

March 8, 2017

See Attached List

**Re: Town of Minto – Class Environmental Assessment
Harriston Industrial Park: Road and Servicing Extensions
Community of Harriston**

The Town of Minto initiated a Class EA process to expand the Harriston Industrial Park in September 2013. The planned expansion will include the extension of a road network and full municipal services in order to service lands designated for industrial development located north and west of John Street adjacent to the existing industrial park. The proposed servicing extensions will include sanitary sewers, watermains and stormwater drainage on the proposed road extensions and/or adjacent lands. The subject lands are currently in agricultural production and are designated for Industrial Development in the Wellington County Official Plan. Below is a photo of the subject lands looking north.



After completing the initial phases of the EA process in 2014, the project was put on hold for several years due to other municipal priorities. The Municipality now plans to complete the Class EA so they can move forward with implementation of the preferred Alternative. Information on the project was circulated to review agencies and adjacent property owners during the initial consultation phase of the Class EA in 2013 and there were no negative impacts identified with the proposed servicing plan at that time.

This correspondence is being forwarded to provide an update on study investigations and to seek input on the preferred road and servicing alternatives prior to formal selection of a preferred design. Phase one of the proposed road and servicing project would involve an extension of John Street to service an 11 acre parcel located immediately northwest of the existing industrial park. Subsequent phases to the southwest would require further road and servicing extensions to service the additional lands (approximately 55 acres) located adjacent to the Harriston sewage treatment facility (STP), which are designated for industrial development in the Wellington County Official Plan.

i) Road and Servicing Extensions

Figure No. 2.1 (attached) illustrates the road pattern proposed to service the two industrial parcels along with anticipated water and sanitary servicing extensions. The planned road cross-section would include a 27 metre wide road allowance with an 8 metre paved, two lane road surface and roadside ditches to convey surface water drainage. To access the 55 acre parcel, the road extension would travel north along the former rail line a distance of approximately 200 metres before turning west into the 55 acres. An internal road would be constructed down the centre of the 55 acres with development parcels located on each side for future industrial site development.

ii) Sanitary Servicing

Sanitary servicing of the industrial park expansion would occur in two phases. Phase 1 would involve servicing of the 11 acre site with a deep gravity sewer extending the length of John Street in conjunction with the planned road extension. Sewage from the 11 acre site would be conveyed by gravity south along John Street to the existing Industrial Park sewage pumping station (SPS), which was recently upgraded and has sufficient capacity to accept sanitary sewage flows from the site. Phase 2 of the sanitary servicing plan would involve the extension of the gravity sewer into the 55 acre parcel as far as possible given the existing topography while maintaining sufficient cover. Based on topographic information obtained from the site, the sewer would extend approximately 600 metres along the proposed access roadway before insufficient cover is encountered. Additional properties beyond this point could be serviced by individual grinder pump units discharging to the gravity sewer.

iii) Water Servicing

Harriston is currently serviced by a waterworks that consists of: three drilled bedrock wells, three well houses, an elevated 1915 m³ storage tank, and a distribution network of watermains ranging in diameter from 100 mm to 300mm. The existing watermain distribution system would be extended along John Street and then westerly to service the additional 55 acre site. The existing water system has sufficient supply to service the future needs of the industrial park expansion; however available fire flow rates would be less than target fire protection rates selected by the Town. Additional upgrades to the existing Harriston water distribution system are planned which would improve water flows to the Industrial Park over time.

iv) Stormwater Management

Stormwater management servicing of the expanded industrial park would also be accomplished in two primary phases. Phase 1 would involve development of the 11 acre site which would generally drain to the northeast to an existing municipal drain (Municipal Drain 70) located at the northeast corner of the site. Stormwater management would be accomplished through individual on-site detention facilities constructed as sites are developed. Overland flows would be conveyed to the rear of the lots and then towards the existing open municipal drain, which may need to be upgraded at some point as

development proceeds.

Drainage of the 55 acre site would involve the construction of a drainage ditch adjacent to the existing sewage treatment facility which would convey flows from the central and northeast portions of the site, west to a new stormwater extended detention wet pond facility to be constructed at the southwest corner of the site. Flows from the facility would ultimately be discharged to the Maitland River via a new outlet sewer. Limited filling would need to occur in order to achieve positive drainage flows within the site. External drainage arising north of the site would be collected and discharged south of the site to an existing drainage run located east of the sewage lagoons. Figure 4.1 illustrates the proposed stormwater drainage plan for the industrial park expansion.

v) Class EA Investigations

A Stage 1 & 2 Archaeological Investigation was completed as part of the Class EA process on both the 11 Acre and 55 Acre sites. The review included a background investigation (Stage 1) and an on-site review (Stage 2) to look for evidence of buried cultural material. There were no cultural materials identified during the review and no further investigations were recommended for the site.

The planning for this project is following the environmental screening process set out for Schedule 'B' activities under the Municipal Class Environmental Assessment (Class EA) document (approved October 2000, as amended in 2007 and 2011). The purpose of the Class EA screening process is to identify any potential environmental impacts associated with the proposed works and to plan for appropriate mitigation of any identified impacts. This process includes consultation with the public, stakeholder and government review agencies.

Your organization was previously contacted regarding this project and we are soliciting your input on the proposed servicing plan. Please forward your response to our office by **April 16, 2017**. If you have any questions or require further information on this project, please contact the undersigned.

Yours very truly

B. M. ROSS AND ASSOCIATES LIMITED

Per _____
Kelly Vader, RPP, MCIP
Environmental Planner

KV:
Encl.

c.c. Bill White, CAO-Clerk, Town of Minto