



Ponderosa Nature Resort Water and Wastewater System Improvements

MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT STUDY

Public Information Centre # 1

September 24, 2019

6 pm to 8 pm

Valens Community Centre, 1818 Valens
Road, Flamborough, ON



Welcome

to Public Information Centre # 1 for the Municipal Class Environmental Assessment Study for Ponderosa Nature Resort Water and Wastewater System Improvements

- Please Sign In
 - Meet with Study Team Members
- Review the display materials and discuss your questions and ideas with the Study Team
- Please fill out a comment sheet and return it to the Study Team in person, mail or email by **October 15, 2019**



Why Are We Here?

- Ponderosa Nature Resort has identified an opportunity to expand.
- The Site is proposed to operate as a year-round residential / recreational development.
- Approximately 43 additional residential units are proposed.
- A solution is required to provide servicing to the existing and proposed units.
- An Environmental Assessment (EA) Study is required to identify and evaluate potential alternative solutions and alternative design concepts for the Site servicing and assess the potential impacts of the proposed development.



Purpose of the Public Information Centre

- The purpose of this Public Information Centre is:
- To introduce the study
- Provide opportunity to participate and input in the planning and decision-making process
- Discuss issues or concerns public may have
- Identify next steps in the process

We will present information and request input on the following:

- Project Description
- Project Background
- Problem / Opportunity Statement
- Explanation of the EA Process
- Alternative Solutions being considered
- Evaluation Criteria being considered



Sources:

1. Ministry of Natural Resources and Forestry, © Queen's Printer for Ontario;
2. Natural Resources Canada © Her Majesty the Queen in Right of Canada;
3. City of Hamilton.

Disclaimer:

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PONDEROSA NATURE RESORT
STUDY AREA



Study Area



Project Background

WATER

- Drinking water is provided to the property by four drilled wells.
- The property has a valid Permit to Take Water for a combined maximum taking of 180 litres / minute.
- The Functional Servicing Report (FSR) completed in 2018 and currently under review / discussion with Agencies.
- FSR concluded that no additional supply wells are required if sufficient storage can be provided.
- The Study Team will assess the water system needs for the proposed expanded development as part of the EA and will determine if further analysis of alternative solutions for supply, treatment and storage are required.



Project Background

WASTEWATER

- The property is currently serviced by a number of onsite sewage treatment and disposal systems (septic systems).
- There are four large onsite sewage systems that consist of septic tanks and leaching beds that provide sanitary service to the majority of the trailers as well as the Clubhouse.
- A number of the trailer units are serviced with either individual septic systems, soak-away pits or holding tanks.
- The location, depth and condition of the existing collection network will be confirmed during the study period.



Problem/Opportunity Statement

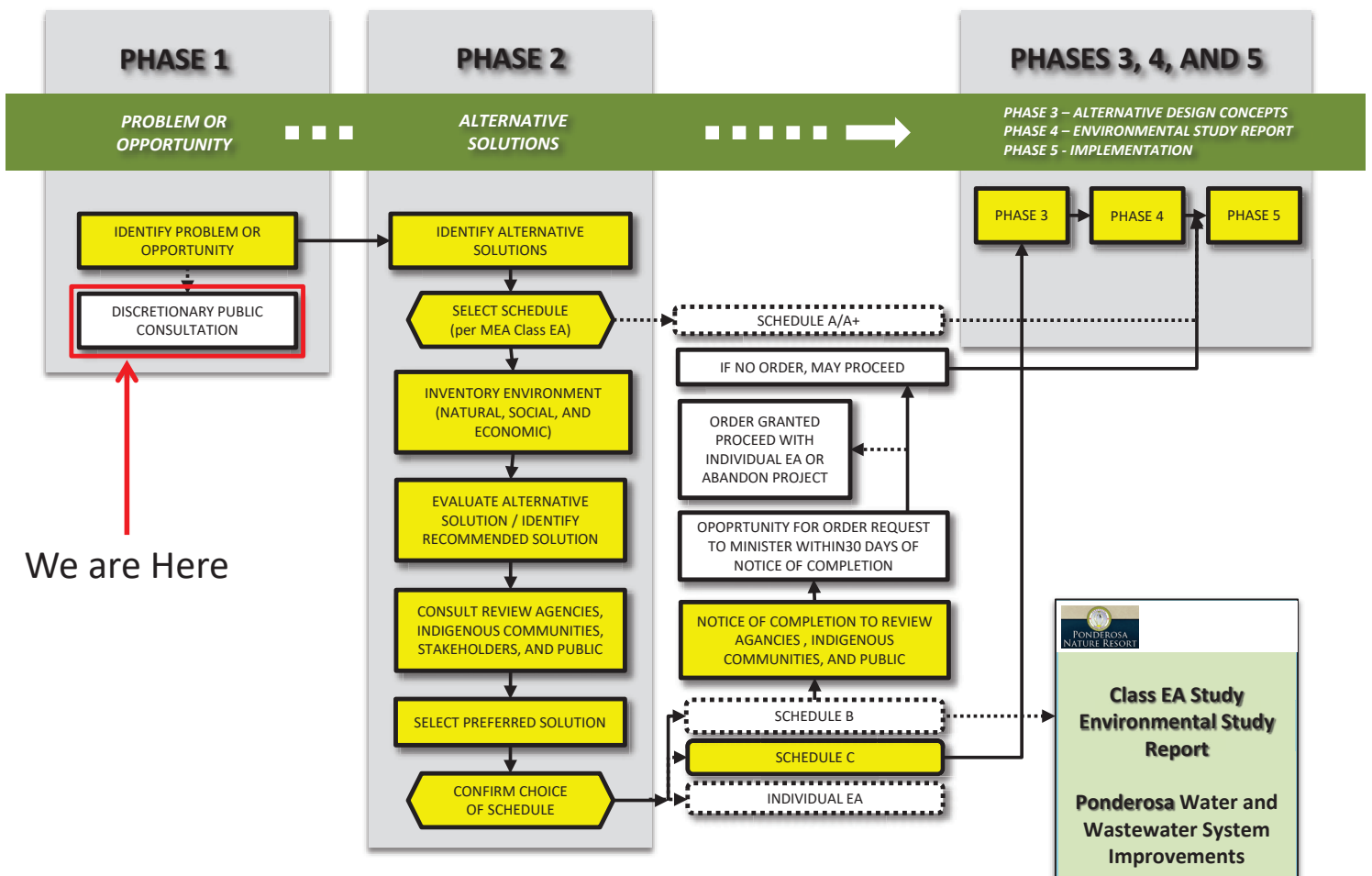
The purpose of the EA Study is to identify a preferred solution and design concept that provides a cost-effective and environmentally sound means of providing water supply, treatment and distribution and wastewater collection, treatment and disposal for Ponderosa with sufficient capacity to service existing and proposed facilities. Alternatives will be examined as part of the EA Study including the impacts of alternatives on the natural, socio-cultural, technical and financial environment.





The EA Process

- The Study is being carried out in accordance with the planning and design process for Schedule C projects as outlined in the Municipal Class Environmental Assessment (October 2000, as amended in 2007, 2011 and 2015).
- Based on the scope of this project, the Municipal Class EA Study will complete Phases 1 through 5 outlined below.





Alternative Solutions

WATER

The Class EA will consider alternatives for the water servicing, which would typically include options for water supply, treatment and storage.

These Alternatives are identified below:

- Do Nothing
- Limit Growth
- Improve the Current Water System
- Establish a New Centralized Water System using existing water supply and upgraded storage capacity
- Establish a New Centralized Water System with additional water supply and upgraded storage capacity



Alternative Solutions

WASTEWATER

The Class EA will consider alternatives for the wastewater servicing, which would typically include options for subsurface or surface disposal of effluent, as well as treatment system options based on the required effluent quality to prevent impacts to the environment.

These Alternatives are identified below:

- Do Nothing
- Limit Growth
- Improve the Current Wastewater System
- Establish a New Centralized Wastewater System with subsurface discharge
- Establish a New Centralized Wastewater System with surface discharge



Evaluation Criteria

WATER

NATURAL ENVIRONMENT

- Impacts to designated sites/species
- Impacts to surface water quality
- Impacts to groundwater quality and quantity
- Impacts to hazard lands (erosion, slope stability, flooding)
- Impacts to vegetation and terrestrial habitat
- Impacts to aquatic habitat
- Source Water Protection

SOCIO-CULTURAL ENVIRONMENT

- Conformity with City/Region official plan
- Land Use Planning Objectives, Policies and Guidelines
- Impacts to heritage resources (archaeological and cultural heritage features)
- Nuisance impacts

TECHNICAL ENVIRONMENT

- Ability to adequately address water needs for existing units
- Ability to adequately address water needs for future units
- Ability to provide adequate treatment to meet Ministry criteria
- Ability to provide adequate water storage to meet needs for future units
- Approvals/permits requirements
- Monitoring and Sampling requirements
- Operation & Maintenance requirements and complexity
- Footprint requirements

FINANCIAL ENVIRONMENT

- Estimated capital costs
- Estimated operations and maintenance costs



Evaluation Criteria

WASTEWATER

NATURAL ENVIRONMENT

- Impacts to designated sites/species
- Impacts to surface water quality
- Impacts to groundwater quality
- Impacts to hazard lands (erosion, slope stability, flooding)
- Impacts to vegetation and terrestrial habitat
- Impacts to aquatic habitat
- Source Water Protection

SOCIO-CULTURAL ENVIRONMENT

- Conformity with City/Region official plan
- Land Use Planning Objectives, Policies and Guidelines
- Impacts to heritage resources (archaeological and cultural heritage features)
- Nuisance impacts

TECHNICAL ENVIRONMENT

- Ability to adequately address sewage volumes from existing units
- Ability to adequately address sewage volumes from future units
- Ability to provide adequate treatment to meet effluent criteria
- Approvals/permits requirements
- Monitoring and Sampling requirements
- Operation & Maintenance requirements and complexity
- Special engineering requirements
- Footprint requirements

FINANCIAL ENVIRONMENT

- Estimated capital costs
- Estimated operations and maintenance costs



Next Steps

- Completion of Terms of Reference based on City and Agency comments
- Meet with City and Agencies
- Evaluate alternative solutions
- PIC # 2 targeted for late fall 2019
- Evaluate alternative design concepts





Invitation for Participation

Thank you for participating in this PIC.

Public input is an important component of the decision-making process.

You are invited to provide comments by completing the forms provided and submitting forms to the Study Team members below on or before October 15, 2019.

Ed Fothergill, MCIP, RPP

Project Manager

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On behalf of Ponderosa Nature Resort

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THANK-YOU FOR ATTENDING