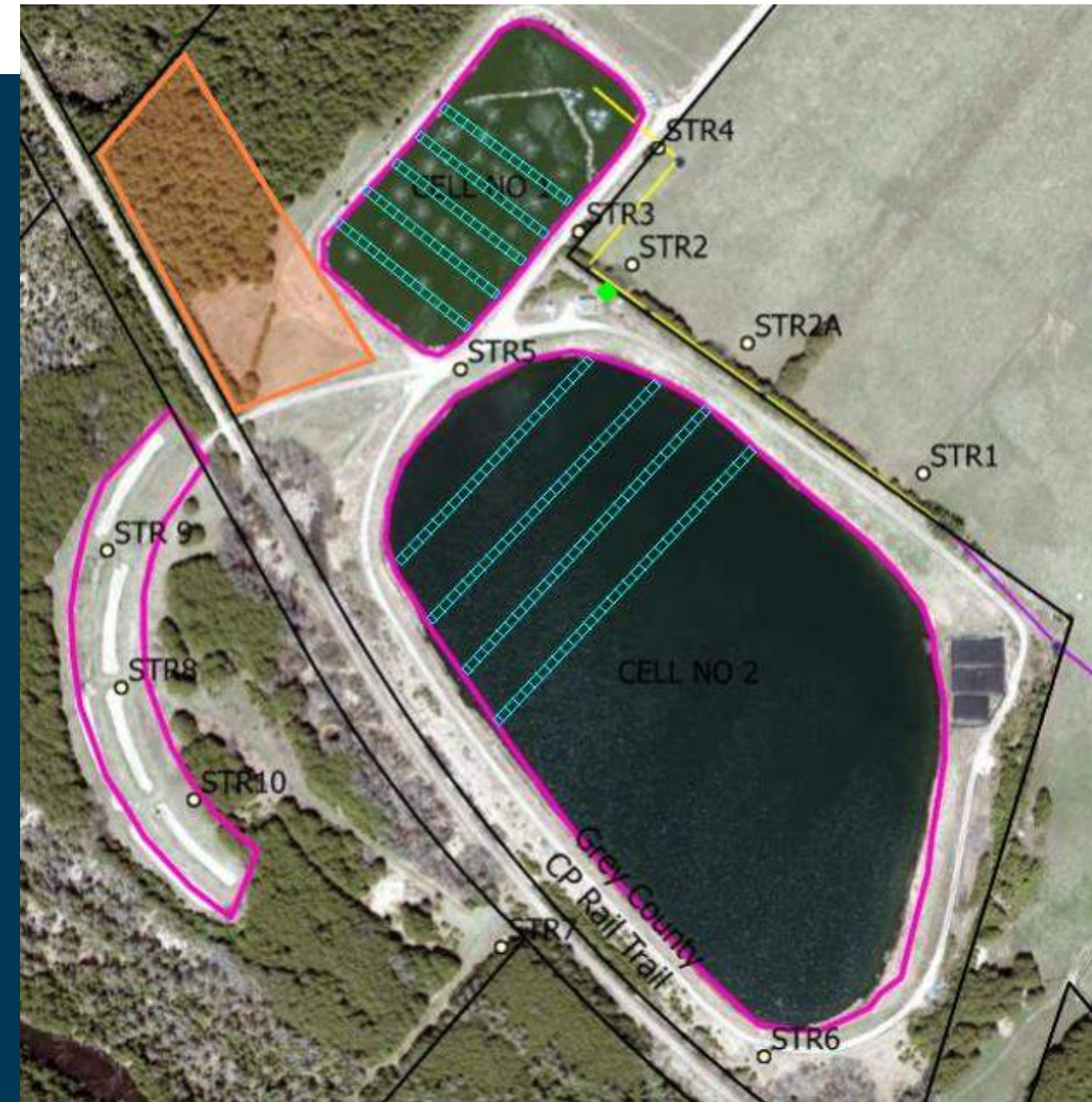
Alternative 2: Upgrade Existing Lagoon

- Requires the installation of a headworks system, improved aeration system, and expanded rapid infiltration basins.



50% increase in flow rating will accommodate future flows and implement operational improvements.

Requires installation of new and updated components.



Archaeology & Cultural Heritage

Ecology & Natural Environment

Technical & Operational Considerations

Economic Impacts

Recommendation: Carry forward

Alternative 3:

New mechanical WWTP at current site

- Requires the construction of a brand-new facility to house settling, sludge removal, filtration, and/or disinfection systems.



Can accommodate flow ratings higher than the 50% increase while remaining on the existing site.

Requires cost and time intensive upgrade to mechanical facility.



Archaeology &
Cultural Heritage

Ecology & Natural
Environment

Technical &
Operational
Considerations

Economic
Impacts

Recommendation: Do not carry forward

Alternative 4:

New mechanical WWTP at new site

- Requires the acquisition and assessment of new lands in addition to constructing a brand-new facility.



Can accommodate flow ratings higher than the 50% increase.

Incurs the highest costs due to relocation in addition to the new mechanical facility.



Archaeology &
Cultural Heritage

Ecology & Natural
Environment

Technical &
Operational
Considerations

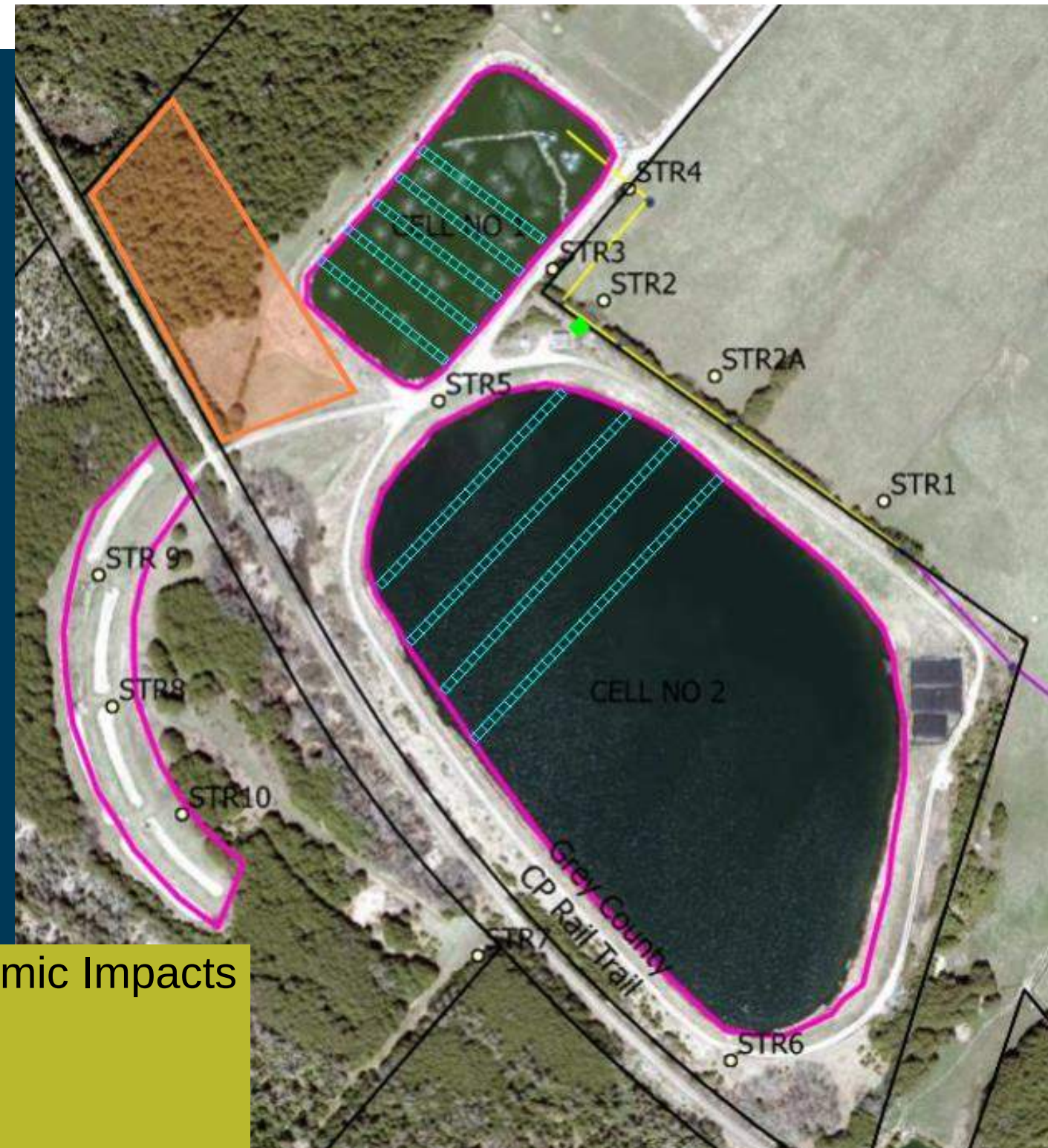
Economic
Impacts

Recommendation: Do not carry forward

Recommended Alternative: Upgrade Existing Lagoon WWTP

- 50% increase in rating to 2575 m³/d
- **Proposed Upgrades:**
 - New headworks
 - Improved aeration system
 - Expanded rapid infiltration basins

Process selection will be finalized in Phase 3 of Class Environmental Assessment.



Archaeology & Cultural Heritage

(TBD – depending on location of RIBs)

Ecology & Natural Environment

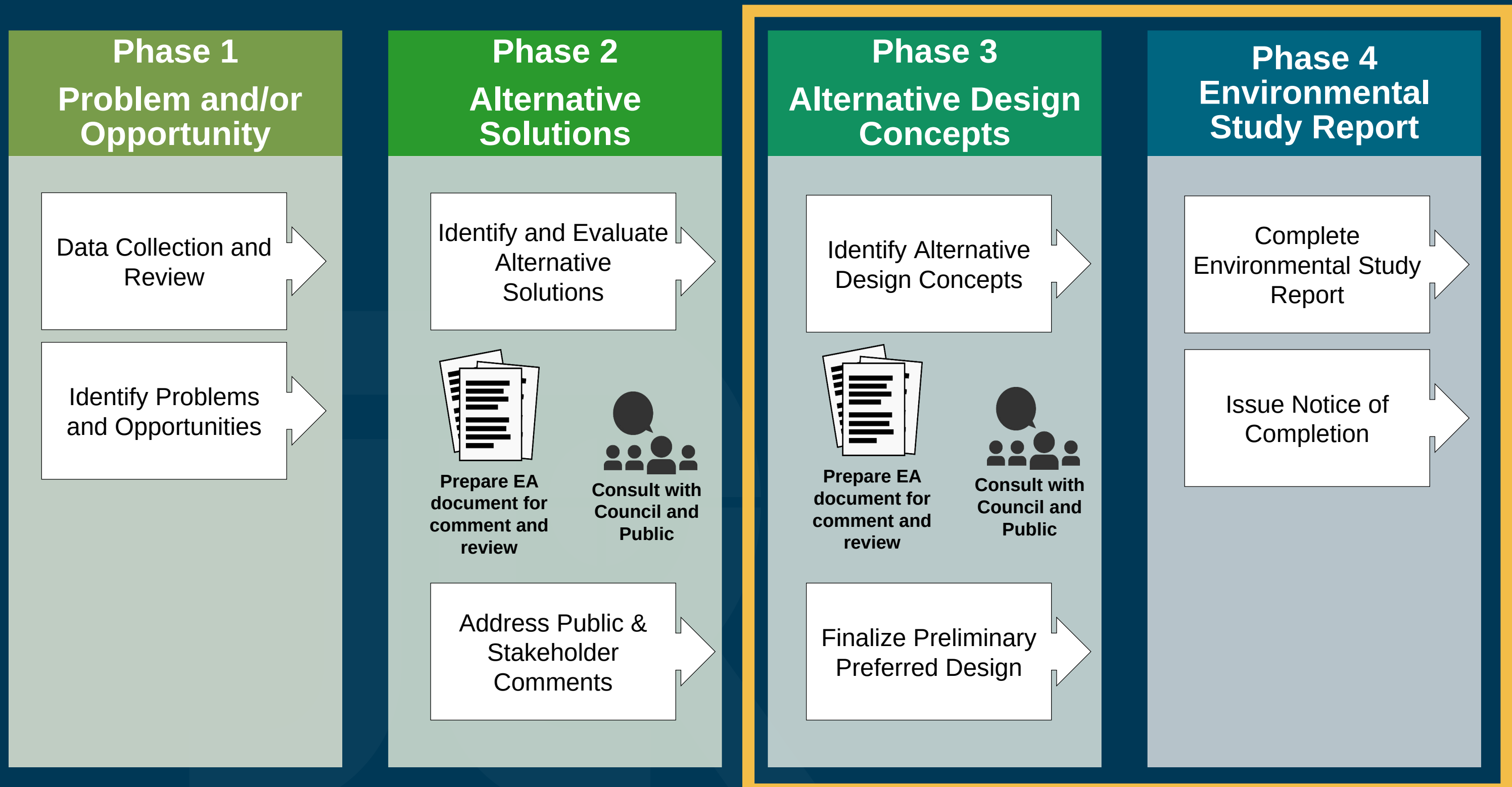
(TBD – depending on location of RIBs)

Technical & Operational Considerations

Economic Impacts

Recommendation: Advance to Phase 3 of MCEA

Next Steps

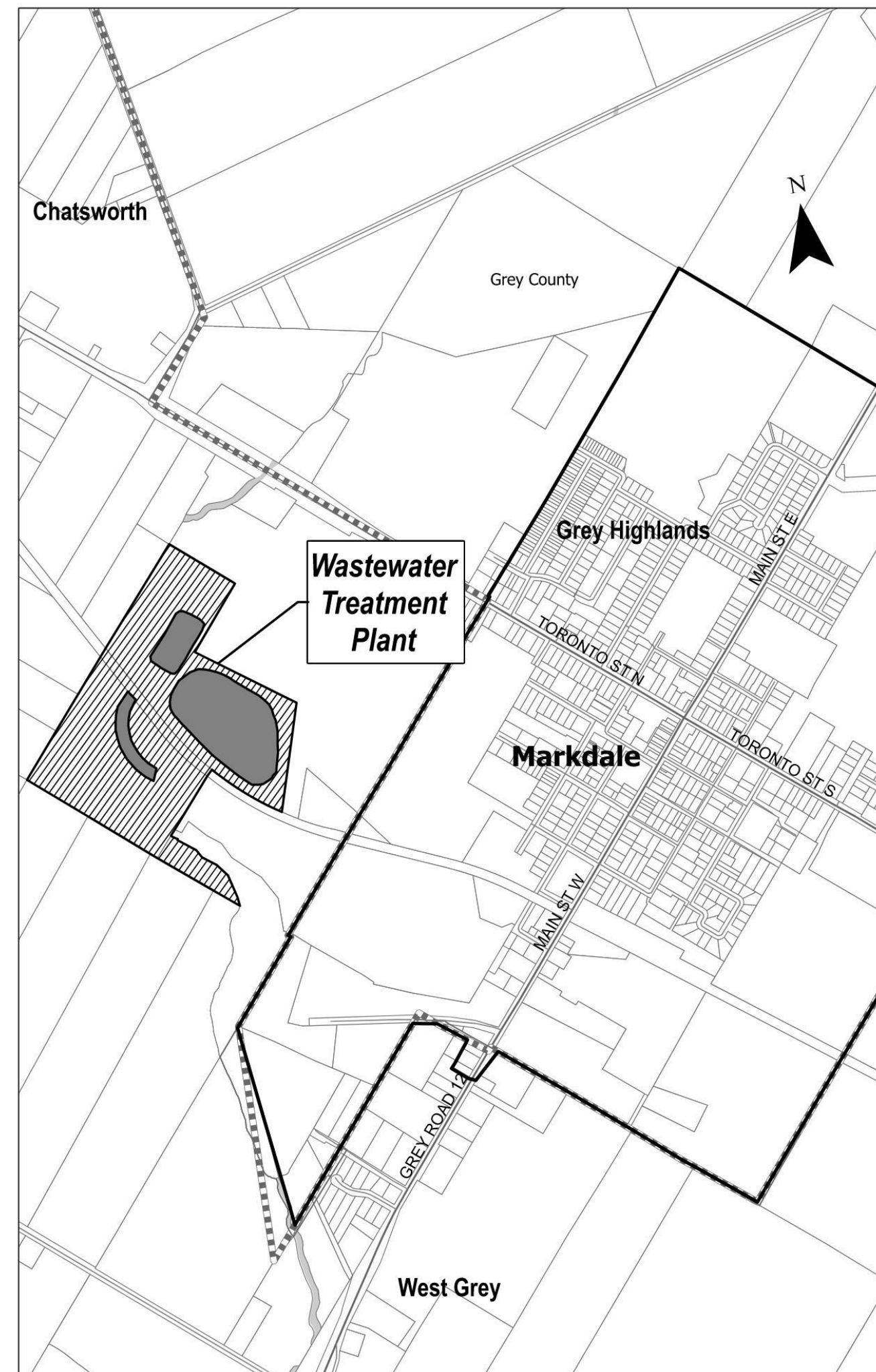


Appendix D3

Public Information Session No. 2
Materials

Project Overview

J.L. Richards & Associates Limited (JLR) has been retained by the **Municipality of Grey Highlands** to complete a **Municipal Class Environmental Assessment (MCEA)** to assess the ability of the **Markdale Wastewater Treatment Plant (WWTP)** to accommodate increased demands from future development in the serviced area.



Markdale System Overview



The Markdale Wastewater Treatment System consists of:

- 200 mm gravity sewers
- two sewage pumping stations
- a wastewater treatment plant (WWTP)

The WWTP consists of:

- two aerated lagoons cells operating in series
- eight rapid infiltration basins that discharge into the groundwater table

Discharge indirectly reaches the Rocky Saugeen River.

Key Issues & Phase 2 Findings



Current committed and conditionally approved developments will bring the WWTP to its **rated capacity**, with pending approvals **exceeding** that capacity.



The WWTP rated capacity is **limited by the aeration system and the rapid infiltration basins**.



Increasing the rated capacity of the WWTP will require **an expansion of the existing system to provide treatment capacity**.



Phase 2 concluded that **upgrading the existing lagoon is the preferred solution** over doing nothing or constructing a new mechanical WWTP at the current or a new site.

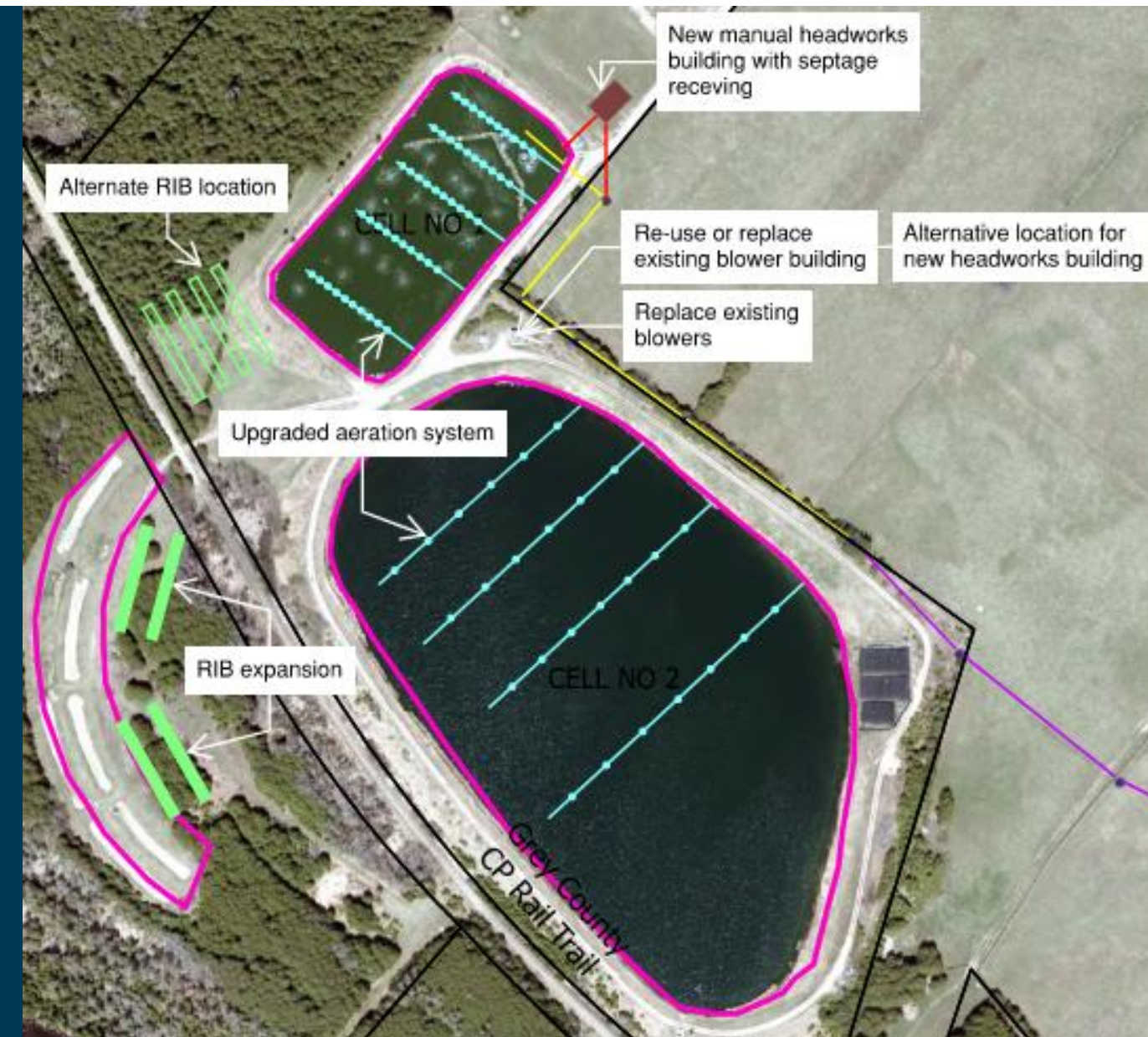
Design Concept Option No.1

- Manual Headworks Building
- Upgraded Aeration System
- Rapid Infiltration Basin (RIB) Expansion



Has the lowest capital cost.

May be less reliable due to poorer anticipated performance of headworks.



Capital Cost

Operation and
Maintenance Cost

Ability to Reliably
Achieve Effluent
Requirements

Constructability and
Complexity of
Construction

Recommendation: Do not carry forward

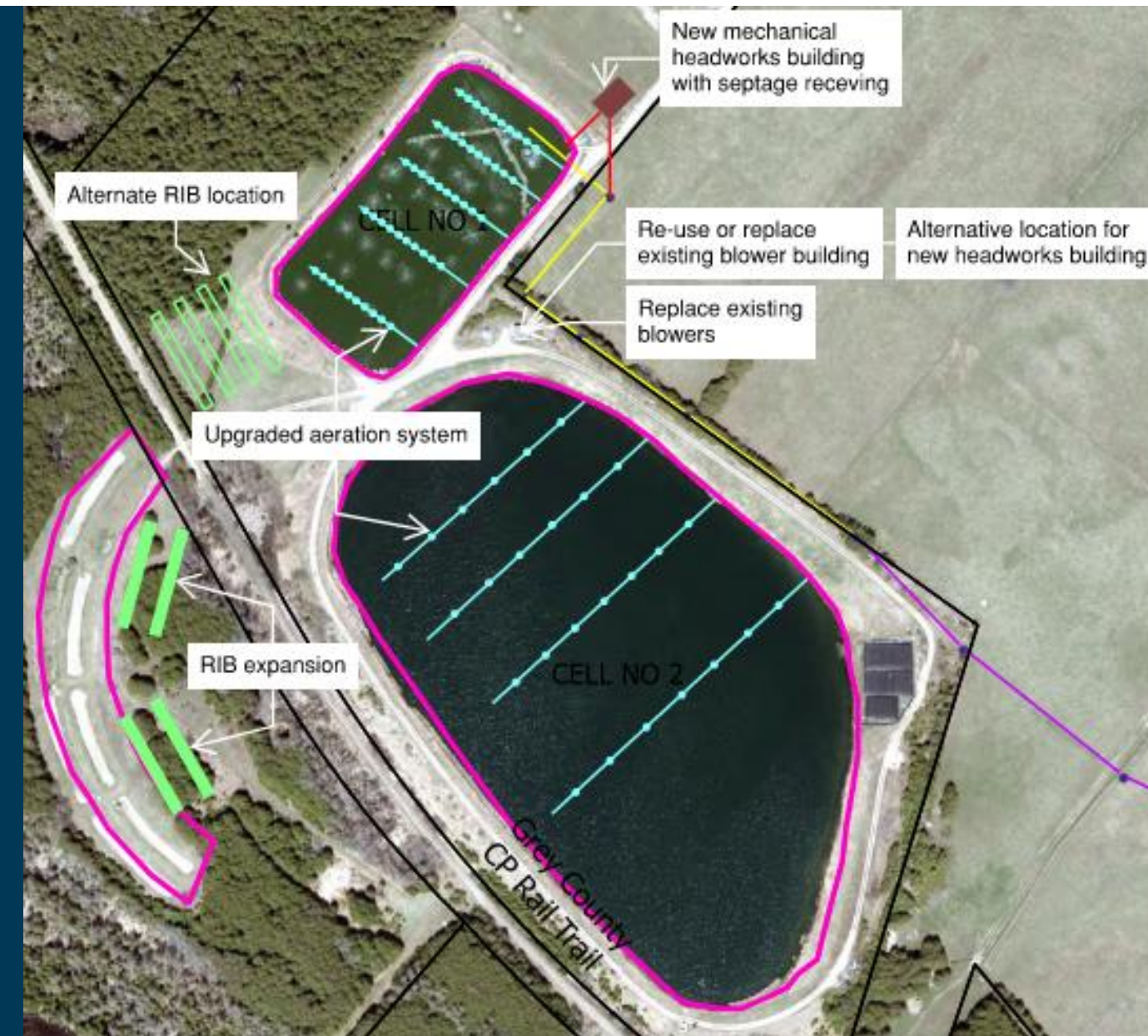
Design Concept Option No.2

- Mechanical Headworks Building
- Upgraded Aeration System
- Rapid Infiltration Basin (RIB) Expansion



Expected to reliably meet effluent requirements.
Lowest operating cost.

Construction of a headworks building is required.



Capital Cost

Operation and
Maintenance Cost

Ability to Reliably
Achieve Effluent
Requirements

Constructability and
Complexity of
Construction

Recommendation: Carry forward

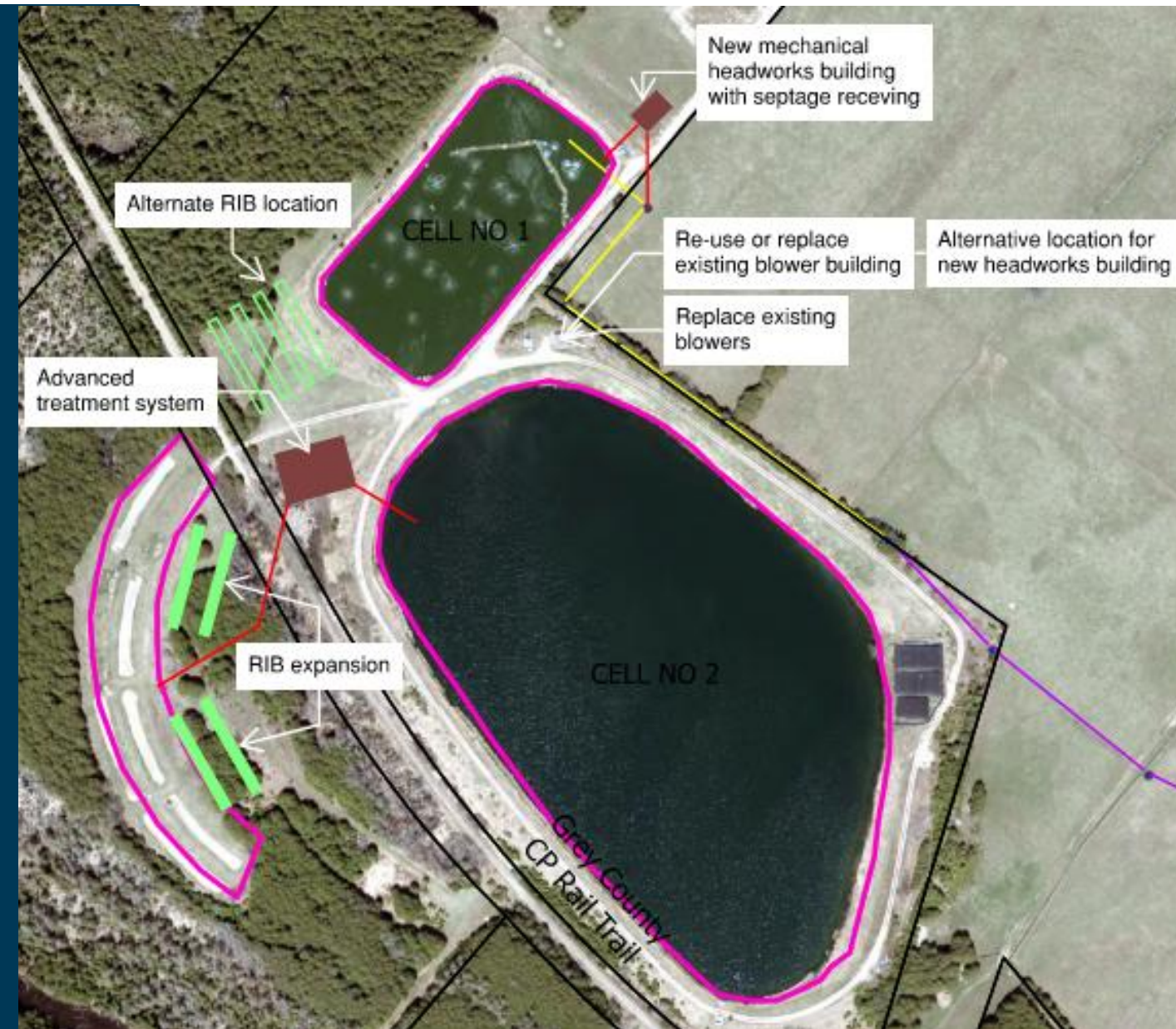
Design Concept Option No.3

- Mechanical Headworks Building
- Advanced treatment system
- Rapid Infiltration Basin (RIB) Expansion



Likely reliably meets more stringent effluent requirements.

Highest capital and operation & maintenance costs.
Advanced treatment system requires additional land area and excavation.



Capital Cost

Operation and Maintenance Cost

Ability to Reliably Achieve Effluent Requirements

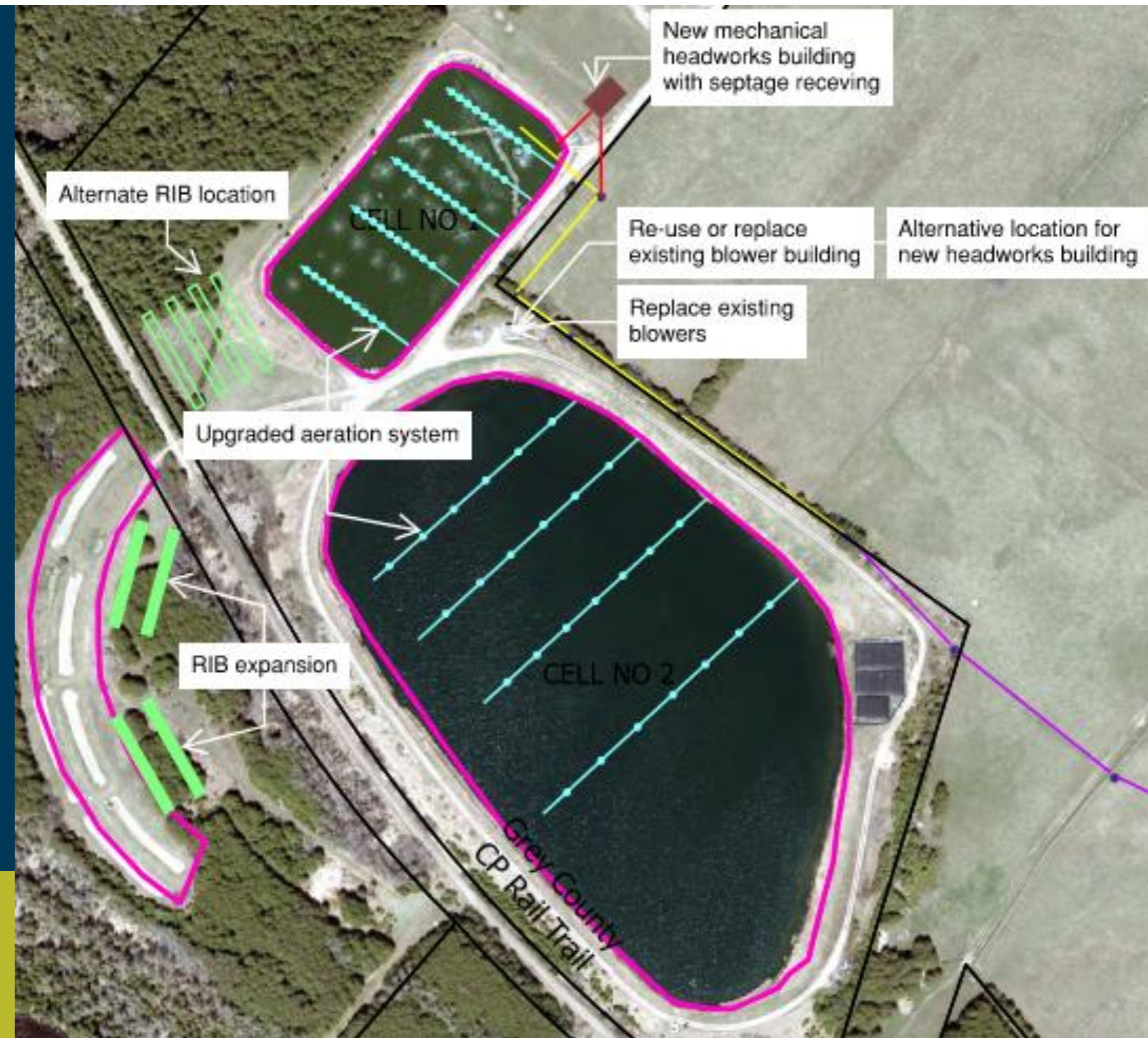
Constructability and Complexity of Construction

Recommendation: Do not carry forward

Recommended Alternative: Design Concept Option No.2

Upgrades:

- New mechanical headworks building
- Upgraded aeration system
- Expanded rapid infiltration basins (RIB)



Capital Cost

Operation and
Maintenance
Cost

Ability to Reliably
Achieve Effluent
Requirements

Constructability
and Complexity
of Construction

Recommendation: Advance to Phase 4 of MCEA

Potential Environmental Impacts and Mitigation

Species at Risk and Natural Heritage

- Portions of the proposed RIBs slightly overlap significant woodlands. Potential disruption will be confirmed before implementation. Permits may be required.
- The proposed headworks building is located on land classified as mixed meadow. All necessary actions will be taken to reduce impact.

Archaeology

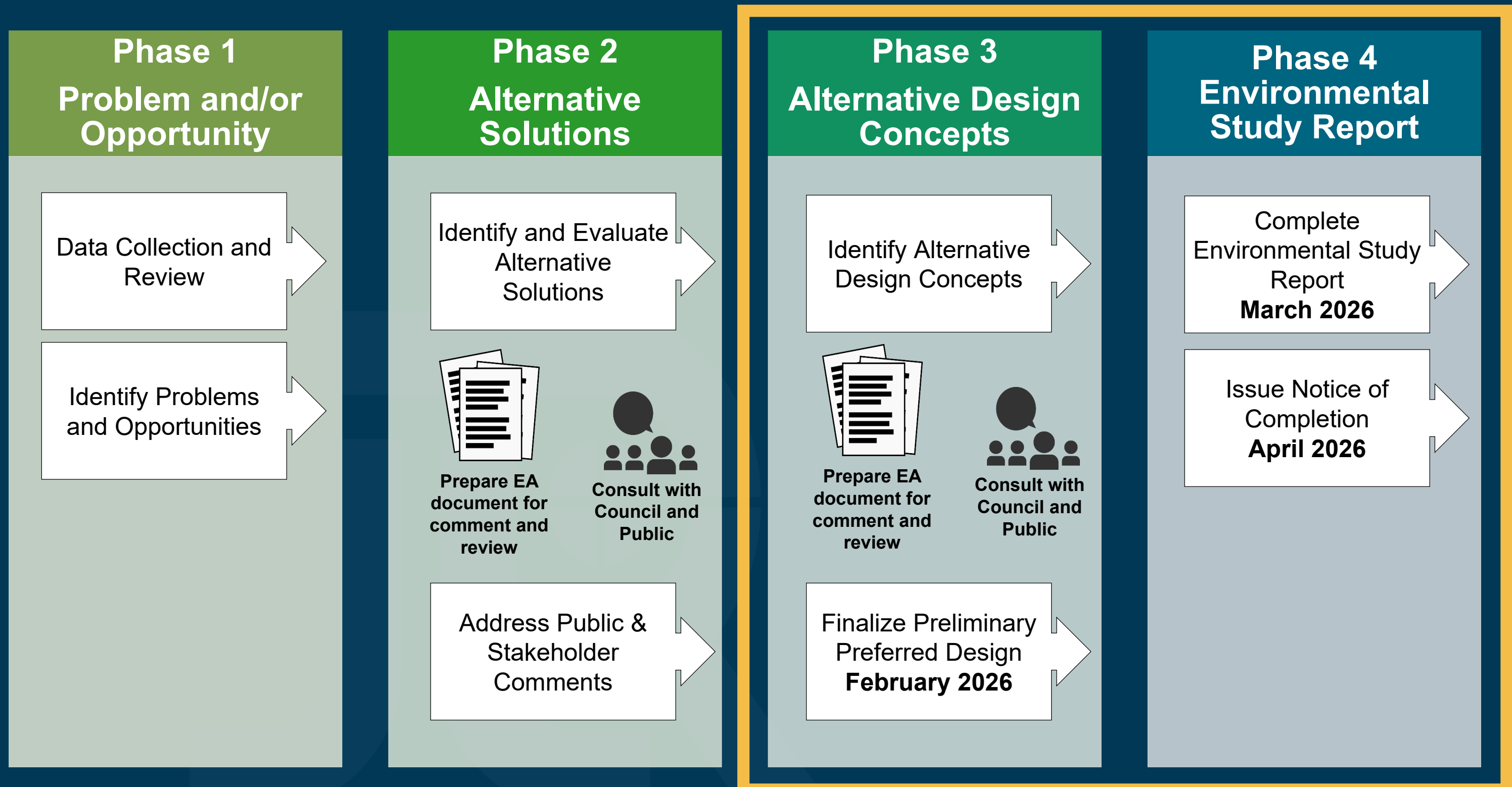
- A Stage 2 Archaeological Assessment is underway on undisturbed lands. No archaeological potential found to date.
- Indigenous groups have been consulted as part of the archaeological assessment.

Surface Water

- Measures will be implemented to protect the Rocky Saugeen River from construction and operational impacts such as spills, erosion, and pollution.
- Fisheries and Oceans Canada's protective measures for fish and fish habitat will be followed in the case construction work is needed.
- Exfiltration basins will be maintained and monitored to ensure they continue functioning as designed.



Next Steps



Appendix D4

MECP Consultation Records

Ministry of the Environment,
Conservation and Parks

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



Environmental Assessment
Branch

Direction des évaluations
environnementales

7th Floor
135 St. Clair Avenue W
Toronto ON M4V 1P5
Tel.: 416 314-8001
Fax.: 416 314-8452

7ème étage
135, avenue St. Clair Ouest
Toronto ON M4V 1P5
Tél. : 416 314-8001
Téléc. : 416 314-8452

November 28, 2024

Shawn Moyer
Director of Environmental Services
Municipality of Grey Highlands
moyers@greyhighlands.ca

Jane Wilson
Senior Environmental Engineer
J.L. Richards & Associates Limited
jwilson@jlrichards.ca

BY EMAIL ONLY

Re: **Grey Highlands Markdale Wastewater EA
Municipality of Grey Highlands
Municipal Class Environmental Assessment, Schedule C
Acknowledgement of Notice of Commencement**

Dear Project Team,

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

The **updated (August 2022)** attached "Areas of Interest" document provides guidance regarding the ministry's interests with respect to the Class EA process. Please address all areas of interest in the EA documentation at an appropriate level for the EA study. Proponents who

address all the applicable areas of interest can minimize potential delays to the project schedule. Information is provided at the end of the Areas of Interest document relating to the Notice of Completion.

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

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

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

- Saugeen First Nation and the Chippewas of Nawash Unceded First Nation - these communities work together on consultation issues and are known collectively as the Saugeen Ojibway Nation. They have requested notices be sent to the Saugeen Ojibway Nation Environment Office with a copy to the Chief and Council of Saugeen First Nation and Chippewas of Nawash Unceded First Nation.
- Métis Nation of Ontario- Lands and Resources Dept, Region 7
 - MNO Georgian Bay Métis Council (please cc Métis Nation of Ontario (MNO) Lands, Resources and Consultations Branch

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

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

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

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

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

A draft of the report should be sent directly to me prior to the release of the final report through the issuance of the Notice of Completion, allowing a minimum of 30 days for the ministry's technical reviewers to provide comments on the draft report.

Please also ensure a copy of the Notice of Completion is sent to the ministry's Southwestern Region EA notification email account (eanotification.swregion@ontario.ca) after the draft report and Notice of Completion is reviewed and finalized.

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

Sincerely,

Monika Macki

Monika Macki
Regional Environmental Planner – Southwestern Region
Project Review Unit, Environmental Assessment Branch

Enclosed: Areas of Interest

Attached: Client's Guide to Preliminary Screening for Species at Risk

A Proponent's Introduction to the Delegation of Procedural Aspects of Consultation with Aboriginal Communities

AREAS OF INTEREST (v. August 2022)

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

Planning and Policy

- Applicable plans and policies should be identified in the report, and the proponent should describe how the proposed project adheres to the relevant policies in these plans.
 - Projects located in MECP Central, Eastern or West Central Region may be subject to [A Place to Grow: Growth Plan for the Greater Golden Horseshoe \(2020\)](#).
 - Projects located in MECP Central or Eastern Region may be subject to the [Oak Ridges Moraine Conservation Plan \(2017\)](#) or the [Lake Simcoe Protection Plan \(2014\)](#).
 - Projects located in MECP Central, Southwest or West Central Region may be subject to the [Niagara Escarpment Plan \(2017\)](#).
 - Projects located in MECP Central, Eastern, Southwest or West Central Region may be subject to the [Greenbelt Plan \(2017\)](#).
 - Projects located in MECP Northern Region may be subject to the [Growth Plan for Northern Ontario \(2011\)](#).
- The [Provincial Policy Statement \(2020\)](#) contains policies that protect Ontario's natural heritage and water resources. Applicable policies should be referenced in the report, and the proponent should describe how the proposed project is consistent with these policies.
- In addition to the provincial planning and policy level, the report should also discuss the planning context at the municipal and federal levels, as appropriate.

Source Water Protection

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

Projects that are subject to the Environmental Assessment Act that fall under a Class EA, or one of the Regulations, have the potential to impact sources of drinking water if they occur in designated vulnerable areas or in the vicinity of other at-risk drinking water systems (i.e. systems that are not municipal residential systems). MEA Class EA projects may include

activities that, if located in a vulnerable area, could be a threat to sources of drinking water (i.e. have the potential to adversely affect the quality or quantity of drinking water sources) and the activity could therefore be subject to policies in a source protection plan. Where an activity poses a risk to drinking water, policies in the local source protection plan may impact how or where that activity is undertaken. Policies may prohibit certain activities, or they may require risk management measures for these activities. Municipal Official Plans, planning decisions, Class EA projects (where the project includes an activity that is a threat to drinking water) and prescribed instruments must conform with policies that address significant risks to drinking water and must have regard for policies that address moderate or low risks.

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

- For further information on the maps or source protection plan policies which may relate to their project, proponents must contact the appropriate source protection authority. **Please consult with the local source protection authority to discuss potential impacts on drinking water. Please document the results of that consultation within the report and include all communication documents/correspondence.**

More Information

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

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

Climate Change

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

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

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

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

Air Quality, Dust and Noise

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

- The report should consider the potential impacts of increased noise levels during the operation of the completed project. The proponent should explore all potential measures to mitigate significant noise impacts during the assessment of alternatives.

Ecosystem Protection and Restoration

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

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

Species at Risk

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

- For any questions related to subsequent permit requirements, please contact SAROntario@ontario.ca.

Surface Water

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

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

Groundwater

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

Excess Materials Management

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

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

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

Contaminated Sites

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

Servicing, Utilities and Facilities

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

Mitigation and Monitoring

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

Consultation

- The report must demonstrate how the consultation provisions of the Class EA have been fulfilled, including documentation of all stakeholder consultation efforts undertaken during the planning process. This includes a discussion in the report that identifies concerns that were raised and **describes how they have been addressed by the proponent** throughout

the planning process. The report should also include copies of comments submitted on the project by interested stakeholders, and the proponent's responses to these comments (as directed by the Class EA to include full documentation).

- Please include the full stakeholder distribution/consultation list in the documentation.

Class EA Process

- If this project is a Master Plan: there are several different approaches that can be used to conduct a Master Plan, examples of which are outlined in Appendix 4 of the Class EA. **The Master Plan should clearly indicate the selected approach for conducting the plan**, by identifying whether the levels of assessment, consultation and documentation are sufficient to fulfill the requirements for Schedule B or C projects. Please note that any Schedule B or C projects identified in the plan would be subject to Section 16 Order Requests under the Environmental Assessment Act, although the plan itself would not be. **Please include a description of the approach being undertaken (use Appendix 4 as a reference).**
- If this project is a Master Plan: Any identified projects should also include information on the MCEA schedule associated with the project.
- The report should provide clear and complete documentation of the planning process in order to allow for transparency in decision-making.
- The Class EA requires the consideration of the effects of each alternative on all aspects of the environment (including planning, natural, social, cultural, economic, technical). The report should include a level of detail (e.g. hydrogeological investigations, terrestrial and aquatic assessments, cultural heritage assessments) such that all potential impacts can be identified, and appropriate mitigation measures can be developed. Any supporting studies conducted during the Class EA process should be referenced and included as part of the report.
- Please include in the report a list of all subsequent permits or approvals that may be required for the implementation of the preferred alternative, including but not limited to, MECP's PTTW, EASR Registrations and ECAs, conservation authority permits, species at risk permits, MTO permits and approvals under the *Impact Assessment Act*, 2019.
- Ministry guidelines and other information related to the issues above are available at <http://www.ontario.ca/environment-and-energy/environment-and-energy>. We encourage you to review all the available guides and to reference any relevant information in the report.

Notice of Completion

Once the EA Report is finalized, the proponent must issue a Notice of Completion providing a minimum 30-day period during which documentation may be reviewed and comment and input can be submitted to the proponent. The Notice of Completion must be sent to the appropriate MECP Regional Office email address.

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

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

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

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

Minister of the Environment, Conservation and Parks

777 Bay Street, 5th Floor
Toronto ON M7A 2J3
minister.mecp@ontario.ca

and

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

**GREY HIGHLANDS MARKDALE WASTEWATER
SCHEDULE C CLASS ENVIRONMENTAL ASSESSMENT**

**MECP Pre-consultation Meeting
Minutes of Meeting No. 1**

Attendance:	Mark Badali	Senior Project Evaluator, MECP	mark.badali1@ontario.ca
	Rhonda Shannon	Wastewater Specialist, MECP	rhonda.shannon@ontario.ca
	Robert Graham	Water Inspector, MECP	robert.g.graham@ontario.ca
	Emily Awad	Surface Water Specialist, MECP	emily.awad@ontario.ca
	Jeff Markle	Hydrogeology Specialist, MECP	jeff.markle@ontario.ca
	Isaac Chong	Assistant Project Officer, MECP	Isaac.Chong@ontario.ca
	David Dillon	WSP	david.dillon@wsp.com
	Shawn Moyer	Municipality of Grey Highlands	MoyerS@greyhighlands.ca
	Jenn Eagan	Municipality of Grey Highlands	EaganJ@greyhighlands.ca
	Jane Wilson	J.L. Richards & Associates Ltd.	jwilson@jlrichards.ca
	Ahrani Gnananayakan	J.L. Richards & Associates Ltd.	agnananayakan@jlrichards.ca

The meeting commenced at 9:30 a.m. on Tuesday, September 19, 2023 via Microsoft Teams.

The following summary of the discussions of this meeting has been prepared to record decisions reached and actions required for the project. Please advise the undersigned of any errors or omissions within the next three business days.

ITEM

ACTION BY

DUE BY

1. Introductions

The meeting was attended by staff from the Ministry of Environment, Conservation, and Parks, WSP, the Municipality of Grey Highlands, and J.L. Richards & Associates Ltd.

The points of contact for this project are Mark Badali for the MECP and Jane Wilson for JLR.

JLR and the Municipality provided an overview of the project to the MECP. The slides presented during this meeting are attached to these minutes.

2. Discussion

JLR and the Municipality addressed questions the MECP had about the project. The Municipality confirmed that both Cells 1 and 2 contain a clay liner to prevent infiltration. The winterization process of the rapid infiltration basins (RIBs) was also explained in detail.

The MECP noted the proposed locations of new RIBs are closer to Cell 1 rather than the Rocky Saugeen River. Therefore, Emily anticipated no changes to surface water requirements will be needed for both the existing RIBs or proposed expansion of them.

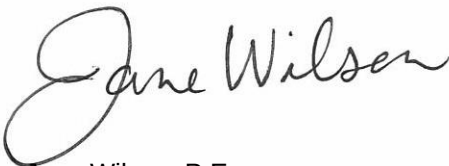
**GREY HIGHLANDS MARKDALE WASTEWATER
SCHEDULE C CLASS ENVIRONMENTAL ASSESSMENT**

**MECP Pre-consultation Meeting
Minutes of Meeting No. 1**

<u>ITEM</u>	<u>ACTION BY</u>	<u>DUE BY</u>
<p>The MECP posed questions regarding ownership and property lines, such as the Conservation Authority regulation area and neighbouring properties. These should be clarified and included in the future application. If the Conservation Authority manages part of the site or affected area, the appropriate approvals will need acquired. Consultation with the Conservation Authority has already begun on this project.</p> <p>The MECP noted that the potential of contaminants to migrate under the river should be reviewed.</p> <p>From the operations manual, the highest groundwater level under each basin should not be closer than 0.6 m of the invert of the basins. WSP completed a desktop completed a mounding study to determine whether the existing RIBs would be able to accommodate increased flows while maintaining 0.6 m of separation to the groundwater table under the basins.</p> <p>The MECP indicated it will need to confirm whether any changes have been made to the required separation distance that are applicable to this project. Rhonda will reach out to the MECP's Approvals branch.</p>		MECP
<p>3. Next Steps</p> <p>When the project is submitted for MECP approval, it should contain information regarding property lines, monitoring well locations, and data from the monitoring wells.</p> <p>JLR to forward the finalized Notice of Commencement to Mark.</p> <p>Meeting adjourned at 10:00 a.m.</p> <p>Next meeting will be held on TBD</p>	JLR	

Prepared by:

Issued on: September 20, 2023



Jane Wilson, P.Eng.
Senior Environmental Engineer

Distribution: All attendees
CC: n/a

Appendix D5

MCM Consultation Records

**Ministry of Citizenship
and Multiculturalism**

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

**Ministère des Affaires civiques
et du Multiculturalisme**

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



October 4, 2023

EMAIL ONLY

Shawn Moyer
Director of Environmental Services
Municipality of Grey Highlands
50 Lorne St.
Markdale, ON N0C 1H0
moyers@greyhighlands.ca

MCM File : 0020068
Proponent : Municipality of Grey Highlands
Subject : Municipal Class EA – Schedule C – Notice of study Commencement
Project : Markdale Wastewater Treatment Plant
Location : Municipality of Grey Highlands

Dear Shawn Moyer:

Thank you for providing the Ministry of Citizenship and Multiculturalism (MCM) with the Notice of Study Commencement for the above-referenced project.

MCM'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; and
- cultural heritage landscapes.

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

Project Summary

This Class EA will assess the ability of the Markdale Wastewater Treatment Plant (WWTP) to accommodate increased demands from future development in the serviced area. The purpose of this Schedule C Class EA is to evaluate and select the preferred wastewater treatment alternatives and design concepts for the Markdale WWTP.

Identifying Cultural Heritage Resources

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

Archaeological Resources

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

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

Built Heritage Resources and Cultural Heritage Landscapes

The Ministry's [Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes](#) should be completed to help determine whether this EA project may impact known or potential built heritage resources and/or cultural heritage landscapes.

If there is potential for built heritage resources and/or cultural heritage landscapes on the property or within the project area, a Cultural Heritage Evaluation Report (CHER) should be undertaken by a qualified person to determine the cultural heritage value or interest of the property (or project area). If the property (or project area) is determined to be of cultural heritage value or interest and alterations or development is proposed, MCM recommends that a Heritage Impact Assessment (HIA), prepared by a qualified consultant, be completed to assess potential project impacts. Please send the HIA to MCM (and the Municipality of Grey Highlands as appropriate) for review and comment and make it available to local organizations or individuals who have expressed interest in review.

Environmental Assessment Reporting

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

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

- Karla Barboza, Team Lead - Heritage | Heritage Planning Unit (Citizenship and Multiculturalism) | 416-660-1027 | karla.barboza@ontario.ca
- Joseph Harvey, Heritage Planner | Heritage Planning Unit (Citizenship and Multiculturalism) | 613-242-3743 | joseph.harvey@ontario.ca

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

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

Copied to: Jane Wilson, Senior Environmental Engineer, J.L. Richards & Associates Limited
Jenn Eagan, Grey Highlands

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

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

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

Appendix D6

Conservation Authority
Consultation Records

Sent By E-Mail

May 6, 2024

Municipality of Grey Highlands
c/o Jenn Eagen
PO Box 409
206 Toronto Street South
Markdale, ON
N0C 1H0

Email: eaganj@greyhighlands.ca

Subject: Class EA to Expand the Markdale Wastewater Treatment Plant (WWTP)
775342 Highway 10
Pt Lots 94-97, Con 1 SWTSR
Roll No. 420522000317000 and 420522000317002
Geographic Township of Glenelg
Municipality of West Grey

Dear Jenn Eagen,

Saugeen Valley Conservation Authority (SVCA) thanks you for the opportunity to work with you on the Class Environmental Assessment for the expansion of the Markdale Wastewater Treatment Plant (WWTP). We visited the property with your staff and consultant on April 15, 2024, and the portion of the expansion project involving the amendments to the existing Rapid Infiltration Basins (RIBs) and the proposed expansion of the RIB system will need a permit from SVCA. Work should not start until you have a permit from SVCA and all other agency and municipal approvals. Based on our review of the materials you have submitted, SVCA staff find your project to be acceptable with conditions.

Site Description

The property is an irregular-shaped lot located on the southwest side of Highway 10 containing the existing Markdale WWTP facilities. The property lies adjacent to the Rocky Saugeen River.

About the project

The preferred alternative for the Class EA project as noted in the Phase 3 report by J.L. Richards and Associates Ltd. is Option 2 which involves the following:

- Installation of mechanical screening system on the inlet to Lagoon Cell No. 1.
- Construction of a headworks building with integrated septage receiving equipment,

odour control and electrical room.

- Replacement of existing fine bubble aeration in Lagoon Cells No. 1 and No. 2 with 52 and 28 diffusers respectively.
- Replacement of existing Lagoon blowers with two common 60 HP blowers (one duty and one standby), supplying air to both Lagoons.
- Construction of four additional winterized RIBs.
- Miscellaneous access road improvements.

SVCA Regulation

A portion of your property is in a SVCA regulated area. This regulation (Ontario Regulation 41/24) means that you must get a permit before beginning any work in that area. Examples of work that require a permit:

- Construction, reconstruction or placing a structure of any kind
- Change to a structure that increases size, units, or use
- Site grading
- Temporary or permanent placing, dumping or removal of any material, from the site or elsewhere

A permit is also needed for any work in or around rivers, creeks, streams, watercourses, shorelines, or wetlands.

As noted previously, only the portions of the project involving the amendments to the existing Rapid Infiltration Basins (RIBs) and the proposed expansion of the RIB system will require approval from the SVCA.

Amendments to Existing RIBs

During our site visit, you indicated that fill placement on 2 of the existing RIBs would likely be needed for winter storage and extra capacity if supported by a hydrogeological study.

The most southwesterly RIB is located immediately adjacent to the steepest section of a ravine slope associated with the Rocky Saugeen River. SVCA development policy permits fill placement and grading within a slope erosion hazard and erosion hazard allowance if it has been demonstrated to the SVCA that the control of flooding, erosion, or unstable soil or bedrock will not be negatively affected.

The slope in this immediate location was measured at 3.84 metres in height over a 9.2 metre slope length. This results in a slope profile of 2.4:1. Under Policy 4.12 of the SVCA Environmental Planning and Regulations Policies Manual (2018,) slopes with a profile steeper than 3:1 are considered over-steepened. However, the closest point of the rib is situated 2-3 metres from the physical top of the slope which would put the closest point at between 2.91-3.17 slope profile. Therefore, the majority, if not all, of the RIB would be beyond the long-term stable slope line (slope erosion hazard) and in the erosion hazard allowance.

Policy 4.11.2-3 requires that in the erosion hazard allowance:

- a) development does not create or aggravate an erosion hazard;
- b) development is set back a sufficient distance from the stable top of bank to avoid increases in loading forces on the top of the slope;

Therefore, a Letter of Opinion from a geotechnical engineer may be required confirming that any filling of the RIB for winterization purposes will not place undue load on the slope and negatively affect stability.

This RIB is also within 30 metres of wetland that is situated along the river at the base of the ravine slope. However, as any fill placement for the RIB would be located outside of the river floodplain, beyond the wetland boundary, and would not interfere with the hydrologic function of the wetland, filling of the RIBs would meet SVCA policy requirements for development adjacent to wetlands and would be permissible.

RIB Expansion Area

The site visit confirmed that current SVCA wetland mapping over-estimated the extent of wetland within the proposed expansion area. The treed portion of the expansion area was found to be a cedar woodlot located along a very gradual slope to the southwest. Wetland was found within a depression at the base of this sloped area just beyond the north-western property boundary. However, approximately two-thirds of the expansion area does fall within hazard lands (Regulatory Floodplain) of the Rocky Saugeen River.

Policy 4.7.1-3 of the SVCA Environmental Planning and Regulations Policies Manual (2018) generally only permits minor fill placement (up to 23 m³) within a one-zone floodplain. To ensure that the proposed development will meet the tests of Ontario Regulation 41/24 and will not negatively impact flooding on this or neighbouring properties, depending on the amount of grading and/or fill placement required for creation of the new RIBs in the expansion area, the SVCA may require completion of a hydraulic/hydrologic assessment by a qualified engineer in support of the RIB expansion. It is recommended that you consult with our office as plans for the expansion area develop so that this can be confirmed.

Application Requirements

It is understood that the project is still in the planning stages at this time. However, in anticipation of a future SVCA regulation application for the WWTP upgrades, the following would be required for a complete application submission:

- Completed application form (see attached).
- Site/grading plan and servicing details for the amendments to the existing RIBS and RIB expansion area including grade changes, fill type and volumes, and sediment and erosion control measures.

- Copy of the hydraulic/hydrologic assessment (if necessary).
- Copy of the geotechnical engineer Letter of Opinion (if necessary).
- Payment of the application fee (amount to be determined once details of the project are finalized).

Other Approvals

Your project does not fall inside a sensitive area in the Saugeen, Grey Sauble, Northern Bruce Peninsula Drinking Water Source Protection Plan. Contact Carl Seider c.seider@greysauble.on.ca to make sure no other action is needed on your part.

Limit of Comments

SVCA staff comments only relate to the project you have planned at this time. Should time pass, or your project change, SVCA may need to update these comments.

Choice to Appeal

If SVCA is unable to give you a permit for your project, or if the permit has terms you disagree with, there are ways you can have the decision reviewed. This includes a review by SVCA's Executive Committee, and an appeal to the Ontario Lands Tribunal.

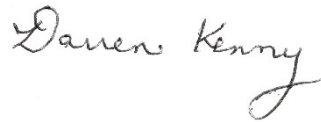
To learn more about the Regulation, and how to appeal a decision, please visit our website at:

www.saugeenconservation.ca/appeal

Conclusion

Your project is in a SVCA regulated area and will need a permit before you can start work. Please contact me with any questions you may have, so that I can help you through the process.

Thank you for working with Saugeen Conservation,



Darren Kenny
Regulations Officer
Saugeen Conservation
d.kenny@svca.on.ca
Cell: 519-369-4462

DK/

Encl. SVCA regulation application form

In order for staff to provide early comment on any implications from a hazard perspective under our development regulation (Ontario Regulation 169/06, as amended), it would be beneficial to have additional details for the alternatives currently under consideration. It is noted from the public meeting notice that the preferred alternative is to expand the existing lagoon. If there is any additional information (draft site plans, etc.) that you can share with our office at this point, it would be greatly appreciated.

Thank You



Darren Kenny

Regulations Coordinator (Acting)

1078 Bruce Rd 12, PO Box 150

Formosa, ON NOG 1W0

Main Office: 519-364-1255 ext. 224

Cell: 519-369-4462

d.kenny@svca.on.ca

www.saugeenconservation.ca

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Appendix D7

Grey County Consultation
Records



Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

September 25th, 2023

Jane Wilson, P. Eng.
Senior Environmental Engineer
J.L. Richards and Associates Limited
107-450 Speedvale Ave. W,
Guelph, ON
N1H 7Y6

Shawn Moyer
Director of Environmental Services
Municipality of Grey Highlands
50 Lorne Street,
Markdale, ON
N0C 1H0

**RE: Notice of Study Commencement
Markdale Wastewater Treatment Plant
Schedule C Class Environmental Assessment
Municipality of Grey Highlands**

Dear Ms. Wilson and Mr. Moyer,

This correspondence is in response to the above noted notice of study commencement for a Class Environmental Assessment. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

County Forestry and Trails Services has reviewed the Notice of Study Commencement and has a comment stating *There should be no increased drainage directed to the Rail Trail as a result of the expansion and there should be no increased trail crossing as a result of the expansion. Provided this is the case there are no further concerns.*

IF more information becomes available, the Forestry and Trails staff would appreciate an opportunity to comment.

County Planning Ecology staff have reviewed the Notice of Study Commencement and have no concerns.

Page 2
September 25th, 2023

Provided County Forestry and Trails Services comments are addressed; County Planning staff have no concerns with the proposed Class Environmental Assessment.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

Yours truly,

A handwritten signature in black ink that reads "Derek McMurdie". The signature is written in a cursive, flowing style.

Derek McMurdie
Planner
(519) 372 0219 ext. 1239
Derek.McMurdie@grey.ca
www.grey.ca

From: Jane Wilson
Sent: September 26, 2023 9:48 AM
To: planning@grey.ca
Cc: Shawn Moyer; Jenn Eagan; Ahrani Gnananayakan
Subject: RE: County comments for Markdale Wastewater Treatment Plant EA
Attachments: [County Comments Markdale Wastewater Treatment Plant EA.pdf](#)

Greetings,

Thank you for submitting comments we have filed them with the project. We made note of the comment from County Forestry and Trails Services: "There should be no increased drainage directed to the Rail Trail as a result of the expansion and there should be no increased trail crossing as a result of the expansion. Provided this is the case there are no further concerns. If more information becomes available, the Forestry and Trails staff would appreciate an opportunity to comment."

We will continue to consult the County and specifically the County's Forestry and Trails as potential options are developed through the Class EA.

Thanks,
Jane

From: planning@grey.ca <planning@grey.ca>
Sent: Monday, September 25, 2023 3:55 PM
To: Jane Wilson <jwilson@jlrichards.ca>
Subject: County comments for Markdale Wastewater Treatment Plant EA

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County comments for Markdale Wastewater Treatment Plant EA



Hello Jane Wilson,

Please see link(s) below for the County comments for Renewable Energy / Environment Assessment application Markdale Wastewater Treatment Plant EA - Municipality of Grey Highlands.

- [County Comments Markdale Wastewater Treatment Plant EA.docx](#)

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Derek McMurdie

County of Grey, Owen Sound, ON

From: planning@grey.ca <planning@grey.ca>

Sent: December 5, 2025 3:10 PM

To: Jane Wilson <jwilson@jlrichards.ca>

Subject: County comments for Markdale Wastewater Treatment Plant EA

County comments for Markdale Wastewater Treatment Plant EA



Hello Jane Wilson,

Please see below for the County comments for Renewable Energy / Environment Assessment application Markdale Wastewater Treatment Plant EA - Municipality of Grey Highlands.

County Planning Ecology staff have reviewed the subject application and have no concerns.

County Forestry and Trails staff have reviewed the subject application and have the following comments:

There should be no increased drainage directed to the Rail Trail as a result of the expansion and there should be no increased trail crossing as a result of the expansion.

Provided this is the case there are no further concerns.

If more information becomes available and the Forestry and Trails staff would appreciate an opportunity to comment.

County Planning staff have reviewed the subject application. Provided County Forestry and Trails staff's comments are addressed; County Planning staff have no concerns.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Derek McMurdie

Appendix D8

Agency Consultation Records

Ministry of Natural Resources and Forestry

Land Use Planning and Strategic Issues
Section
Southern Region

Regional Operations Division
300 Water Street
Peterborough, ON K9J 3C7
Tel.: 705 761-4839

Ministère des Richesses naturelles et des Forêts

Section de l'aménagement du territoire et des
questions stratégiques
Région du Sud

Division des opérations régionales
300, rue Water
Peterborough (ON) K9J 3C7
Tél. : 705 761-4839



September 14, 2023

Jane Wilson
Senior Environmental Engineer
J.L. Richards & Associates Limited
jwilson@jlrichards.ca

**SUBJECT: Notice of Commencement & Information Centre – Grey Highlands,
Markdale Wastewater Treatment Class C Environmental Assessment**

The Ministry of Natural Resources and Forestry (MNRF) received the Notice of Study Commencement and Public Information Session on September 8, 2023. Thank you for circulating this to our office. Please note that we have not completed a screening of natural heritage or other resource values for the project at this time. This response, however, does provide information to guide you in identifying and assessing natural features and resources as required by applicable policies and legislation, as well as engaging with the Ministry for advice as needed.

Please also note that it is the proponent's responsibility to be aware of, and comply with, all relevant federal or provincial legislation, municipal by-laws or other agency approvals.

Natural Heritage

MNRF's natural heritage and natural resources GIS data layers can be obtained through the Ministry's [Land Information Ontario \(LIO\)](#) website. You may also view natural heritage information online (e.g., Provincially Significant Wetlands, ANSI's, woodlands, etc.) using the [Make a Map: Natural Heritage Areas](#) tool.

We recommend that you use the above-noted sources of information during the review of your project proposal.

Natural Hazards

A series of natural hazard technical guides developed by MNRF are available to support municipalities and conservation authorities implement the natural hazard policies in the Provincial Policy Statement (PPS). For example, standards to address flood risks and the potential impacts and costs from riverine flooding are addressed in the *Technical Guide River and Stream Systems: Flooding Hazard Limit (2002)*. We recommend that you consider these technical guides as you assess specific improvement projects that can be undertaken to reduce the risk of flooding.

Petroleum Wells & Oil, Gas and Salt Resources Act

There may be petroleum wells within the proposed project area. Please consult the Ontario Oil, Gas and Salt Resources Library website (www.ogsrlibrary.com) for the best-known data on any wells recorded by MNRF. Please reference the 'Definitions and Terminology Guide' listed in the publications on the library website to better understand the well information available. Any oil and gas wells in your project area are regulated by the *Oil, Gas and Salt Resource Act*, and the supporting regulations and operating standards. If any unanticipated wells are encountered during development of the project, or if the proponent has questions regarding petroleum operations, the proponent should contact the Petroleum Operations Section at POSRecords@ontario.ca or 519-873-4634.

Fish and Wildlife Conservation Act

Please note, that should the project require:

- The relocation of fish outside of the work area, a Licence to Collect Fish for Scientific Purposes under the *Fish and Wildlife Conservation Act* will be required.
- The relocation of wildlife outside of the work area (including amphibians, reptiles, and small mammals), a Wildlife Collector's Authorization under the *Fish and Wildlife Conservation Act* will be required.

Public Lands Act & Lakes and Rivers Improvement Act

Some Project may be subject to the provisions of the *Public Lands Act* or *Lakes and River Improvement Act*. Please review the information on MNRF's web pages provided below regarding when an approval is, or is not, required. Please note that many of the authorizations under the *Lakes and Rivers Improvement Act* are administered by the local Conservation Authority.

- For more information about the *Public Lands Act*: <https://www.ontario.ca/page/crown-land-work-permits>
- For more information about the *Lakes and Rivers Improvement Act*: <https://www.ontario.ca/page/lakes-and-rivers-improvement-act-administrative-guide>

After reviewing the information provided, if you have not identified any of MNRF's interests stated above, there is no need to circulate any subsequent notices to our office. If you have identified any of MNRF's interests and/or may require permit(s) or further technical advice, please direct your specific questions to the undersigned.

If you have any questions or concerns, please feel free to contact me.

Best Regards,

Sarah Bale (she/her), Regional Planner

Land Use Planning and Strategic Issues Section | Southern Region

Ministry of Natural Resources and Forestry

Sarah.Bale@Ontario.ca | (613) 504-2254



Hydro One Networks Inc.

483 Bay Street
8th Floor South Tower
Toronto, Ontario M5G 2P5

HydroOne.com

September 28, 2023

Re: Markdale Wastewater Treatment Plant

Attention:
Jane Wilson, P.Eng.
Senior Environmental Engineer
J.L. Richards & Associates Limited

Thank you for sending us notification regarding (Markdale Wastewater Treatment Plant). In our preliminary assessment, we have confirmed that Hydro One has existing distribution assets within your study area.

At this time we do not have sufficient information to comment on the potential resulting impacts that your project may have on our infrastructure. As such, we must stay informed as more information becomes available so that we can advise if any of the alternative solutions present actual conflicts 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.

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

Sent on behalf of,

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



Hydro One Networks Inc.

483 Bay Street
8th Floor South Tower
Toronto, Ontario M5G 2P5

HydroOne.com

January 30, 2026

Re: Markdale Wastewater Treatment Plant

Attention:
Jane Wilson, P.Eng.

Thank you for sending us notification regarding Markdale Wastewater Treatment Plant. In our assessment, we confirm there are no existing Hydro One Transmission assets in the subject area.

If plans for the undertaking change or the study area expands beyond that shown, please contact Hydro One to assess impacts of existing or future planned electricity infrastructure. Any future communications are sent to Secondarylanduse@hydroone.com.

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

Sent on behalf of,

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

From: Jane Wilson
Sent: November 21, 2023 1:24 PM
To: Ahrani Gnananayakan
Subject: FW: Notice of Commencement & Information Centre - Grey Highlands, Markdale Wastewater Treatment Class EA
Attachments: [31251_Markdale Wastewater EA_NOC_final.pdf](#)

From: Pegelo, Jessica (MTO) <Jessica.Pegelo@ontario.ca>
Sent: Tuesday, November 21, 2023 1:19 PM
To: Jane Wilson <jwilson@jlrichards.ca>; moyers@greyhighlands.ca
Cc: Luker, Michele (MTO) <Michele.Luker@ontario.ca>; Leyten, Martin (MTO) <Martin.Leyten@ontario.ca>
Subject: Notice of Commencement & Information Centre - Grey Highlands, Markdale Wastewater Treatment Class EA

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Good afternoon Ms. Wilson,

The attached notice has filtered down to me for review.

The Ministry of Transportation (MTO) have completed a review of the Notice of Commencement of the Municipality of Grey Highlands for a Class Environmental Assessment (Class EA) to determine options to expand the capacity of the Markdale Wastewater Treatment Plant to service future development.

The project has been considered in accordance with the requirements of *the Public Transportation and Highway Improvement Act*, MTO's Highway Access Management Policy and all related policies.

If there is any proposed work within the MTO highway property limits, or within MTO's Permit Control Area (PCA), then MTO review, approval and permits will be required before any grading, construction or alteration commences.

MTO would appreciate being included to the study mailing list. MTO look forward to being part of the process and further comments will be provided as the project progresses.

If there are any questions, please let me know.

Kind Regards,

Jessica Pegelo
Ministry of Transportation
Corridor Management Planner
Highway Corridor Management Section
659 Exeter Rd. London, ON N6E 1L3
Telephone: 519-379-4397 Fax: 519-376-6842
E-mail: jessica.pegelo@ontario.ca



Appendix D9

Historic Saugeen Métis
Consultation Records

From: hsmrcc <hsmrcc@bmts.com>
Sent: December 11, 2025 2:57 PM
To: Jane Wilson <jwilson@jrichards.ca>; eaganj@greyhighlands.ca
Subject: Markdale Wastewater Treatment Plant

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Good afternoon,

Thank you for providing the Notice of Public Open House No.2 with regard to the Municipality of Grey Highlands Markdale Wastewater Treatment Plant.

The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant information and has no concerns at this time.

Best,

Neala

Neala MacLeod Farley
Coordinator, Lands, Waters & Consultation



Historic Saugeen Métis
204 High Street
Southampton, ON
www.saugeenmetis.com
519-483-4000

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