

MEMORANDUM

To: Members of Council
Copy: Ms. Nancy Austin, Clerk
From: Chris Jones MCIP, RPP
Date: September 18, 2020
Re: Status Memo - Application for Zoning By-law Amendment (NOAH)

Further to my memo of August 14th, it is noted that the following "next steps" as outlined in my earlier memo have now moved forward in the following manner:

Public Meeting Minutes

The minutes from the public meeting of August 11, 2020 were ratified by Council at their meeting on September 9, 2020. The minutes reflect a broad cross-section of comments that were raised at the meeting including:

- Increased cost burden on the tax base
- Water quality and quantity concerns
- The building being geared only to seniors
- Drainage concerns and impacts on Lake Bernard
- Will the development constrain future growth in the community
- Parking and transportation
- Doctor availability
- Scale of the development
- Impacts on the character of the community
- Snow removal

Many of the above issues were reasonably addressed by the applicant's representatives during the public meeting but I will prepare a future planning report which speaks to the issues that were raised and provide my own comments and consideration for the issues that have been raised by members of the community for Council's consideration.

Hydrogeological Peer Review

The peer review of the NOAH Hydrogeological Report is dated August 14, 2020. This report outlined the following principle comments:

1. The peer review suggested that a more rigorous assessment (than that set out in MECP procedure D-5-5) is typically undertaken for a small water drinking system.

2. The peer review found that a single water quality test was generally insufficient to assess the potability of a raw water source.
3. The peer reviewer was of the view that a wellhead protection plan should be developed for the water system.
4. The peer review indicated that there was no assessment of groundwater under the direct influence of the surface water of Lake Bernard (GUDI).

In a reply memo dated September 4, 2020, the proponent's engineer provided the following response to the above-mentioned peer review comments:

1. The proponent's engineer was of the view that the study that was completed was sufficiently rigorous and exceeded the level of assessment that would have been undertaken for a single-detached dwelling.
2. The proponent's engineer was of the view that the process to commission the well would follow O. Reg. 179/03 which will require an engineered water treatment system and ongoing monitoring.
3. The proponent's engineer agrees that a wellhead protection plan should be completed for the well.
4. The proponent's engineer does not believe the surface water of Lake Bernard is affecting the groundwater being pumped at the proposed development site.

This proponent response has been provided to the Village's peer review consultant but at the time of writing this memo, a reply had not been provided.

Sundridge Wastewater System Assessment

EXP Ltd. submitted the Wastewater System Desktop Capacity Study on September 4, 2020. This study helps to inform this decision making process and will also contribute to the creation of future development policy in the Village's Official Plan.

The assessment reviewed the specifications and parameters of the system as well as the impacts of new development on lagoon performance. The report also provided an arithmetic calculation to estimate the capability of the system to accept new development.

The report concluded that the current system can accommodate approximately 348 persons or 139 residential households before reaching capacity.

The report recommended Lagoon Cell 2 be used for as much extraneous flow as

possible for backup storage before proceeding to Cell 1 for treatment.

The report also recommended that as additional development is added to the system it will become more important to minimize extraneous flows from entering the collection system and to plan for expansion of the treatment facility. Finally, the report recommended that steps need to be taken to implement algae control technology to minimize the presence of suspended solids in the system which contribute to algae growth.

Next Steps

The extent of technical information and community comments that have been generated by this application is extensive and I believe it is appropriate to proceed with an analysis and recommendations on this application so Council can make a decision. In conjunction with this step of the process I would also recommend that the municipality's solicitor be engaged to seek advice with respect to the type and form of development agreements that may be utilized so Council is aware of these mechanisms as part of a decision-making process. The advice from the solicitor at this juncture is prudent given that the Village does not have the ability to utilize site plan control or holding provisions.

Respectfully Submitted,



Chris Jones MCIP, RPP