

# **APPENDIX A CONSULTATION**

# Project Contact List

Municipality of Middlesex Centre  
Servicing Master Plan  
Stakeholder List

Agency	Title	First Name	Last Name	Department	Title	Address	City	Province	Postal	Phone	Email	Comments/Notes
<b>Provincial Agencies</b>												
Ministry of the Environment, Conservation and Parks	Mr.	Mark	Badali	Southwestern Region	Regional Environmental Assessment Planner		London	ON	N6E 1L3		mark.badali@ontario.ca	
Ministry of the Environment, Conservation and Parks	Director			Environmental Assessment & Approvals Branch	Director	135 St. Clair Avenue West, 1st Floor	Toronto	ON	M5V 1P5		jeff@ec.gc.ca; jeff@ec.gc.ca; jeff@ec.gc.ca	Send Project Information Form and notice
Ministry of Citizenship and Multiculturalism	Mr.	Joseph	Harvey	Heritage Planning Unit	Heritage Planner						joseph.harvey@ontario.ca	
<b>Local Government (EMAIL ONLY)</b>												
Municipality of Middlesex Centre	Mayor	Aina	Desert			10227 Isleton Road	Coldstream	ON	N0M 2A0		desert@middlesexcentre.on.ca	
Municipality of Middlesex Centre	Deputy Mayor	John	Brennan			10227 Isleton Road	Coldstream	ON	N0M 2A0		brennan@middlesexcentre.on.ca	
Municipality of Middlesex Centre	Ward 1 Councillor	Debbie	Heffernan			10227 Isleton Road	Coldstream	ON	N0M 2A0		heffernan@middlesexcentre.on.ca	
Municipality of Middlesex Centre	Ward 2 Councillor	Wayne	Shibley			10227 Isleton Road	Coldstream	ON	N0M 2A0		shibley@middlesexcentre.on.ca	
Municipality of Middlesex Centre	Ward 3 Councillor	Hugh	Aerts			10227 Isleton Road	Coldstream	ON	N0M 2A0		aerts@middlesexcentre.on.ca	
Municipality of Middlesex Centre	Ward 4 Councillor	Sam	Cates			10227 Isleton Road	Coldstream	ON	N0M 2A0		cates@middlesexcentre.on.ca	
Municipality of Middlesex Centre	Ward 5 Councillor	Frank	Berze			10227 Isleton Road	Coldstream	ON	N0M 2A0		berze@middlesexcentre.on.ca	
Municipality of Middlesex Centre	CAO	Michael	Di Lullo			10228 Isleton Road	Coldstream	ON	N0M 2A1		diullo@middlesexcentre.on.ca	
<b>Local Contacts</b>												
City of London	Ms.	Ashley	Rammeloo	Environmental and Engineering Services	Director, Water and Wastewater	300 Dufferin Avenue, 3rd Floor	London	ON	N6A 4L9		arammeloo@london.ca	asouso@london.ca
City of London	Mr.	Scott	Mathers	Development and Economic Development	Planning and Economic Development	300 Dufferin Avenue, 3rd Floor	London	ON	N6A 4L9	519-881-2489 x4430	smathers@london.ca	
Upper Thames River Conservation Authority	Mr.	Karen	Winfield		Land Use Regulations Officer	1424 Clarke Road	London	ON	N0V 5B9		winfield@utrcwaiver.on.ca	
Upper Thames River Conservation Authority	Mr.	Spencer	MacDonald		Land Use Planner	1424 Clarke Road	London	ON	N0V 5B9		macdonald@utrcwaiver.on.ca	
Middlesex-London Health Unit	Mr.	Fatih	Sekerdoglu	Environmental Health Team	Manager	50 King St.	London	ON	N6A 5L7	519-663-5317 ext. 2315	fatih.sekerdoglu@mlhu.on.ca	
Thames-Sydenham Source Protection	Ms.	Jenna	Altan	Drinking Water Source Protection	Source Protection Coordinator	1424 Clarke Road	London	ON	N0V 5B9	519-451-2800	altan.j@utrcwaiver.on.ca	
County of Middlesex	Mr.	Chris	Trani	Roads	County Engineer	399 Robout Street North	London	ON	N6A 2P1		trani@middlesex.ca	
County of Middlesex	Ms.	Maron-Francois	Cabral		Land Use Planner						mcabral@middlesex.ca	
Friends of Medway Creek		Julie	Welker								WelkerJ@utrcwaiver.on.ca	
AOL	Mr.	Douglas	Weldon								doug@abandon@ast.com	
York Developments		Ali	Soufan	President							ali.soufan@yorkdev.ca	
Old Oak Properties		Robert	Bierbaum	Brand Manager							rbierbaum@oldoak.ca	
Health Street Realty Advisors Inc.	Mr.	Tom	Abrecht		Health Street Realty					519-670-2830	tabrecht@healthstreet.ca	
Murphy Bus Lines	Mr.	Kyle	Murphy		Vice President					519-660-6300	kye@murphybus.ca	
<b>Indigenous Communities - TO BE CONFIRMED THROUGH MECP</b>												
Chippewas of the Thames	Chief	Jacqueline	French		Chief	320 Chippewa Road RR1	Muncey	ON	N0L 1Y0	519-289-5555	jfrench@coffm.com	
Chippewas of the Thames	Ms.	Rochelle	Smith	Lands and Resources	Consultation Coordinator	320 Chippewa Road RR1	Muncey	ON	N0L 1Y1	T: 519-289-2662 ext. 213	rsmith@coffm.com	
Chippewas of the Thames	Ms.	Fallon	Burch		Consultation Coordinator	320 Chippewa Road RR1	Muncey	ON	N0L 1Y1	519-289-5555 ext. 251	fallon@coffm.com	
Oneida Nation of the Thames	Chief	Adrian	Chrisjohn			2212 Elm Avenue	Southwold	ON	N0L 2G0	519-318-4598	adrian_chrisjohn@oneida.on.ca	
Munsee-Delaware Nation	Chief	Mark	Peters			289 Jubilee Road	Muncey	ON	N0L 1Y0	519-289-5396 ext. 235	chief.peters@munsee.ca	
Munsee-Delaware Nation	Chief	Roger	Thomas			289 Jubilee Road	Muncey	ON	N0L 1Y0	519-289-5396 Ext. 226	chief.thomas@munsee-delaaware.org	
Munsee-Delaware Nation	Mr.	Glenn	Forrest		Band Manager	289 Jubilee Road	Muncey	ON	N0L 1Y0	519-289-5396 Ext. 222	glenn@munsee.ca	
Delaware Nation	Chief	Denise	Stonefish			14760 School House Line RR #3	Thamesville	ON	N0P 2K0	T: 519 692 3636 F: 519 692 5522	denise.stonefish@delawarenation.on.ca	
Bkejwanong Territory (Walpole Island)	Chief	Dan	Miskokomon			117 Tahgahoning Road RR #3	Wallaceburg	ON	N8A 4K9	T: 519 627 1481	dmisk@bwin.on.ca	
Bkejwanong Territory (Walpole Island)	Ms.	Janet	Macbeth		Project Review Coordinator	117 Tahgahoning Road RR #3	Wallaceburg	ON	N8A 4K9	T: 519 627 1475 Ext. 108	janet_macbeth@bwin.on.ca	
Bkejwanong Territory (Walpole Island)	Dr.	Dean	Jacobs		Consultation Manager	117 Tahgahoning Road RR #3	Wallaceburg	ON	N8A 4K9	T: 519 627 1475 Ext. 101	dean_jacobs@bwin.on.ca	
Caldwell First Nation	Chief	Mary	Duckworth		Chief	P.O. Box 388	Leamington	ON	N8H 3W3	T: 519 322-1766	chief@caldwellfirstnation.ca	
Caldwell First Nation	Councillor	Robyn	Perkins		Councillor						councillor_perkins@caldwellfirstnation.ca	
Caldwell First Nation	Mr.	Allen	Delaney		Director of Operations	P.O. Box 388	Leamington	ON	N8H 3W3	T: 519 322-1766	allen_delaney@caldwellfirstnation.ca	
Chippewas of Kettle and Stony Point First Nation	Chief	Tom	Bressette			6247 Indian Lane	Forest	ON	N0N 1J0	T: 519-786-2125	Thomas.bressette@kstefirstnation.org	
Chippewas of Kettle and Stony Point First Nation	Ms.	Valerie	George		Consultation Coordinator	6247 Indian Lane, RR#2	Forest	ON	N0N 1J0	T: 519 786 2125 F: 519 786 2109	valerie.george@kstefirstnation.org	
Aamjiwaang First Nation	Chief	Chris	Plain			578 Tashmo Avenue	Samia	ON	N7T 7H5	T: 519 336 8410 F: 519 336 0382	chief.chris@aamjiwaang.ca	
Aamjiwaang First Nation	Ms.	Sharijyn	Johnston		Environment Coordinator	578 Tashmo Avenue	Samia	ON	N7T 7H5	T: 519 336 8410 ext. 245 F: 519 336 0382	sjohnston@aamjiwaang.ca	
Aamjiwaang First Nation	Mr.	Dennis	Plain		Species at Risk Technician	578 Tashmo Avenue	Samia	ON	N7T 7H5	T: 519-336-8140 ext. 234	dplain@aamjiwaang.ca	
<b>Developers/Consultants (EMAIL ONLY)</b>												
Development Engineering	Mr.	Ryan	Hern								rhern@deveng.net	
EngPlus	Mr.	Vinh	Pham								vpham@engplus.ca	
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Sirk Baldinelli Moniz		Nick	Drysch								ndrysch@sbk.com	
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Soc-Terra	Mr.	Richard	Peltier								rpeltier@socterra.com	
Dillon Consulting Ltd.		Peter	McAllister								pmcallister@dillon.ca	
Seaway Group	Ms.	Stacey	Graham								stgraham@seawaygroup.ca	
Seaway Group	Mr.	Andre	Hutton		Planner					647-627-9800	ahutton@seawaygroup.ca	
Litara Investments	Mr.	Jacob	Katz								jacob@litarainvestments.com	
York Developments	Mr.	David	Allies								david_allies@yorkdev.ca	
York Developments		Ali	Soufan	President							ali.soufan@yorkdev.ca	
Auburn Developments	Mr.	Steve	Stapleton								stapleton@auburndev.com	
Tricon	Mr.	Debra	Sing								dsing@tricon.com	
Southside Group	Mr.	Michael	Fritts								Michael@southsidegroup.ca	
Sifton	Mr.	Phyl	Masschelein								pmasschelein@sifton.com	
Sifton		Justin	Diotte		Manager, Engineering	1295 Riverbend Road, Suite 300	London	ON	N6K 0G2		justin_diotte@sifton.com	
DevelopPro Land Services	Mr.	Craig	Linton								clinton@developpro.ca	
Old Oak Properties		Robert	Bierbaum	Brand Manager							rbierbaum@oldoak.ca	
Health Street Realty Advisors Inc.	Mr.	Tom	Abrecht		Health Street Realty					519-670-2830	tabrecht@healthstreet.ca	
Health Street Realty Advisors Inc.	Mr.	Emil	Pattyn								epattyn@healthstreet.ca	
Corton Properties Inc. / Sunningdale Golf & Country Club Ltd.	Mr.	David R.	Schmidt		Development Manager	200 Villagewalk Boulevard, Suite 400	London	ON	N6G 0W8	519-660-6200 ext. 2	dschmidt@sunningdalegolf.com	
Sunningdale Golf & Country Club Ltd.	Mr.	Gordon	Thompson		President	200 Villagewalk Boulevard, Suite 400	London	ON	N6G 0W8	519-660-6200 ext. 1	gthompson@sunningdalegolf.com	
Prospect Farms	Mr.	Douglas	Weldon				Arva	ON				



# Study Notifications

# Notice of Study Commencement and Public Information Centre 1



## Servicing Master Plan

### The Study

The Municipality of Middlesex Centre is undertaking an update to the Master Servicing Plan that was previously completed in 2010. Since the completion of the 2010 Master Servicing Plan, the Municipality has experienced growth in some settlement areas which has prompted servicing extensions and infrastructure upgrades not captured or envisioned in the previous study. As such, this **Servicing Master Plan (SMP)** will examine the servicing systems by:

- Reviewing new planning policies;
- Considering population and development growth projections;
- Reviewing current and future needs and issues that exist within the Municipality;
- Aligning with and supporting the Municipality's Official Plan and other strategic plans and policies; and
- Supporting planned growth within the Municipality to the year 2042.

This study is being conducted in accordance with Approach #2 of the Master Planning Process, as outlined in Appendix 4 of the Municipal Class Environmental Assessment (MCEA) document (October 2000, as amended in 2015). This SMP is intended to meet the requirements of Phase 1 and 2 of the MCEA process.

### Virtual Public Information Centre 1

Joint information session and discussion together with the  
Transportation Master Plan

**January 11, 2023 – 6:00 p.m. to 8:00 p.m.**

Please register at [www.middlesexcentre.ca/events](http://www.middlesexcentre.ca/events)

Notice of the Public Information Centre was first published on December 12, 2022.

### We Want to Hear From You!

At this stage in the study, we need your help to identify issues, needs and opportunities relating to the Municipality's water, wastewater, stormwater and solid waste servicing systems. Please visit [middlesexcentre.ca/smp](http://middlesexcentre.ca/smp) for information presented at the Public Information Centre.

If you have any comments or questions regarding the SMP study, please contact the following:

**Rob Cascaden, P.Eng.**

Director of Public Works and Engineering  
**Municipality of Middlesex Centre**  
10227 Ilderton Road  
Ilderton, ON N0M 2A0  
519-666-0190 ext. 5245  
[cascaden@middlesexcentre.ca](mailto:cascaden@middlesexcentre.ca)

**Jeff Paul, P.Eng.**

Consultant Project Manager  
**Stantec Consulting Ltd.**  
600-171 Queens Avenue  
London, ON N6A 5J7  
519-319-5806  
[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)

All information is collected in accordance with the *Environmental Assessment Act, RSO 1990 Chapter E.18 Part II Section 5.1*. Information will be used to inform the project team in the development of the Transportation Master Plan. All submissions become part of the public record and disclosed in full in accordance with the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*.



# Notice of Public Information Centre 2

## Servicing Master Plan



### The Study

The Municipality of Middlesex Centre is undertaking an update to the Master Servicing Plan that was previously completed in 2010. Since the completion of the 2010 Master Servicing Plan, the Municipality has experienced growth in some settlement areas which has prompted servicing extensions and infrastructure upgrades not captured or envisioned in the previous study. As such, this **Servicing Master Plan (SMP)** will examine the servicing systems by:

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## Public Information Centre 2

Joint information session and discussion together with the [Transportation Master Plan](#)

**Thursday, October 19, 2023 – 4:00 p.m. to 7:00 p.m.**

**Komoka Community Centre – 133 Queen Street, Komoka**

This event is also listed at [www.middlesexcentre.ca/events](http://www.middlesexcentre.ca/events)

Notice of the Public Information Centre was first published on September 28, 2023.

The second Public Information Centre (PIC) will provide a study update and present the recommendations of the SMP. After October 18, public information materials will be available online at [middlesexcentre.ca/smp](http://middlesexcentre.ca/smp), where you can also find additional information about the SMP. Comments are requested to be submitted by November 16, 2023.

If you have any comments or questions regarding the SMP study, please contact the following:

**Rob Cascaden, P.Eng.**

Director of Public Works and Engineering

**Municipality of Middlesex Centre**

10227 Ilderton Road

Ilderton, ON N0M 2A0

519-666-0190 ext. 5245

[cascaden@middlesexcentre.ca](mailto:cascaden@middlesexcentre.ca)

**Jeff Paul, P.Eng.**

Consultant Project Manager

**Stantec Consulting Ltd.**

600-171 Queens Avenue

London, ON N6A 5J7

519-675-6604

[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)

All information is collected in accordance with the *Environmental Assessment Act, RSO 1990 Chapter E.18 Part II Section 5.1*. Information will be used to inform the project team in the development of the Transportation Master Plan. All submissions become part of the public record and disclosed in full in accordance with the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*.



# Public Information Centre 1

What to do:

**Step 1:** Look for the type of EA project in column B that applies to you.

**Step 2:** Complete columns C to J for that project.

**Step 3:** Send this form in Excel format to the MECP regional office email address where the project is located.

MECP regional office email addresses are listed at [www.ontario.ca/page/preparing-environmental-assessments](http://www.ontario.ca/page/preparing-environmental-assessments)

	Class EA/Streamlined EA	Proponent Name	Proponent Contact	Project Name	Project Schedule	Project Type	Project Location	MOECC Region	Project Initiation Date
1	CO - Remedial flood and erosion control projects								
2	GO Transit - Class EA								
3	Hydro One - Minor transmission facilities								
4	MEA - Class EA for municipal infrastructure projects	Municipality of Middlesex Centre	Robert Cascaden, Director of Public Works and Engineering, cascaden@middlesexcentre.ca, 519 666-0190 ext. 5245	Servicing Master Plan Update	Master plan	Master plan	Middlesex Centre, Municipality of	Southwestern	12/19/2022
5	Ministry of Infrastructure - Public work								
6	MNDM - Activities of the Ministry of Northern Development and Mines under the Mining Act								
7	MNRF - Provincial parks and conservation reserves								
8	MNRF - Resource stewardship and facility development projects								
9	MTO - Provincial transportation facilities								
10	O. Reg. 101/07 - Waste management projects								
11	O. Reg. 116/01 - Electricity projects								
12	OWA - Waterpower projects								

Enter the proponent's name.

Enter the name and email address of the person who the MECP should contact about your project. This should be the same contact person who is listed on the notice.

Enter the project name as it appears on the notice.

Select the project schedule from the drop-down menu.

Select the project type from the drop-down menu.

Select the name of the municipality or unorganized/unsurveyed area where your project is located from the drop-down menu.

Select the MECP region from the drop-down menu. Read the "MECP regions" worksheet to find the MECP region where your project is located.

Enter the date that the streamlined EA process was initiated (e.g. notice of commencement). This date may be when the project notice was first published.

# Middlesex Centre Servicing Master Plan

## Public Information Centre 1

January 11, 2023



If you require this presentation in a different format, please contact the Municipality of Middlesex Centre at 519-666-0190 or [customerservice@middlesexcentre.ca](mailto:customerservice@middlesexcentre.ca)

# Welcome!

The goals of this Public Information Centre (PIC) #1 are to:



Introduce the study and why it is being undertaken.



Provide an overview of the Master Plan study process.



Provide background information on the existing environmental conditions and current Middlesex Centre Servicing Systems.



Answer any questions you may have and provide an opportunity to be involved in the study.

**We encourage you to get involved in this study. Feedback received will help identify a recommended approach for current and future improvements within the Municipality of Middlesex Centre.**

# Project Summary

## What are we doing?

The Municipality of Middlesex Centre (Municipality) is undertaking an update to the Servicing Master Plan (SMP) that was previously completed in 2010. Since the completion of the 2010 Master Servicing Plan, the Municipality has experienced growth in some settlement areas which has prompted servicing extensions and infrastructure upgrades not captured or envisioned in the previous study. As such, this Master Plan update will examine the servicing system needs by reviewing:

- New planning policies
- Population and development growth projections
- Current and future needs and issues that exist within the Municipality

This Servicing Master Plan (SMP) will identify shortcomings in the water, wastewater, stormwater and solid waste servicing systems, identify alternative solutions, evaluate those alternatives against a set of evaluation criteria, and then identify a preferred solution(s) to support planned growth within the Municipality out to the year 2042.

# What is Servicing?

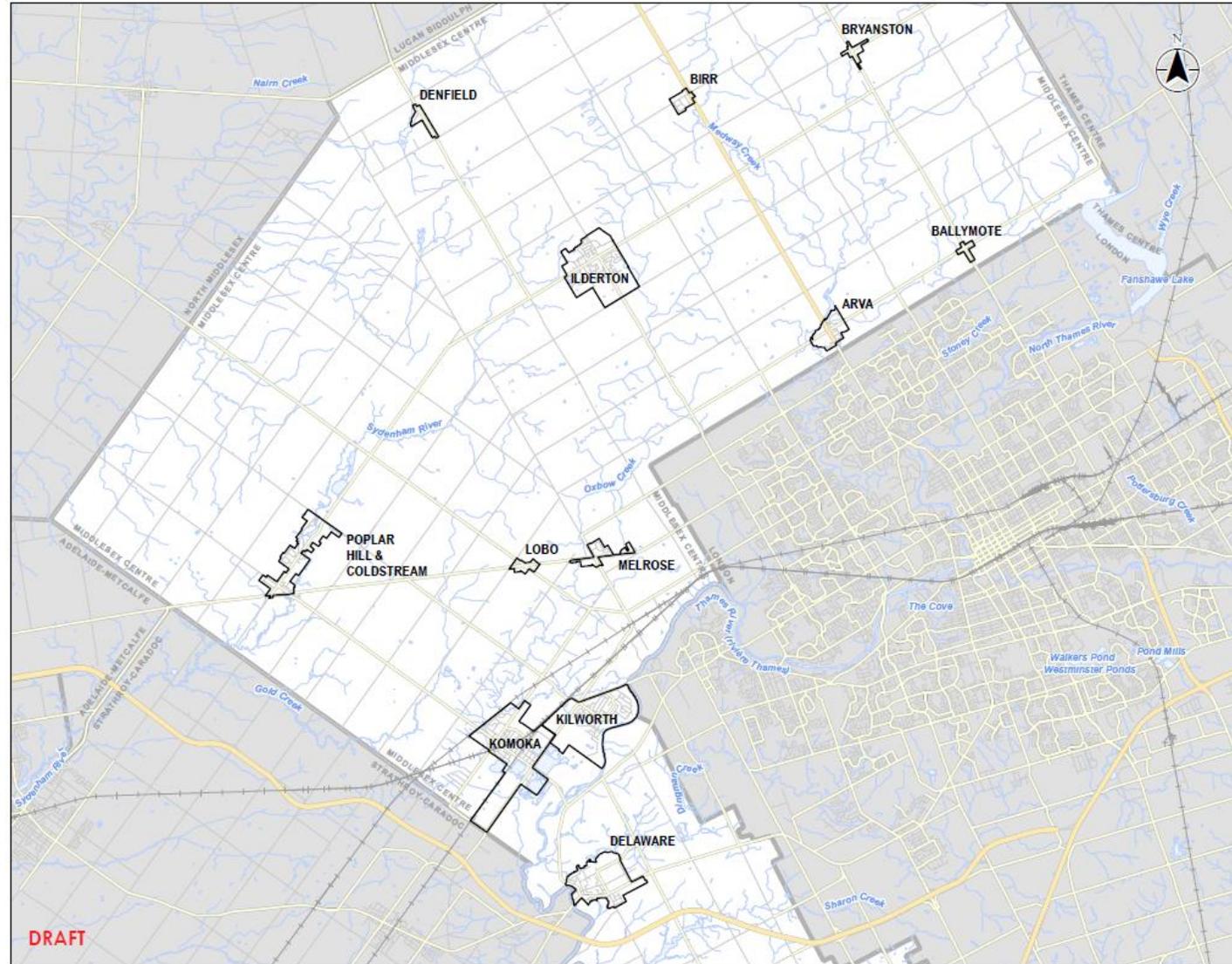
Servicing refers to municipally provided services for:

- Water distribution
- Wastewater collection
- Stormwater management
- Solid Waste Collection

Private Servicing:

Some areas are serviced by private wells or septic systems. Although these are forms of servicing, these are privately owned and operated, and the Municipality does not take responsibility for their operation.

# Study Area



# Problem & Opportunity

The Municipality of Middlesex Centre has water, wastewater, stormwater and solid waste infrastructure which needs to be managed throughout the Municipality. The infrastructure provides full or partial-servicing to several settlement areas and hamlets throughout the Municipality.

The growing population within the Municipality, as identified in the Official Plan Update, may require additional servicing to accommodate the proposed growth.

The Servicing Master Plan will assess the current state of the Municipality's infrastructure. Where issues may be identified, the Municipality will identify potential solutions that will maintain servicing to homes and businesses as well as provide the ability to service the identified growth areas.

# Planning & Policy Context

The following studies will be used to help understand the planned growth expected within the Municipality in the future:

## **Master Servicing Plan (2010)**

The previous Master Servicing Plan (MSP) provided an outline of priority and strategic projects which would allow the servicing systems to continue to operate efficiently and effectively, accounting for increases in population to the year 2030. As the 2010 MSP has exceeded the 10-year validity period for a Municipal Class EA Master Plan, this SMP update study will review and expand upon the preferred solution(s) and policies identified within the previous MSP.

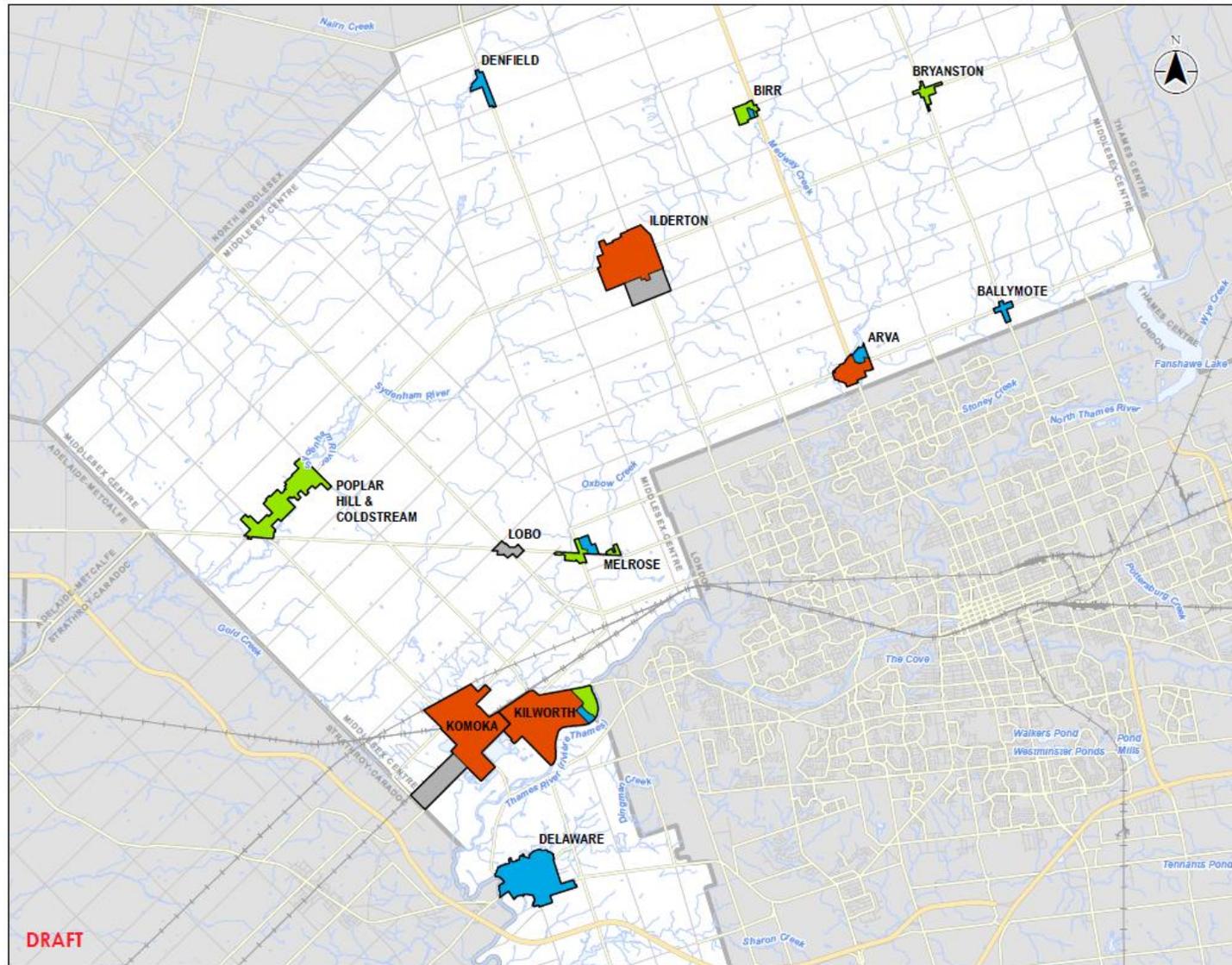
## **Settlement Area Stormwater Master Plan (2020)**

The 2020 Stormwater Master Plan was completed to help identify necessary storm drainage improvements to better service the existing settlement areas within the Municipality, and to provide a drainage servicing strategy to accommodate future growth and development.

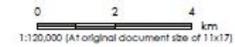
## **Official Plan Review (2022)**

The Municipality is in its final stages of an Official Plan review to provide guidance on the long-term management of growth and change within the Municipality, including goals, objectives and policies relating to land-use, agricultural areas, settlement areas, natural areas and economic, social and servicing matters. This Official Plan review will provide a long-range comprehensive framework for decision-making within the Municipality for a 25-year planning horizon based on population and employment forecasts. These forecasts will be used to guide the existing and future servicing system needs and may justify a more regionalized approach for this SMP update study.

# Existing Servicing System



- Legend
- Settlement Boundary
  - Type of Servicing**
  - Storm, Sanitary & Water
  - Storm & Water
  - Storm
  - Unserviced



Notes  
 1. Coordinate System: NAD 1983 UTM Zone 17N  
 2. Contains information licensed under Open Government License - Ontario.  
 Contains information © County of Middlesex 2022.

Project Location: Municipality of Middlesex  
 Prepared by: 14563023a REVA  
 KDB on 2023-01-11

Client/Project: MUNICIPALITY OF MIDDLESEX CENTRE  
 MASTER SERVICING PLAN

Figure No. 1 **DRAFT**

Title: Existing Servicing

DRAFT

# Cultural Heritage

This Servicing Master Plan study will consider and review other resource material such as:

## Archaeological Resources

It is anticipated that properties within the study area will have archaeological potential. The *Ontario Public Register of Archaeological Reports* will be referenced as part of the development of Alternative Solutions to consider proximity to potential archaeological resources.



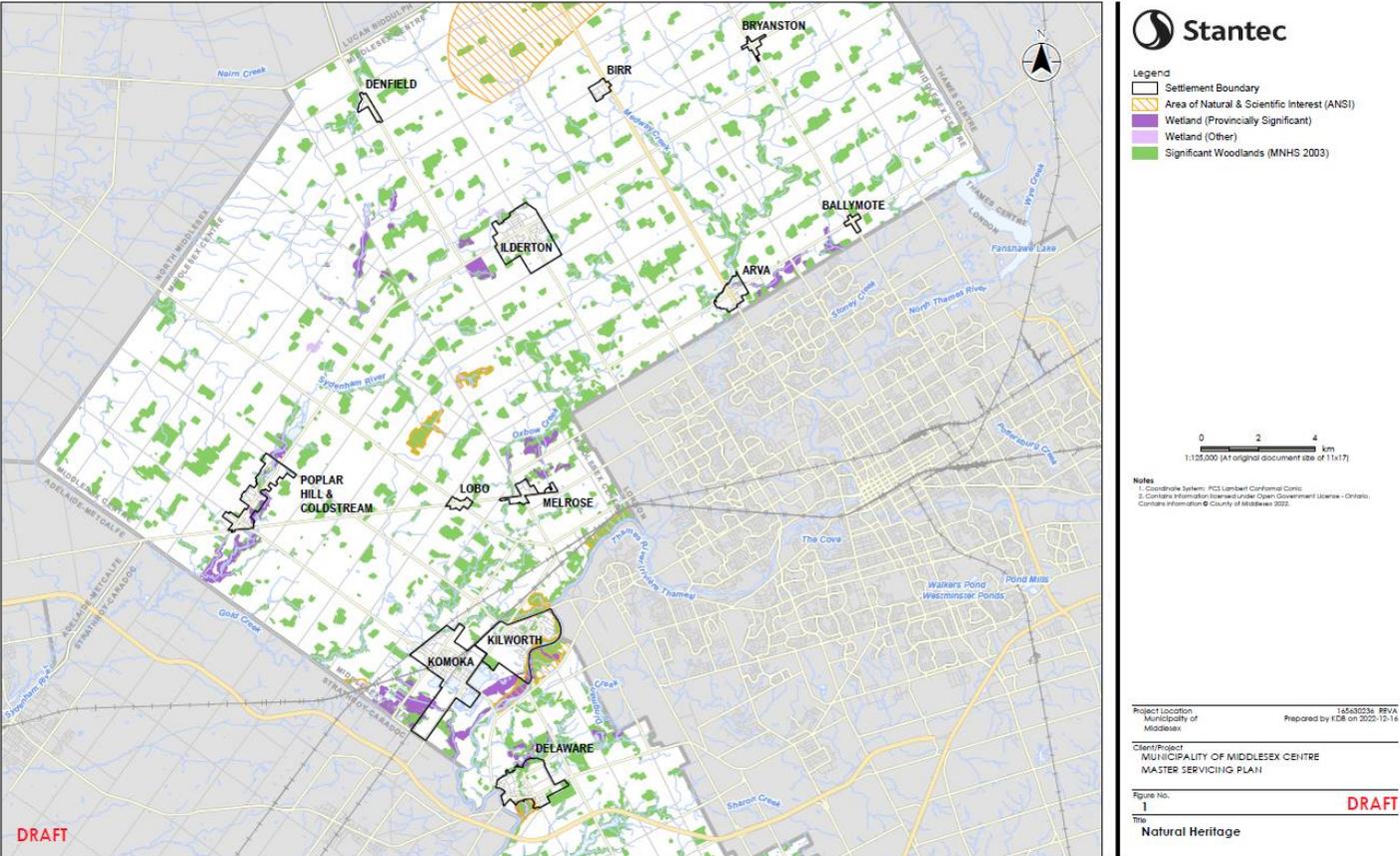
## Cultural Heritage

The Municipality's unique and diverse cultural heritage will be a consideration in the identification and evaluation of Alternative Solutions. A number of reports and background information will be reviewed as part of the development of Alternative Solutions to consider the proximity to known cultural heritage resources.



# Natural Heritage System (NHS)

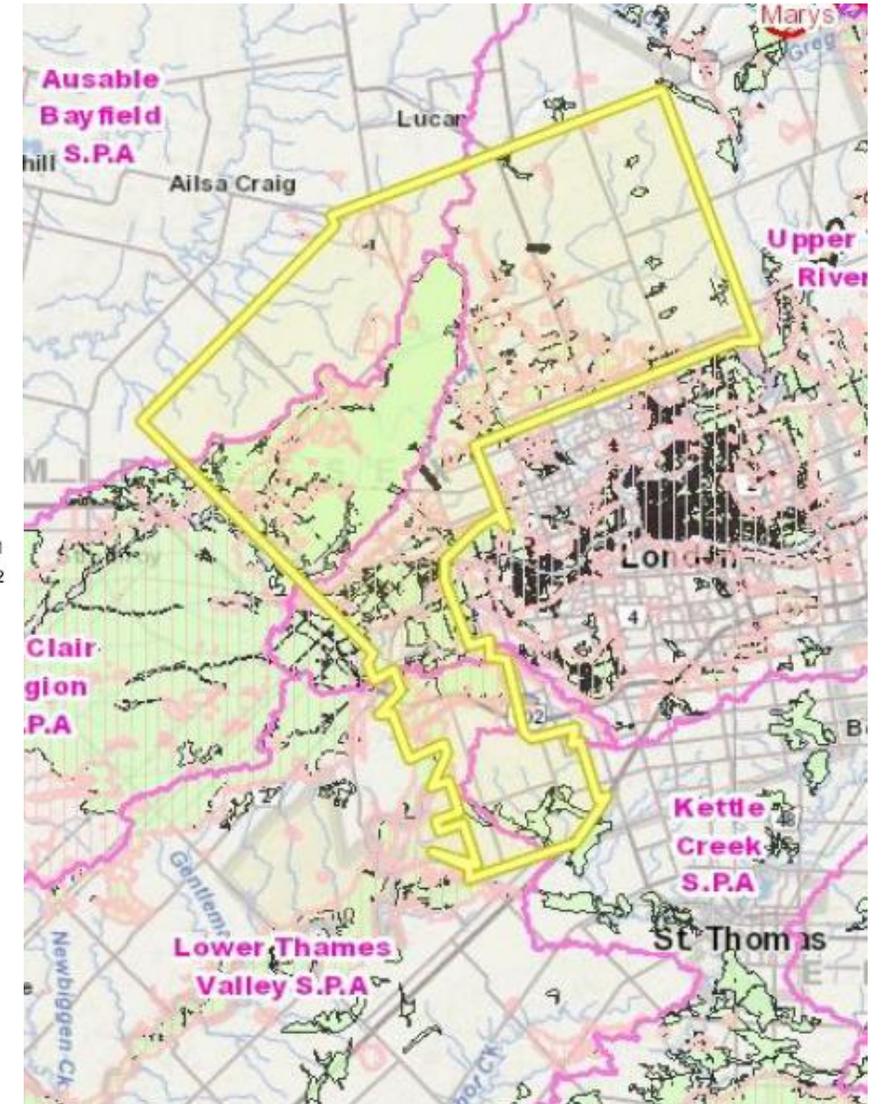
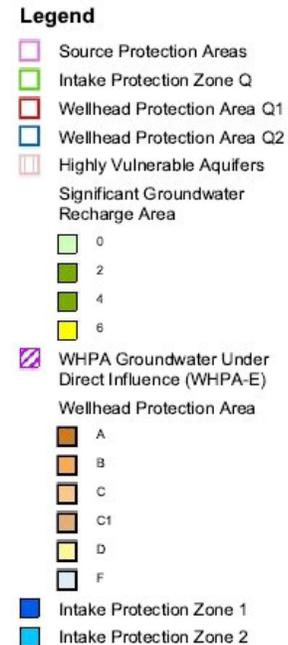
The Municipality is located within the Upper Thames River Watershed and includes a diverse natural heritage system. There are several natural features across the Municipality including: Provincially Significant Wetlands, Significant Woodlands and Areas of Natural & Scientific Interest. The proximity and potential impacts to key natural features will be considered during the identification and evaluation of Alternative Solutions.



# Source Water Protection

The Municipality's drinking-water resources are drawn from Lake Huron, Lake Erie and groundwater features, also referred to as Source Water Protection Areas. It is critical to protect these areas from contamination and from land-uses that could hinder surface and groundwater recharge.

Both the Thames-Sydenham & Region Source Protection Plan and Ausable Bayfield Maitland Valley Source Protection Plan contain policies for the protection and conservation of the Municipality's drinking water resources.



# Preliminary Evaluation Criteria

Alternative Solutions will be assessed using the factors and criteria listed below. Depending on feedback received from agencies, Indigenous communities, stakeholders and members of the public, criteria may be added or refined.

## Natural Environment

- Potential to impact fish and fish habitat
- Potential to impact water resources including surface water (i.e., rivers, creeks, etc.), groundwater recharge areas and wellhead protection areas
- Potential to impact significant natural heritage features
- Potential to impact significant wildlife habitat and species at risk

## Socio-Economic

- Potential to impact existing residences, businesses and community features
- Potential effect on approved/planned land uses
- Potential impacts to known or potential significant archaeological resources, built heritage resources and cultural landscape features
- Potential to accommodate planned significant population and job growth within strategic growth areas

# Preliminary Evaluation Criteria Continued

## Technical Considerations

- Potential land requirements, including land acquisition and temporary/permanent easements
- Constructability & feasibility
- Effect on existing utilities and infrastructure (number of potential conflicts)
- Ability to coordinate with existing and planned infrastructure improvements
- System resiliency to climate change and large weather events and system suitability
- Ability to phase implementation

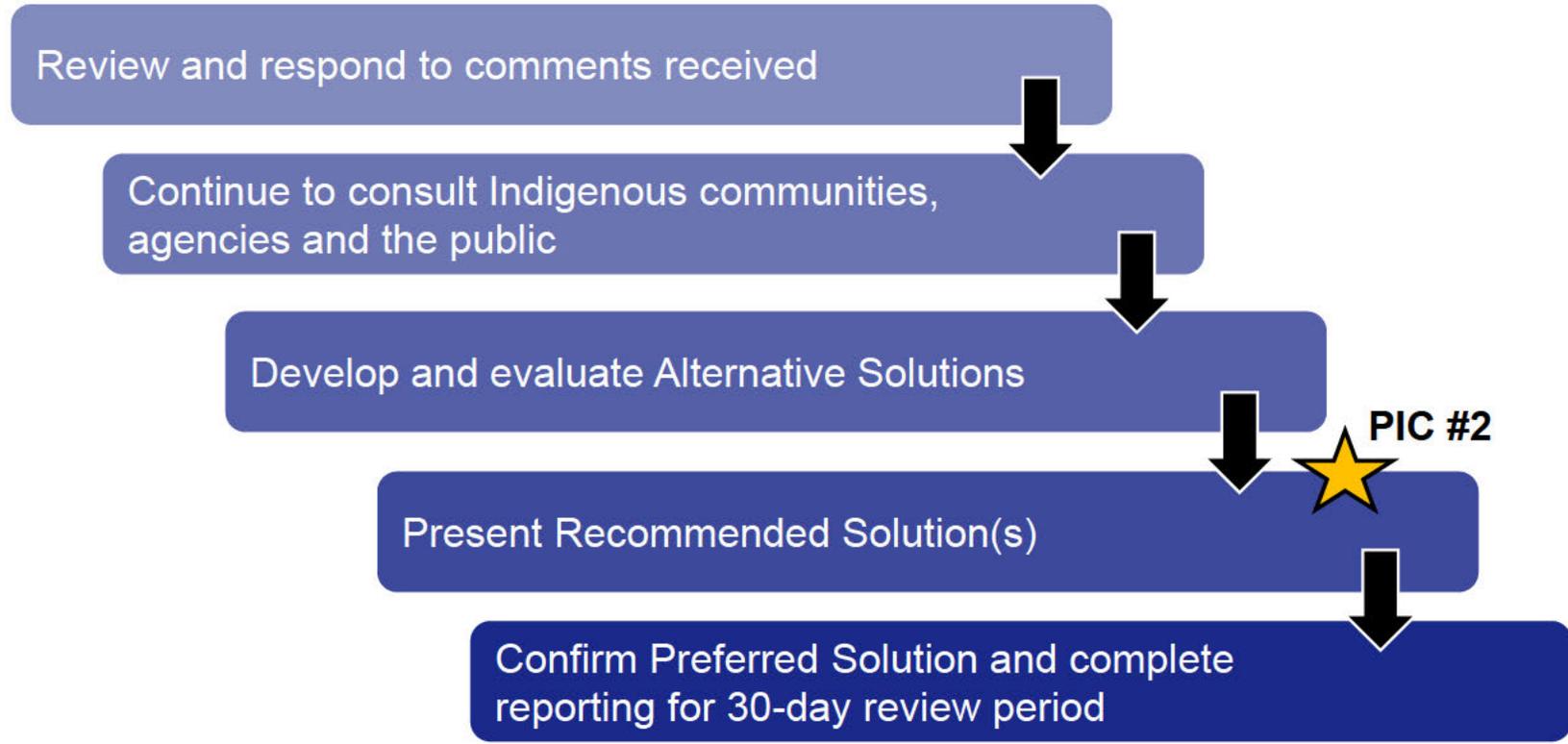
## Financial Considerations

- Lifecycle operations and maintenance cost
- Estimated capital cost
- Ability to phase implementation

Do you agree with the Preliminary Evaluation Criteria?  
Are there any other criteria that should be considered?

# Next Steps

Following this PIC, the project team will complete the next steps identified below:



The results of these next steps will be used to help identify, develop and evaluate the Alternative Solutions. The evaluation of the Alternative Solutions will identify the **Recommended Solution(s)**, which will be presented at PIC #2, which is tentatively scheduled for spring/summer 2023.

# Thank you for participating!

Thank you for participating this PIC #1 for the Municipality of Middlesex Centre Servicing Master Plan. Your feedback is valuable and appreciated.

Please provide comments by contacting a member of the project team below:

**Rob Cascaden, P.Eng.**

Director of Public Works and Engineering  
Municipality of Middlesex Centre  
10227 Ilderton Road,  
Ilderton, ON N0M 2A0  
Phone: 519-666-0190 ext. 5245  
Email: [cascaden@middlesexcentre.ca](mailto:cascaden@middlesexcentre.ca)



**Jeff Paul, P.Eng.**

Project Manager  
Stantec Consulting Ltd.  
600-171 Queens Ave  
London, ON N6A 5J7  
Phone: 519-319-5806  
Email: [Jeff.Paul@stantec.com](mailto:Jeff.Paul@stantec.com)



Project website: [middlesexcentre.ca/smp](http://middlesexcentre.ca/smp)

All information is collected in accordance with the *Freedom of Information Privacy Act*.

# Joint Transportation Master Plan and Servicing Master Plan Public Information Centre – Event Summary

Date: January 11, 2023

Time: 6:00pm to 8:00pm

Location: Online/Zoom

## Attendance

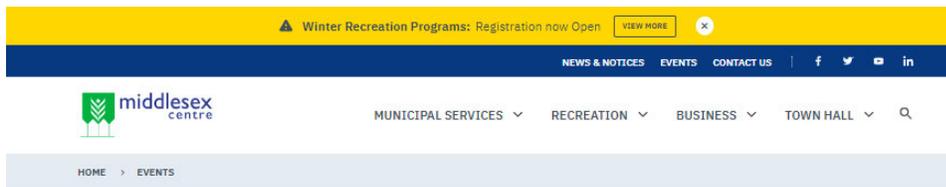
Number of Registrants: 41 registered (including 7 presenters)

Number of Attendees: 30 unique attendees; max at one time was 25; plus 7 presenters

## Outreach/Notification

## Website

Posted as an event to the Municipal Website and Opened Registration on December 12, 2022



## Transportation Master Plan & Servicing Master Plan - Public Information Centre



START DATE:	Wed, Jan 11, 2023 - 6:00pm
END DATE:	Wed, Jan 11, 2023 - 7:30pm
TYPE:	Municipal
CATEGORY:	Program
COMMUNITY:	Middlesex Centre
VENUE:	Online/Virtual

Middlesex Centre is developing a new Transportation Master Plan and Servicing Master Plan. These plans will guide policies and infrastructure initiatives for the municipality's transportation and water, wastewater, stormwater and waste management systems over the next 20 years.

We invite you to join us for an introductory public information centre to learn more about the master planning process and how you can get involved throughout the year.

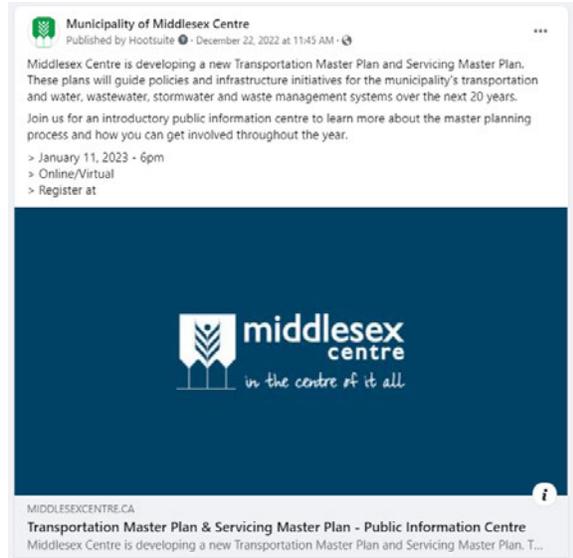
[REGISTER FOR THE WEBINAR](#)

Learn more about the projects:

- Learn more about the [Transportation Master Plan](#)
- Learn more about the [Servicing Master Plan](#) for water, wastewater, stormwater and waste management
- Sign-up to receive project updates (send request to [Middlesex Centre Public Works](#))

## Social Media

Shared on Middlesex Centre Facebook and Twitter account on December 22, 2022, and January 4 and January 10, 2023



## Print

Middlesex Banner (newspaper), December 28, 2022 edition



## Meeting Notes

### Meeting Questions & Comments

Question topics asked verbally during the meeting:

- Consultation with First Nations
- Cycling on busy County Roads and need for separated lanes/wide shoulders
- What is the busiest intersection in Middlesex Centre? Is it Ballymote?

Questions from the Q&A (written):

- [REDACTED] 06:32 PM how can we encourage more people to participate in the survey?, especially residents not able to attend this evening.
- [REDACTED] 06:54 PM Can you explain to me what is meant by stormwater management? if it s green & has stormwater only, what should we have in place?
- [REDACTED] 06:55 PM The area west of Komoka, south of Glendon drive is shown as unserviced while north of Glendon Drive is not shown at all. What are the servicing plans for the north side of Glendon Drive west of Komoka? Development signs have been erected on that property.
- [REDACTED] 07:00 PM comment, not question: the extreme east section of Kilworth, known as Old Kilworth, does not have stormwater management & differs from Kilworth west of Kilworth Park drive
- Anonymous Attendee 07:05 PM Any impacts / considerations from Bill 23 ...Development charges / financial impacts or changes vis-a-vis CA's/natural areas ??
- [REDACTED] 07:10 PM can we see how many participants are attending this session?
- [REDACTED] 07:12 PM Can we assume that new proposals for developments will need to be part of this plan?
- [REDACTED] 07:14 PM thank you!

### Presentations

Presentations from the meeting were posted to the website on their respective pages during the meeting itself.

# Public Information Centre 2

**From:** [Micks, Sarah](#)  
**Cc:** [Robert Cascaden](#); [Paul, Jeff](#)  
**Bcc:**



**Subject:** Notice of Public Information Centre #2 - Middlesex Centre Servicing Master Plan  
**Date:** Thursday, October 5, 2023 3:46:00 PM  
**Attachments:** [Middlesex Centre Servicing Master Plan - PIC 2.pdf](#)

Hello,

The Municipality of Middlesex Centre is holding Public Information Centre (PIC) #2 to provide a study update and present the recommendations of the Servicing Master Plan. The [Servicing Master Plan](#) will address water, wastewater, stormwater and waste management systems within the Municipality. Notice of PIC #2 is attached.

The PIC is being held in-person at the **Komoka Community Centre** (133 Queen Street East, Komoka, ON, N0L 1R0) on **Thursday, October 19, 2023**, from **4:00pm to 7:00pm**. This is a drop-in style event; registration is not required.

Members of the public who are unable to attend the PIC are encouraged to review the materials online on the project website ([Servicing Master Plan | Middlesex Centre](#)). The materials will be made available on October 19, 2023.

Please contact a member of the project team identified on the attached Notice if you have any questions, comments or concerns.

Thank you,

**Sarah Micks**  
Environmental Planner  
[sarah.micks@stantec.com](mailto:sarah.micks@stantec.com)  
Direct: 519-432-4292

Stantec



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**Please consider the environment before printing this email.**

**From:** [Robert Cascaden](#)  
**To:** [Paul, Jeff](#)  
**Cc:** [Eric Joudrey](#); [Micks, Sarah](#)  
**Subject:** FW: ENB\_R231013-0100N\_MunicipalityOfMiddlesexCentre\_SMP - Enbridge Response Letter - Servicing Master Plan Comments  
**Date:** Friday, November 3, 2023 3:48:35 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image004.png](#)  
[image005.png](#)  
[ENB\\_R231013-0100N\\_MunicipalityOfMiddlesexCentre\\_SMP - Enbridge Response Letter.pdf](#)

---

Hi Jeff,

Here is the response received from Enbridge regarding our SMP.

Thanks  
Rob



**Rob Cascaden, P.Eng.**  
Director of Public Works and Engineering

**Municipality of Middlesex Centre**  
519-666-0190 Ext. 5245 | [cascaden@middlesexcentre.ca](mailto:cascaden@middlesexcentre.ca)  
[middlesexcentre.ca](http://middlesexcentre.ca)

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**From:** Megan Kamermans <[kamermans@middlesexcentre.ca](mailto:kamermans@middlesexcentre.ca)>  
**Sent:** Thursday, November 2, 2023 2:25 PM  
**To:** Robert Cascaden <[cascaden@middlesexcentre.ca](mailto:cascaden@middlesexcentre.ca)>  
**Subject:** FW: ENB\_R231013-0100N\_MunicipalityOfMiddlesexCentre\_SMP - Enbridge Response Letter - Servicing Master Plan Comments

Hello Rob,  
Please see attached/below.  
Thank you,  
Megan Kamermans



**Megan Kamermans** (she/her)  
Municipal Deputy Clerk

**Municipality of Middlesex Centre**  
519-666-0190 Ext. 5257 | [kamermans@middlesexcentre.ca](mailto:kamermans@middlesexcentre.ca)  
[middlesexcentre.ca](http://middlesexcentre.ca)

\*Please call or email to book in-person appointments for all Clerk related items.

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**From:** Middlesex Centre Planning <[Planning@middlesexcentre.ca](mailto:Planning@middlesexcentre.ca)>  
**Sent:** Wednesday, November 1, 2023 1:18 PM

**To:** Megan Kamermans <[kamermans@middlesexcentre.ca](mailto:kamermans@middlesexcentre.ca)>

**Subject:** FW: ENB\_R231013-0100N\_MunicipalityOfMiddlesexCentre\_SMP - Enbridge Response Letter - Servicing Master Plan Comments



**Lindsay Dodge**

Administrative Assistant – Public Works and Engineering

**Municipality of Middlesex Centre**

10227 Ilderton Road, Ilderton, ON, N0M 2A0

519-666-0190 Ext. 5263 | [dodge@middlesexcentre.ca](mailto:dodge@middlesexcentre.ca)

[middlesexcentre.ca](http://middlesexcentre.ca)

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**From:** Oliver Prcic <[oprcic@bastudios.ca](mailto:oprcic@bastudios.ca)>

**Sent:** Tuesday, October 31, 2023 6:30 PM

**To:** Middlesex Centre Planning <[planning@middlesexcentre.on.ca](mailto:planning@middlesexcentre.on.ca)>

**Cc:** notifications <[notifications@enbridge.com](mailto:notifications@enbridge.com)>

**Subject:** ENB\_R231013-0100N\_MunicipalityOfMiddlesexCentre\_SMP - Enbridge Response Letter - Servicing Master Plan Comments

**CAUTION:** This email originated from outside of the Middlesex Centre email system. DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Hi Megan,

Thank you for sending Enbridge notice of the Servicing Master Plan. B&A is the land use planning consultant for Enbridge's Liquid Pipeline Network across Canada. On behalf of Enbridge, we work with municipalities and stakeholders regarding planning and development in proximity their pipeline infrastructure to ensure that it occurs in a safe and successful manner.

Please find attached our response to your circulation letter for the Servicing Master Plan for the Municipality of Middlesex Centre. I understand that the notification was only for the recommendations however we have provided policy that we think would be beneficial for inclusion in the plan.

Do not hesitate to contact me with any questions or comments. We appreciate receiving your referrals and look forward to continuing to receive them at [notifications@enbridge.com](mailto:notifications@enbridge.com) for our review and comment.

Thank you,  
Oliver

---

**Oliver Prcic**  
Community Planner  
*MPlan, B.A Urban Studies*

d | 403.692.4535 c | 587.580.8934 e | [@bastudios.ca](mailto:@bastudios.ca)

October 31, 2023

Planning Services  
Municipality of Middlesex Centre  
10227 Ilderton Road, Ilderton, Ontario, N0M 2A0

Sent via email to: [planning@middlesexcentre.on.ca](mailto:planning@middlesexcentre.on.ca)

**ATTN:** Megan Kamermans, Municipal Deputy Clerk

**RE:** This application is for the update to the Municipality of Middlesex Centre Servicing Master Plan. The plan was last updated in 2010 and is now being updated to address the growth experienced in the official settlement areas. This update will address new planning policies, population growth projections and the current and future needs of growth within the municipality. This update will support planned municipal growth up until 2042.

**Your File #:** Servicing Master Plan

**Our Reference #:** ENB\_R231013-010ON\_MunicipalityOfMiddlesexCentre\_SMP

Thank you for sending Enbridge notice of this project. B&A is the land use planning consultant for Enbridge's Liquids Pipeline network across Canada. On behalf of Enbridge, we work with municipalities and stakeholders regarding planning and development in proximity to their pipeline infrastructure to ensure that it occurs in a safe and successful manner.

We request that this response package is provided in full to the landowner / applicant, as applicable, as it contains useful and important information, including certain requirements that must be followed, in respect of development in proximity of pipelines.

### **Description of Proposed Development**

We understand that this application is for the update to the Municipality of Middlesex Centre Servicing Master Plan. Enbridge has three pipelines that run through the municipality and primarily interact with agricultural lands. Four townships were mentioned within the study for infrastructure expansion: Ilderton, Komoka-Kilworth, Arva, and Delaware. Ilderton is planned to have a growth area on the north and west sides of the town. The town is approximately 2.2 km south of the Enbridge lines. There are some smaller pockets of density that are in proximity to Enbridge lines such as Birr and Bryanston. However there are no plans to upgrade infrastructure in these hamlets to promote further residential expansion.

As demonstrated in **Attachment 01 | Approximate Location of Pipeline Infrastructure** the proposed Servicing Master Plan is within a municipality that contains Enbridge infrastructure.

## Assessment & Requirements

The Servicing Master Plan was reviewed, and does not appear to contain any maps, statements or policies related to development in proximity of pipeline infrastructure. Therefore, Enbridge would like to recommend inclusion of the maps, statements and policies detailed in the recommendations below.

### Policy Recommendations:

- 1) **Mapping:** We recommend that Enbridge's pipelines (and any other pipelines) and facilities be indicated on one or more maps within the Servicing Master Plan. Requests for GIS data from Enbridge should be sent to [notifications@Enbridge.com](mailto:notifications@Enbridge.com).
- 2) As per Federal and Provincial Regulatory Requirements and Standards, pipeline operators are required to monitor all new development in the vicinity of their pipelines that results in an increase in population or employment. To ensure that all development within the pipeline assessment area is referred to Enbridge for review and comment, we recommend inclusion of the following policy:
  - a. "When a neighbourhood plan, zoning amendment, subdivision application or development permit application is proposed that involves land within 200m of a pipeline, as demonstrated in "Map 1" (per recommendation #1), Administration shall refer the matter to the pipeline company for review and input."
- 3) To ensure that no unauthorized ground disturbance or pipeline crossings occur when development progresses, we recommend the following policy be included within the Servicing Master Plan.
  - a. "All development within 30m or crossings of a pipeline shall require written consent from the pipeline company and is the responsibility of the applicant to obtain prior to development approval."

## Future Development Requirements

Although the Servicing Master Plan details a long-term future development vision, there are development requirements that will be mandatory at the subdivision and development stage that will be helpful to consider prior to application submission. Please review [Attachment 02 | Enbridge Development Requirements](#) for requirements for planning and development in proximity of pipelines. In addition, for more information about when written consent is required and how to submit an application, see [Attachment 03 | Enbridge Pipeline Crossing Guidelines](#). For additional resources on safe development in proximity of Enbridge's pipeline network please view [Enbridge's Public Awareness Brochures](#) or visit the [Land Use Planning and Development website](#).

Please continue to keep us informed about the outcome of the project and any future policy, land use, subdivision, and development activities in proximity to Enbridge's pipelines and facilities. All future project notifications should be sent to [notifications@Enbridge.com](mailto:notifications@Enbridge.com), while questions about the details of this letter may be sent to the contact listed below. Thanks again for providing us with the opportunity to provide comments on this project and we look forward to working with you in the future.

Sincerely,



**Oliver Prcic**

Community Planner | *B.A. Urban Studies, MPlan*

403.692.4535 | [oprcic@bastudios.ca](mailto:oprcic@bastudios.ca)

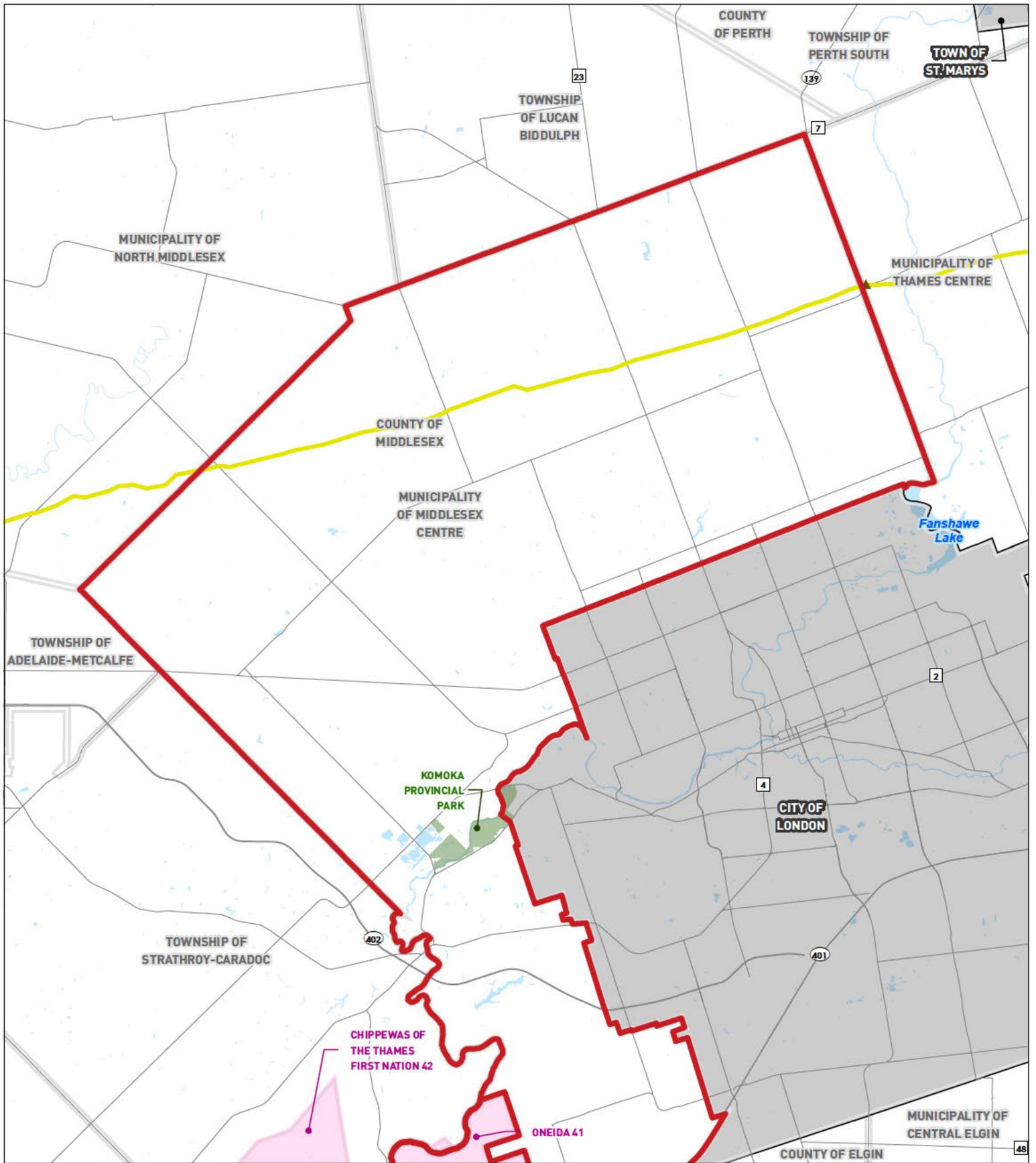
**B&A** | 600, 215 – 9 Avenue SW | Calgary, AB T2P 1K3 | [www.bastudios.ca](http://www.bastudios.ca)





# **Attachment 01**

## **Approximate Location of Pipeline Infrastructure**



Coordinate System: NAD 1983 UTM Zone 17N

Geographic Coordinates: 81.3822, 43.0370



1:200,000

- Subject Site
- Enbridge Facility
- Enbridge Pipeline
- Major Road
- First Nation/Métis Settlement
- Municipality - Rural
- Municipality - Urban
- Park/Protected Area
- Province
- Waterbody

## Regional Context

### Municipal Plan

Municipality Of Middlesex Centre  
Referral ID: R231013-0100N



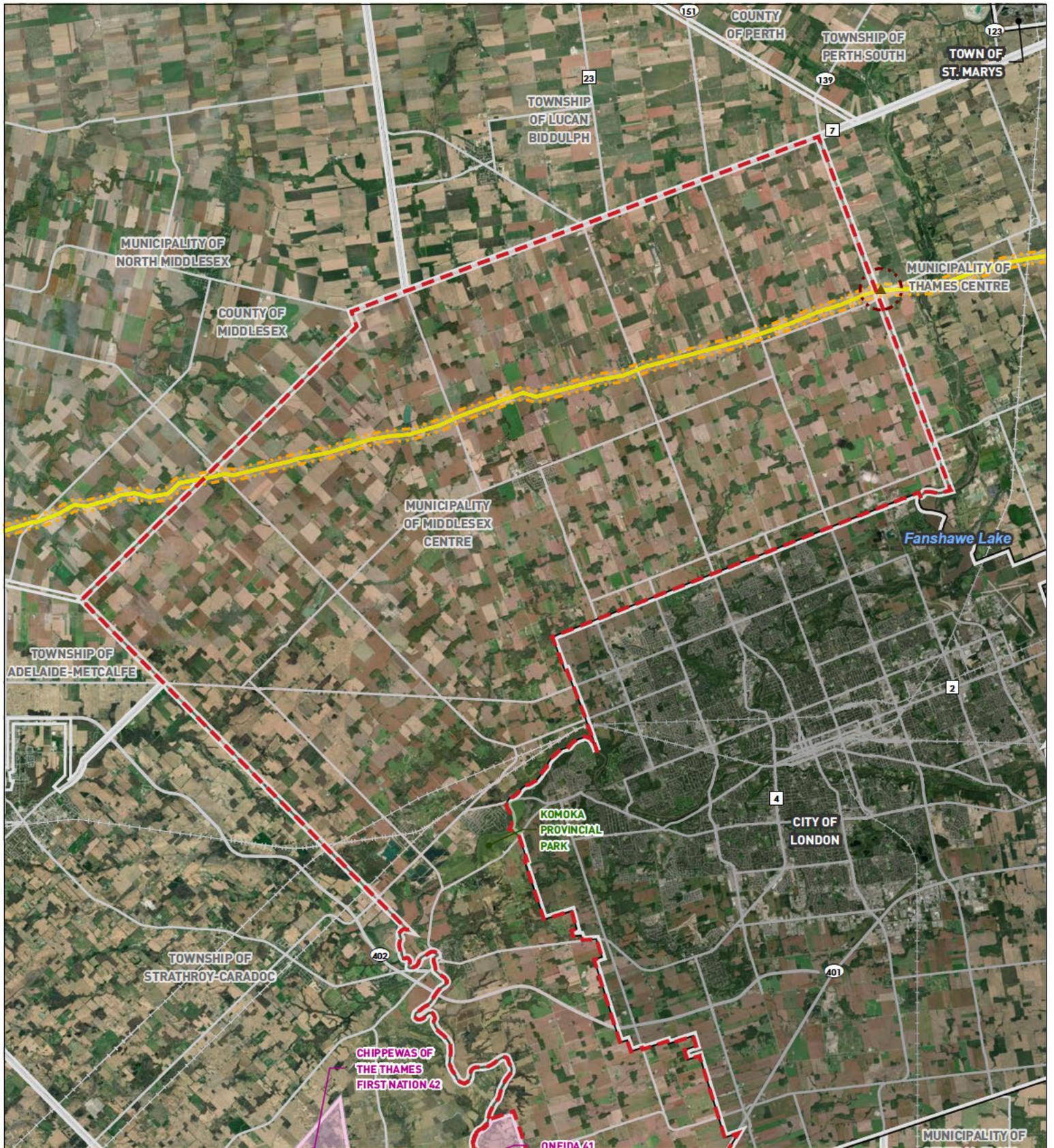
October 2023



0 1 2 3 4 kilometres

Date Saved: Oct 13, 2023

Map and data are conceptual and for informational and planning purposes only.



PLEASE CONTACT YOUR LOCAL ONE CALL CENTRE ([WWW.CLICKBEFOREYOULDIG.COM](http://www.clickbeforeyoudig.com)) FOR ANY GROUND DISTURBANCE WITHIN THE PRESCRIBED AREA AS SHOWN ON THIS MAP.

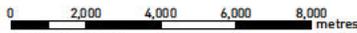
Coordinate System: NAD 1983 UTM Zone 17N

Geographic Coordinates: 81.3822, 43.0370



1:200,000

- Subject Site
- Enbridge Facility
- Enbridge Pipeline
- Facility Assessment Area (800m)
- Pipeline Assessment Area (220m)
- Prescribed Area (30m)
- Railway
- Major Road
- First Nation/Métis Settlement
- Municipality - Rural
- Municipality - Urban
- Park/Protected Area



Date Saved: Oct 13, 2023

## Local Context

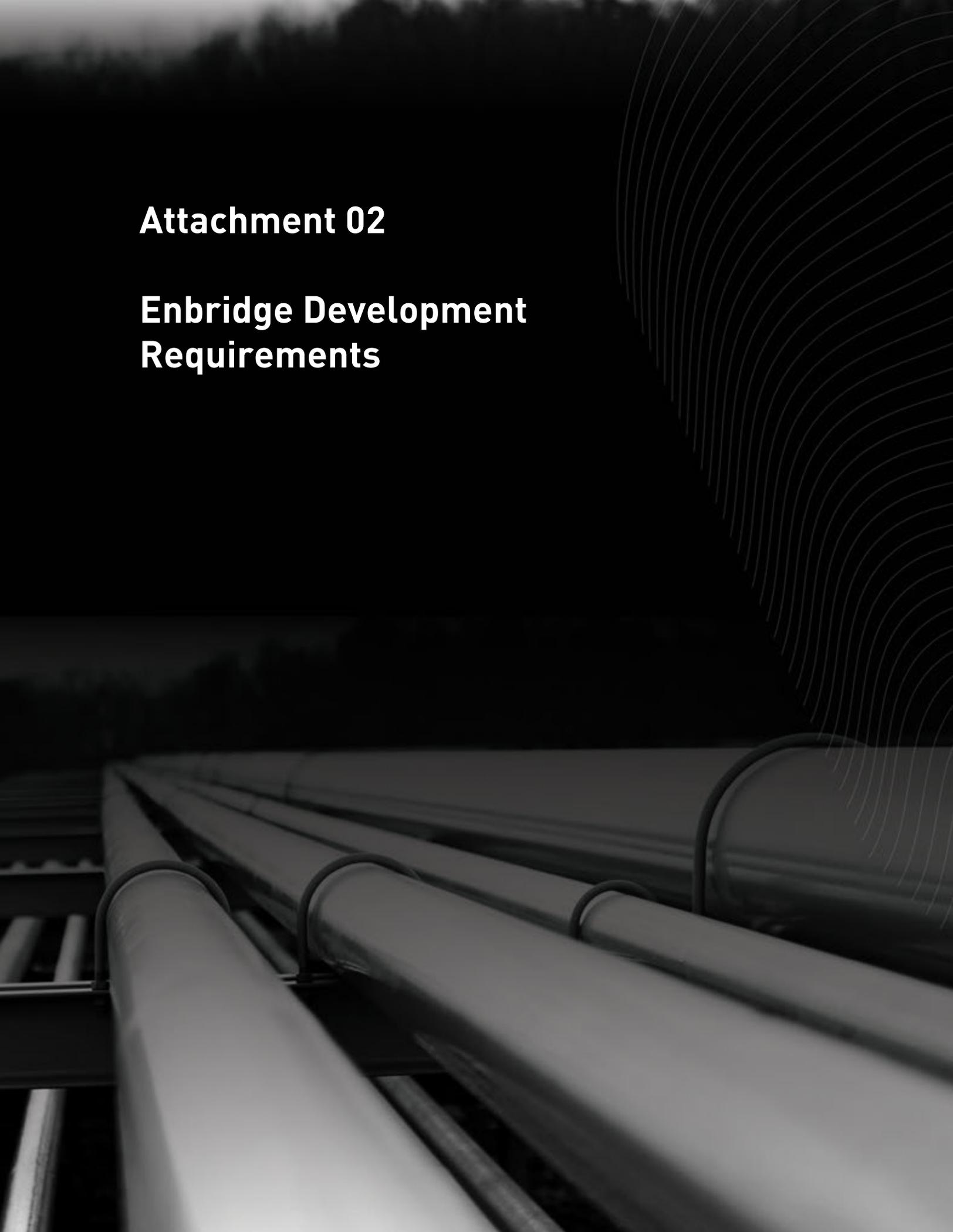
### Municipal Plan

Municipality Of Middlesex Centre  
Referral ID: R231013-0100N

October 2023



Map and data are conceptual and for informational and planning purposes only.



## **Attachment 02**

# **Enbridge Development Requirements**

## Attachment 02 | Enbridge Development Requirements

### Definitions

- A **Right-of-Way (ROW)** is a strip of land where property rights have been acquired for pipeline systems by the pipeline company. It is a surveyed area of a specific width which grants legal rights of access to operate and maintain the infrastructure within it.
- The **Prescribed Area** is an area of 30 m (100 ft) perpendicularly on each side from the centreline of a pipeline. Excavation or ground disturbance within this zone requires written consent from the pipeline company pursuant to the Canadian Energy Regulator Pipeline Damage Prevention Regulations (Authorizations). Depending on the pipeline location and regulator this may also be known as a “controlled area” or “safety zone”.
- The **Pipeline Assessment Area** identifies lands on either side of a pipeline in which new development must be monitored by the pipeline operator. The requirement for and scope of this monitoring is governed by the Canada Energy Regulator (CER) and CSA Z662:19. Depending on the pipeline location, operator, and regulator this may also be known as the “notification zone”, “referral area” or “class location assessment area”.

### Locating the Pipeline | Click Before You Dig

Any person planning to construct a facility across, on, along or under a pipeline (including the right-of-way), conduct a ground disturbance activity within 30 metres of the centreline of a pipe, or operate a vehicle or mobile equipment across a right-of-way, must first request a locate service. To identify the precise alignment of the pipeline on the subject lands, Locate Requests can be made online, via mobile apps, or via phone (see table below),

The locate request must be made a minimum of three (3) business days in advance of the construction, ground disturbance, or vehicle or mobile equipment crossing. The One-Call Centre will notify Enbridge to send a representative to mark the facilities, explain the significance of the markings and provide you with a copy of the locate report. Enbridge requests a minimum of five (5) business days’ notice for any work involving explosives.

Canadian One-Call Centres		
Province	Phone	Website
British Columbia	1.800.474.6886	www.bc1c.ca
Alberta	1.800.242.3447	www.utilitysafety.ca
Saskatchewan	1.866.828.4888	www.sask1stcall.com
Manitoba	1.800.940.3447	www.clickbeforeyoudigmb.com
Ontario	1.800.400.2255	www.ontarioonecall.com
Quebec	1.800.663.9228	www.info-ex.com
Nova Scotia & New Brunswick	1.800.344.5463	www.info-ex.com
Northwest Territories	Contact Enbridge Pipelines Inc. (1-867-587-7000)	
<a href="http://www.clickbeforeyoudig.com">www.clickbeforeyoudig.com</a>		

## **Right-of-way**

A right-of-way is a strip of land where property rights have been acquired for pipeline systems by the pipeline company. It is a surveyed area of a specific width which grants legal rights of access to operate and maintain the infrastructure within it:

- No permanent structures are permitted within the pipeline right-of-way area without Enbridge's prior written consent.
- Enbridge must have the ability to access Enbridge's pipeline right-of-way at all times for construction, maintenance, operation, inspection, patrol, repair, replacement and alteration of the pipeline(s). Therefore, the Enbridge pipeline right-of-way shall be maintained as green space, park belt or open space.
- No work shall take place on Enbridge's pipeline right-of-way without the presence of an Enbridge representative.
- Storage of materials and/or equipment, grading or placing fill on Enbridge's pipeline right-of-way is not permitted without prior written consent from Enbridge.

## **Written Consent**

Any proposed crossings of the pipeline right-of-way or ground disturbance within the Prescribed Area or pipeline right-of-way are subject to Enbridge's written consent in accordance with the Canadian Energy Regulator Act and regulations including the Canadian Energy Regulator Pipeline Damage Prevention Regulations as amended or replaced from time to time (or for pipelines contained within Alberta, the Pipeline Act (Alberta) and Pipeline Rules as amended or replaced from time to time).

The applicant will require Enbridge's written consent or a crossing agreement prior to undertaking the following activities:

- Constructing or installing a facility across, on, along or under an Enbridge pipeline right-of-way;
- Conducting any activity that would cause ground disturbance (excavation or digging) on an Enbridge's pipeline right-of-way or within 30m perpendicularly on each side from the centerline of Enbridge's pipe (the "Prescribed Area");
- The operation of a vehicle, mobile equipment or machinery across an Enbridge pipeline right-of-way; outside of the travelled portion of a highway or public road;
- Using any explosives within 300m of Enbridge's pipeline right-of-way.

For more information about when written consent is required and how to submit an application, please see [Attachment 03 | Enbridge Pipeline Crossing Guidelines](#).

## **Prescribed Area**

The Prescribed Area is an area of 30 m (approximately 100 ft) perpendicularly on each side from the centreline of a pipeline. Excavation or ground disturbance within this zone requires written consent from the pipeline company pursuant to the Canadian Energy Regulator Pipeline Damage Prevention Regulations (Authorizations). Depending on the pipeline location and regulator this may also be known as a "controlled area" or "safety zone".

For pipelines crossing provincial boundaries, Enbridge is regulated by the Canada Energy Regulator and is subject to the Canadian Energy Regulator Act and its regulations as amended or replaced from time to time.

- Section 335(1) of the Canadian Energy Regulator Act prohibits any person to construct a facility across, on, along or under a pipeline or engage in an activity that causes a ground disturbance within the Prescribed Area unless the construction or activity is authorized by the pipeline company.
- Section 335(2) of the Canadian Energy Regulator Act prohibits any person to operate a vehicle or mobile equipment across a pipeline unless the vehicle or equipment is operated within the travelled portion of a highway or public road or such operation is authorized under section 13(1) of the Canadian Energy Regulator Pipeline Damage Prevention Regulations (Authorizations).

For pipelines contained within Alberta, Enbridge is regulated by the Alberta Energy Regulator and is subject to the Pipeline Act and Pipeline Rules as amended or replaced from time to time.

- As per the Alberta Energy Regulator, any person who plans to engage in an activity that causes a ground disturbance within the pipeline right-of-way must obtain the written consent of the pipeline company.

### Crossings

- Written consent from Enbridge is required for all crossings of the pipeline.
- The written authorization request must include:
  - Drawings with cross sections of the proposed new road and road widening to verify the depth of cover from both sides of the road.
  - Drawings should include any new utilities that will cross the ROW.
- No vehicles or mobile equipment, including heavy machinery, will be permitted to cross Enbridge's pipeline right-of-way without the prior written consent of Enbridge. Please complete Enbridge's Equipment Specification and Data Sheet(s) to make an application for temporary equipment crossing including timeframe, type and weight of equipment per axle together with the name of the applicant, address, contact name and phone number/email.
- Where future development such as a roadway or a parking area is proposed over the pipeline right-of-way, Enbridge may be required to carry out pipeline inspection and recoating of the existing pipeline(s) prior to the start of the development. **The costs of Enbridge's design, inspection, recoating work and any other pipeline alteration as a result of the crossing will be borne by the Developer.**

### Ongoing Activities

- Written consent must be obtained from Enbridge for ongoing activities such as mowing or maintenance of the pipeline right-of-way on public lands.

## **Class Monitoring in the Pipeline Assessment Area**

As per Federal and Provincial Regulatory Requirements and Standards, pipeline operators are required to monitor all new development in the vicinity of their pipelines that results in an increase in population or employment. Therefore, please keep us informed of any additional development being proposed within the Pipeline Assessment Area indicated in **Attachment 01 | Approximate Location of Pipeline Infrastructure**.

- If a pipe replacement is necessary because of the proposed development, temporary workspace shall be granted to Enbridge on terms and conditions to be (or as) negotiated. This workspace will be adjacent to the existing pipeline right-of-way and may be up to a maximum of 15m wide on either or both sides. Grading or landscaping of the workspace is not permitted until the replacement has been completed.

## **Subdivisions**

- Lot lines are not to be incorporated over Enbridge's pipeline right-of-way. If lot lines are incorporated over Enbridge's pipeline right-of-way, the owner agrees, in writing to include the following warning clause in all offers of sale and purpose and/or lease:  
*"Future residents are advised that Enbridge owns and operates \_\_\_\_\_ pipeline(s) within an \_\_\_\_\_ m pipeline right-of-way on the property. As a result, there are conditions that apply to various activities over the pipeline right-of-way that must be approved by Enbridge."*
- All display plans in the lot/home sales office shall identify the Enbridge pipeline right-of-way-corridor within the proposed linear park block(s).

## **Structures and Setbacks**

Development setbacks from pipelines and rights-of-way are recommended in support of damage prevention and to allow both pipeline operators and developers buffer lands for operations and maintenance purposes.

- No permanent structures are permitted within the pipeline right-of-way area without Enbridge's prior written consent.

## **Other Development**

### **Wells / Septic Systems**

Wells or septic systems shall not be located on Enbridge's pipeline right-of-way. Construction of any septic system within 30m of the pipeline right-of-way requires prior written notification to Enbridge to ensure the septic bed will not adversely impact the integrity of the pipeline and pipeline right-of-way. Written consent from Enbridge must be received prior to the start of any work.

### **Aerial Power Lines**

Aerial power lines crossing the pipeline right-of-way require aerial warning devices installed and properly maintained. No poles, pylons, towers, guys, anchors or supporting structures of any kind are permitted on the pipeline right-of-way.

## **Pathways, Fencing & Landscaping**

### **Fencing Along ROW**

- For development along an Enbridge right-of-way, permanent fencing shall be erected and maintained by the Developer at the Developer's cost along the limits of Enbridge's pipeline right-of-way. The fence erected must meet Enbridge's and the governing municipality's specifications concerning type, location and height. Any excavations for fence posts on, or within 30m of the pipeline must be done by hand or hydrovac. There shall be no augers operated on the pipeline right-of-way. The Developer shall notify Enbridge three business (3) days prior to any excavation for fence posts located on or within 30m of the pipeline.
- Limits of the pipeline right-of-way parallel to the pipeline shall be delineated with permanent fencing to prevent gradual encroachment by adjacent landowners. Suitable barriers shall be installed at all road accesses to prevent unauthorized motor vehicles from entering Enbridge's pipeline right-of-way.
- Enbridge's written consent must be obtained and One Call notifications must be completed prior to any fence installations.

### **Landscaping**

No landscaping shall take place on Enbridge's pipeline right-of-way without Enbridge's prior written consent and where consent is granted such landscaping must be performed in accordance with Enbridge's Pipeline Crossing Guidelines, as follows:

- The landowner / developer shall ensure a 5m continuous access way in the pipeline right-of-way is provided for the Enbridge repair crews.

In order to maintain a clear view of the pipeline for the purposes of right-of-way monitoring, which is required by federal regulation, trees and shrubbery planted in proximity to the pipeline must meet the following criteria:

- Enbridge permits the following vegetation within the pipeline right-of-way: Flowerbeds, vegetable gardens, lawns and low shrubbery (under 1 m in height), and
- The mature growth height of vegetation does not exceed 1.5 m (5 ft) at maturity and must maintain a minimum distance of 3 m (10 ft) from the nearest pipeline.

### **Pathways / Trails**

No pathways shall be installed on Enbridge's pipeline right-of-way without Enbridge's prior written consent and where consent is granted pathways must be designed in accordance with Enbridge's requirements:

- A pathway crossing Enbridge's pipeline right-of-way shall be installed as close as possible to a ninety (90) degree angle to the Enbridge pipeline(s).
- The width of the pathway shall not exceed 3m.
- A parallel pathway within Enbridge pipeline right-of-way shall maintain a minimum 5m separation from the edge of the Enbridge pipeline(s).
- Enbridge's pipeline(s) must be positively identified at certain intervals as directed by Enbridge's representative for parallel installation.
- Enbridge shall install pipeline markers at all road, pathway and other crossings throughout the development area at Developer's cost.

## **Drainage and Erosion**

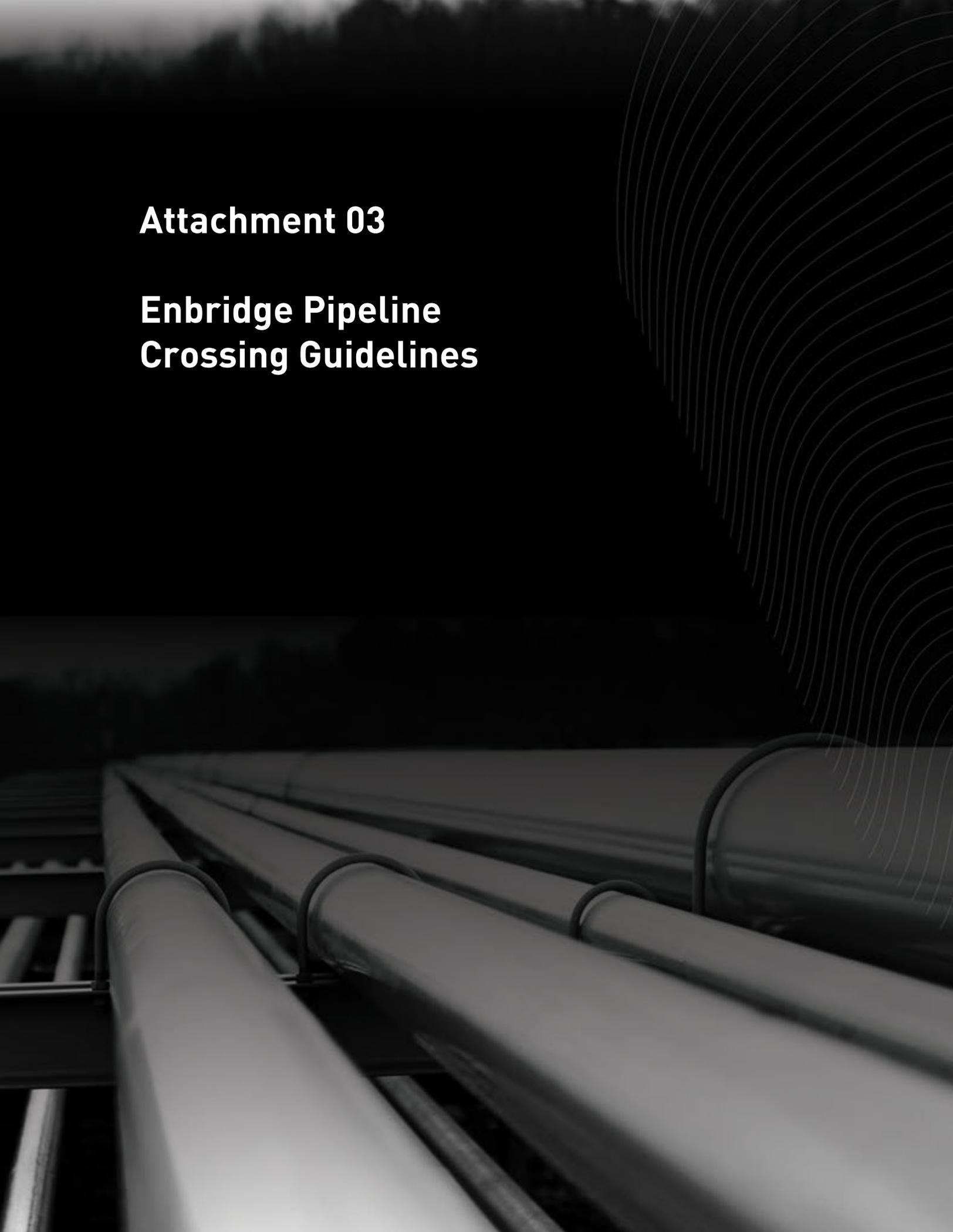
- The Developer shall ensure drainage is directed away from the pipeline right-of-way so that erosion will not adversely affect the depth of cover over the pipeline(s).
- Any large-scale excavation adjacent to the pipeline right-of-way, which is deeper than the bottom of the pipe, must maintain a slope of 3:1 away from the edge of the pipeline right-of-way.
- Depth of cover over Enbridge pipeline(s) shall not be compromised over the life of the Developer's facility due to rutting, erosion or other means.

## **Construction**

- During construction of the site, temporary fencing must be erected and maintained along the limits of the pipeline right-of-way by the Developer to prevent unauthorized access by heavy machinery. The fence erected must meet Enbridge's specifications concerning type, height and location. The Developer is responsible for ensuring proper maintenance of the temporary fencing for the duration of construction. The Developer is responsible for the cost of material, installation and removal.
- Original depth of cover over the pipeline(s) within Enbridge's pipeline right-of-way shall be restored after construction. This depth of cover over the pipeline(s) shall not be compromised over the life of the Developer's facility due to rutting, erosion or other means.
- In the event Enbridge's pipeline(s) suffer contact damage or other damage as a result of construction, work shall stop immediately and Enbridge to be immediately notified.

## **Liability**

In no event shall Enbridge be liable to the developer and/or landowner(s) for any losses, costs, proceedings, claims, actions, expenses or damages (collectively "Claims") the Developer and/or landowner(s) may suffer or incur as a result of or arising out of the presence of Enbridge pipeline(s) and/or operations on the pipeline right-of-way. The Developer and/or landowner(s) shall be responsible for all costs and expenses incurred to install, repair, replace, maintain or remove the Developer's and/or landowner(s) installations on or near the pipeline right-of-way and shall indemnify and save harmless Enbridge from all Claims brought against, suffered or incurred by Enbridge arising out of the activities of the Developer and/or landowner(s) in respect of the development or arising out of the presence, operation or removal of the Developer's and/or landowner(s) installations on or near Enbridge's pipeline right-of-way.



## **Attachment 03**

# **Enbridge Pipeline Crossing Guidelines**

# Enbridge Pipeline Crossing Guidelines, Canada

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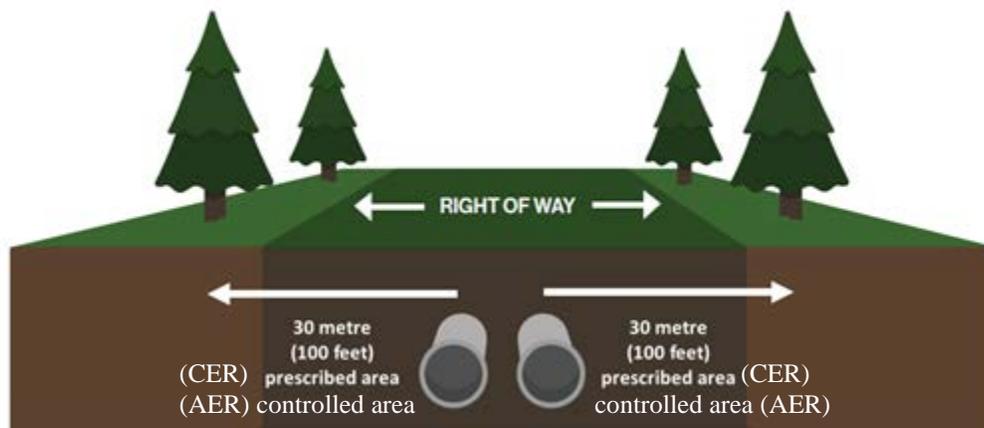
Application Guidance Details  
May 2020 v2.0

# Application Guidance Details

## 1. WHO REQUIRES CONSENT?

Consent is governed by the Canada Energy Regulator (CER) for interprovincial or international (federally regulated) pipelines and the Alberta Energy Regulatory (AER) for intra-provincial (provincially regulated) pipelines within the Province of Alberta. To ensure our pipelines and facilities operate safely written consent from Enbridge must be obtained in Canada before any of the following occur:

- ❖ Construction or installation of a new facility across, on, along or under Enbridge's pipeline and/or right-of-way;
- ❖ Ground disturbance activities in the prescribed area (CER) or controlled area (AER) which extends 30m from each side of the centerline of the pipeline;
- ❖ Operation or movement of vehicles, mobile equipment or machinery across Enbridge's right-of-way, outside of the travelled portion of a highway or public road;
- ❖ Using explosives within 300m of Enbridge's pipeline right-of-way;
- ❖ Use of the prescribed area or controlled area for storage or workspace purposes;
- ❖ Subdivision development across, on, along or over Enbridge's pipeline and/or right-of-way;
- ❖ Landowners wishing to install agricultural drainage tile across, on, along or under Enbridge's pipeline and/or right-of-way.



Activities that cause a ground disturbance include, but are not limited to, the following:

- 
- |                           |   |
|---------------------------|---|
| ❖ digging                 | ❖ clearing and stump removal  |
| ❖ excavation              | ❖ subsoiling  |
| ❖ trenching               | ❖ blasting/using explosives   |
| ❖ ditching                | ❖ quarrying   |
| ❖ tunneling               | ❖ grinding and milling of asphalt/concrete  |
| ❖ boring/drilling/pushing | ❖ seismic exploration   |
| ❖ augering                | ❖ driving fence posts, bars, rods, pins, anchors or pilings   |
| ❖ topsoil stripping       | ❖ plowing to install underground infrastructure   |
| ❖ land levelling/grading  | ❖ crossing of buried pipelines or other underground infrastructure by heavy loads off the travelled portion of a public roadway |
- 
- ❖ tree or shrub planting
  - ❖ installing agricultural drainage tile

Under section 2 of the Canadian Energy Regulator Act, ground disturbance does not include:

- ❖ Cultivation to a depth of less than 45cm below the surface of the ground
- ❖ Any activity to a depth of less than 30cm and that does not result in reduction of the depth of earth cover over the pipeline less than that approved at time of construction

## 2. CROSSING A PIPELINE WITH AN AGRICULTURAL VEHICLE OR MOBILE EQUIPMENT

For pipelines regulated by the Canada Energy Regulator, the *Canadian Energy Regulator Pipeline Damage Prevention Regulations – Authorizations* provides that persons operating agricultural vehicles or mobile equipment across pipelines may do so in low-risk areas, under certain conditions:

- ❖ the loaded axle weight and tire pressures of the vehicle or mobile equipment are within the manufacturer's approved limits and operating guidelines; AND
- ❖ the point of crossing has not been the subject of a notification from the pipeline company that crossing at that location could impair the pipeline's safety or security.

This applies to vehicles or mobile equipment used for agricultural activities in the production of crops and the raising of animals and includes pasturing and cultivation activities such as tillage, plowing, disking and harrowing.

For pipelines regulated by the Alberta Energy Regulator, the *Pipeline Regulation (under the Pipeline Act)* provides that persons operating vehicles or equipment used for farming operations; or use of off-highway vehicles [as defined in section 117(a)(iii) to (viii) of the Traffic Safety Act] or use of private passenger vehicles (as defined in section 1(1)(jj) of the Traffic Safety Act) less than ¾ ton may temporarily cross over an AER regulated pipeline without further approval from Enbridge.

However, if neither of the above requirements can be met then an application must be submitted to Enbridge for further review and processing.

## 3. HOW TO APPLY FOR ENBRIDGE CONSENT

The applicant must submit a written request, either by completing the Application Form (attached) or a letter with equivalent information, together with the applicable drawing(s) to the respective Enbridge crossings department as set out in the *Contact Us* section of this document.

The drawing(s) must be prepared in accordance with the minimum standards as set out in the *Drawing Requirements* section of this document.

Enbridge's Equipment Specification and Data Sheet (attached) must also be completed for any vehicle/ mobile equipment crossing applications.

For federally regulated pipelines, the applicant may petition the Commission for approval of construction activity if:

- ❖ the applicant cannot comply with the terms and conditions as set out in the company's written consent;
- ❖ the applicant feels the terms and conditions in the company's written consent are excessive; or
- ❖ If the company refused to grant approval to the applicant for reasons of pipeline integrity, public safety or company policy.

An application can be filed with the Commission by writing to:

**Secretary of the Commission  
Canada Energy Regulator  
Suite 210, 517 – 10<sup>th</sup> Ave SW  
Calgary AB T2R 0A8  
Phone: 1-877-288-8803  
Online: [www.cer-rec.gc.ca](http://www.cer-rec.gc.ca)**

Applications may be filed with the Commission by mail, courier or facsimile by calling the toll-free number at 1-877-288-8803. Applications can also be uploaded through the CER's Applications and Filings Portal on the CER website at Home / Applications and Filings / Submit Applications and Regulatory Documents / File under the CER Act / OPR: CER Act – Guide C (<http://www.cer-rec.gc.ca/pplctnflng/sbmt/nbpr-eng.html>).

#### 4. DRAWING REQUIREMENTS

The following represents the minimum information that is required to be shown on the drawing(s) in order for Enbridge to review your application. Dimensions must be shown on the drawing(s) and may be done in either imperial or metric units (if metric, then to one decimal point).

NOTE: incomplete drawings and/or an incomplete application will be rejected back to the applicant.

##### (a) Permanent Installations

All proposed permanent installation drawings MUST contain the following items:

1. Plan Number, including any revision number and the respective date;
2. North Arrow;
3. Scale;
4. Legend;
5. Location indicator including: legal land description, PIN, GPS coordinates;
6. Plan view of whole quarter section or affected area including:
  - ❖ Lot lines, road limits
  - ❖ Proposed facilities (including curbs, footing, guard rails, guy wires, poles, fences, etc.) with tie dimensions to lot survey line preferably along pipeline and/or right-of-way boundary
  - ❖ Location of cathodic test lead terminals (if applicable);
7. Cross section view and/or profile view including:
  - ❖ For surface structures, show profile along pipeline(s) with highest elevation
  - ❖ For underground facilities show profile along facility
  - ❖ Property lines, pipeline(s) and depth of cover
  - ❖ All underground facilities must maintain an even elevation across the entire width of right-of-way except for gravity type facilities or those facilities installed by HDD;
  - ❖ Drill path plan for HDD installations
  - ❖ Unsupported span (m) of Enbridge pipeline for open cut installations
8. Crossing Angle;
9. Crossing location circled in red;
10. Identify all affected Enbridge facilities, right-of-way(s) and pipeline markers;
11. Method of Installation (MOI) (*\*Refer to Interpretation/Definitions section*);
12. Minimum Clearance (*\*Refer to Interpretation/Definitions section*);
13. Facility specifications:
  - ❖ PIPE/CABLE: pipe diameter, pipe material, product conveyed, cable size, if cable is within a conduit, conduit material, cable voltage; unsupported span (meters) of existing pipeline if MOI is open cut;
  - ❖ ROAD: width of road, cover at ditch, cover at center of road, surface material, road type/use; design loading calculation; indicate if any Government or Provincial setback requirements
  - ❖ OVERHEAD POWER: pole number(s), location of pole/guy wire/anchors/etc., method of installation of pole/guy wire/anchors/etc., horizontal clearance to pipe from proposed pole/guy wire/anchors/etc., vertical clearance to ground/grade, voltage, type of power (AC/DC), AC mitigation plan may be required;
  - ❖ PIPE RACK: height of pipe rack, pile location(s), pile clearance to Grantor's facility, pile installation method; alternate access route provided for rural locations
  - ❖ DRAINAGE TILE: location of tiles and incremental cost analysis.
14. Complete the Equipment Specification and Data Sheet, when required.

## (b) Temporary Activities

All temporary drawings MUST contain the following:

1. Plan Number, including any revision number and the respective date;
2. North Arrow;
3. Scale;
4. Legend;
5. Location indicator including: legal land description, PIN, GPS coordinates;
6. Plan view of whole quarter section or affected area;
7. Temporary activities location circled in red;
8. Identify all affected Enbridge facilities, right of way(s) and/or PLA/easement ownership;
9. Facility specifications:
  - ❖ WORKSPACE: location, measurement of workspace, purpose;
  - ❖ ACCESS OF ROW: location, kilometer usage of ROW, width of access; egress/ingress points, complete the Equipment Specification and Data Sheet (attached);
  - ❖ EQUIPMENT CROSSING: complete the Equipment Specification and Data Sheet (attached);
  - ❖ ROAD USE: indicate road(s) to be utilized, km usage, reason required, frequency of use; complete the Equipment Specification and Data Sheet (attached);
  - ❖ GEOPHYSICAL: project/prospect name, number of reading units/lines, type of source, CER approval required (Y/N).

## 5. INTERPRETATION / DEFINITIONS

For crossing application purposes, Enbridge defines the following as:

**Grantee** means the applicant or the facility owner; a company, a person, a municipality or government body, etc.

**Method of Installation** means OPEN CUT or HDB or HDD; all defined as follows:

### *OPEN CUT*

Enbridge defines open cut as trench methodology wherein access is gained to the required level underground for the proposed installation, maintenance or inspection of a pipe, conduit or cable. The excavated trench is then backfilled and the surface restored.

### *HORIZONTAL DIRECTIONAL BORE (HDB)*

Enbridge defines horizontal directional bore as meeting ALL of the following:

- (a) The designed horizontal distance of the crossing shall be less than or equal to 150m (500ft) in length; AND
- (b) The depth of the pipeline installation shall be limited to 8m (25ft) to the centre (cross-section) of the pilot hole and measured to the corresponding surface location; AND
- (c) Straight alignment in the horizontal plane; AND
- (d) Pilot bit is steerable and trackable.

### *HORIZONTAL DIRECTIONAL DRILL (HDD)*

Enbridge defines horizontal directional drill as an *HDB* that DOES NOT meet all of the criteria for an *HDB*. An *HDD* will satisfy some but not all of: a, b and c above and will satisfy d.

**Minimum Clearance** means the required distance between the existing Enbridge facility and the proposed facility based on the selected *Method of Installation*.

Minimum clearance required for installation ABOVE Enbridge facility by OPEN CUT is 0.3m
Minimum clearance required for installation BELOW Enbridge facility by OPEN CUT is 0.6m
Minimum clearance required for installation BELOW Enbridge facility by HDB is 1.0m
Minimum clearance required for installation BELOW Enbridge facility by HDD is 3.0m
Minimum clearance required for road installation from bottom of ditch to top of Enbridge facility is 0.9m and from centerline of road to top of Enbridge facility is 1.2m
Minimum clearance required for railway installation from bottom of ditch to top of Enbridge <i>uncased</i> facility is 1.83m and from centerline of rail bed to top of Enbridge <i>uncased</i> facility is 3.05m
Minimum clearance required for railway installation from bottom of ditch to top of Enbridge <i>cased</i> facility is 0.91m and from centerline of rail bed to top of Enbridge <i>cased</i> facility is 1.68m

## 6. WRITTEN CONSENT

After applying for written consent, Enbridge will review the proposed installation and/or temporary activities application in order to ensure that the proposed work will not pose a risk to existing Enbridge facilities, as well as, to ensure that any access required to existing facilities for maintenance or in an emergency situation will not be impeded.

Some applications may require further engineering assessment which will require additional time to review the proposed installation and/or temporary activities prior to Enbridge issuing consent. All efforts will be made to provide an agreement within an appropriate timeframe, however, please ensure that your application request is submitted with ample lead time.

## 7. CONTACT US

To obtain written consent from Enbridge, please contact the respective office as set out below:

REGION	CONTACT INFORMATION
<b>LIQUIDS PIPELINES - WESTERN CANADA</b> (Alberta, Saskatchewan, Manitoba and Norman Wells)	Lands & ROW 330, 10180 – 101 Street Edmonton AB T5J 3S4  Email: <a href="mailto:crossingrequests@enbridge.com">crossingrequests@enbridge.com</a> Phone: 780-378-2228
<b>LIQUIDS PIPELINES - EASTERN CANADA</b> (Ontario and Quebec)	Lands & ROW 1 <sup>st</sup> Floor, 1086 Modeland Road, Bldg 1050 Sarnia ON N7S 6L2  Email: <a href="mailto:est.reg.crossing@enbridge.com">est.reg.crossing@enbridge.com</a> Phone: 1-800-668-2951
<b>GAS PIPELINES / STORAGE - BRITISH COLUMBIA</b>	Lands & ROW 200, 425 – 1 Street SW Calgary AB T2P 3L8  Email: <a href="mailto:crossings@enbridge.com">crossings@enbridge.com</a> Phone: 587-747-6538

<b>GAS STORAGE - ONTARIO</b>	3501 Tecumseh Road Mooretown ON N0N 1M0  Email: <a href="mailto:chris.pincombe@enbridge.com">chris.pincombe@enbridge.com</a> Phone: 519-862-6092
<b>GAS PIPELINE - ALLIANCE</b>	Lands & ROW 600, 605 – 5 Ave SW Calgary AB T2P 3H5  Email: <a href="mailto:crossings@alliancepipeline.com">crossings@alliancepipeline.com</a> Phone: 403-266-4464

For more information on Enbridge Gas Distribution please click the link: <https://www.enbridgegas.com/gas-safety/pipeline-safety.aspx>

## 8. ONE CALL CENTRES

Before putting a shovel in the ground, whether it is in your backyard or a commercial jobsite, please do a locate request to safely identify any buried utility lines at [www.clickbeforeyoudig.com](http://www.clickbeforeyoudig.com).

Your local one call centre can also be reached by phone as shown below:

CALL OR CLICK BEFORE YOU DIG!! Contact your respective one-call centre	
British Columbia <a href="https://www.bconecall.bc.ca/">https://www.bconecall.bc.ca/</a> 1-800-474-6886	Alberta <a href="http://albertaonecall.com">http://albertaonecall.com</a> 1-800-242-3447
Saskatchewan <a href="http://www.sask1stcall.com">www.sask1stcall.com</a> 1-866-828-4888	Manitoba <a href="http://www.clickbeforeyoudigmb.com/">http://www.clickbeforeyoudigmb.com/</a> 1-800-940-3447
Ontario <a href="http://www.on1call.com">www.on1call.com</a> 1-800-400-2255	Quebec <a href="http://www.info-ex.com">www.info-ex.com</a> 1-800-663-9228
Northwest Territories 1-867-587-7000 Or contact the pipeline company directly	

## 9. REGULATORS

In Canada, Enbridge has pipelines that are regulated by both the federal government and provincial governments. For more information on any of the regulators please visit their respective website.

Canada Energy Regulator: [www.cer-rec.gc.ca](http://www.cer-rec.gc.ca)

Alberta Energy Regulator: [www.aer.ca](http://www.aer.ca)

## 10. DEVELOPMENT ON OR NEAR THE RIGHT-OF-WAY

Enbridge should be consulted early in the design phase with regards to proposed subdivisions, roads and utilities, and municipal landscaping.

*Subdivisions* – Enbridge highly recommends that our right-of-way be used as a passive green space or as part of a linear park system. Permanent structures on the right-of-way are not permissible.

*Roads and Utilities* – Roads may be permitted to cross and/or run parallel to the right-of-way but no portion of a road allowance can be located on the right-of-way (apart from approved road crossings). Enbridge will review the location of utilities which are often proposed within the road allowance.

*Landscaping* – Projects such as pedestrian pathways may be permitted as long as they do not impede Enbridge's access along its right-of-way for operational and/or maintenance activities. Enbridge's written consent will specify the permitted landscaping requirements.

## 11. DAMAGE PREVENTION

Enbridge's underground facilities must be positively identified, to Enbridge's satisfaction, prior to the start of any proposed construction activities.

Enbridge's representative(s) have the authority to stop work at any time due to safety, environmental or operational concerns and/or unforeseen circumstances or emergency situations.

**\*\*IMMEDIATELY NOTIFY ENBRIDGE IF YOU COME INTO CONTACT WITH THE PIPE! \*\***

As a small scratch or dent in the pipeline's coating can impact long term safety of the pipeline and must be assessed by Enbridge.

Please note that obstacles or un-approved above ground installations located on an Enbridge right-of-way, such as sheds, trailers, boats and pools can interfere with Enbridge's access of their right-of-way. Permanent structures on the right-of-way are NOT permissible.

Enbridge must be contacted before conducting any blasting activities within 300m of the pipeline right-of-way so that Enbridge can review the proposed plans in order to see if there might be potential impacts to its facilities. Blasting activities related to prospecting for mines and minerals within 40m of a federally regulated pipeline right-of-way requires permission from the Canada Energy Regulator.

## 12. EMERGENCY SITUATIONS

In an emergency situation please provide as much notice, as is practicable, to Enbridge prior to commencement of any construction, excavation, installation or temporary crossing of existing pipelines and/or right-of-ways in order to access the emergency site.

Enbridge classifies an emergency situation as:

- ❖ A risk to human life;
- ❖ Required emergency repairs of public services; or
- ❖ To contain an environmental emergency.

In an emergency situation please call: **1-877-420-8800** (toll free) and/or contact your local One Call provider at the numbers listed in section 8.

**DISCLAIMER: THESE GUIDELINES ARE INTENDED TO PROVIDE USEFUL CROSSING APPLICATION GUIDANCE INFORMATION TO THE APPLICANT. SUBMISSION OF AN APPLICATION MEETING THE REQUIREMENTS AS SET OUT HEREIN DOES NOT CONSTITUTE WRITTEN CONSENT FROM ENBRIDGE. ALL APPLICATIONS WILL BE REVIEWED BY ENBRIDGE TO DETERMINE WHETHER THE APPLICATION WILL BE APPROVED.**

**APPLICANT INFORMATION****Grantee\* Full Legal Name for Agreement:****Regulator:****Other:****Grantee Address for Service:****Grantor/Enbridge Entity****Application by Broker/Land Consultant**Yes  No **Broker/Land Consultant Name:****Contact Person Name:****Contact Person Phone Number:****File Number:****Broker/Land Consultant Address:****CROSSING INFORMATION****Expected construction start and end date(s):****Permanent Installation** **Temporary Activities** Crossing Drainage Tile Pole/Pile Installation Other Workspace Equipment Crossing Access of ROW Geophysical Road Use Proximity Other **Location indicator including affected legal land description(s), PIN and GPS Coordinates (Latitude and Longitude Decimal Degree):****Grantor's Affected Disposition(s) (Alberta) (i.e. PLA # or License # or Line #):****Grantee's Field Contact Information:**

Name:

Phone:

Email:

## Details of Grantee's Proposed Permanent Installation and/or Purpose of Temporary Activities

**Method of Installation\*** *(For permanent installations)*

Open Cut  HDB  HDD

**Drawing(s) Attached**

Yes  No

**Drawing Requirements Met \***

Yes  No

**Equipment Specification and Data Sheet Attached \***

Yes  No  N/A

**Notes/Additional Information:**

### SUBMIT TO:

LIQUIDS PIPELINES WESTERN CANADA (Alberta, Saskatchewan, Manitoba and Norman Wells)	LIQUIDS PIPELINES EASTERN CANADA (Ontario and Quebec)
Department: Lands & ROW	Department: Lands & ROW
Address: 330, 10180 – 101 Street Edmonton AB T5J 3S4	Address: 1 <sup>st</sup> Floor, 1086 Modeland Road, Bldg 1050 Sarnia ON N7S 6L2
Email: <a href="mailto:crossingrequests@enbridge.com">crossingrequests@enbridge.com</a>	Email: <a href="mailto:est.reg.crossing@enbridge.com">est.reg.crossing@enbridge.com</a>

# Equipment Specification and Data Sheet(s)



In order to properly conduct an analysis on the requested crossing the following general information and appropriate data sheets are required to be completed.

**Steps:**

1. Complete the *Applicant – Information and Details* document for each crossing application
2. Add and complete the *Data Sheet – Equipment or Vehicle with Tires* for EACH piece of equipment
3. Add and complete the *Data Sheet – Equipment with Tracks* for EACH piece of equipment
4. Return fully completed general information and data sheets and any other pertinent information

## Applicant Information

Applicant Name:	
Applicant Contact Person Name:	
Email:	
Phone Number:	
Applicant Reference/File Number:	

## Details

Description and Purpose of Crossing:			
Location Indicator (legal land description, PIN, etc.)			
GPS Coordinates:(Latitude and Longitude Decimal Degree)			
Duration:	Temporary <input type="checkbox"/>	Permanent <input type="checkbox"/>	
Start Date:		End Date:	
Equipment or Vehicle with Tires:	Yes <input type="radio"/>	No <input type="radio"/>	Datasheet: <input type="checkbox"/>
Equipment with Tracks:	Yes <input type="radio"/>	No <input type="radio"/>	Datasheet: <input type="checkbox"/>

Save Form

Reset Form

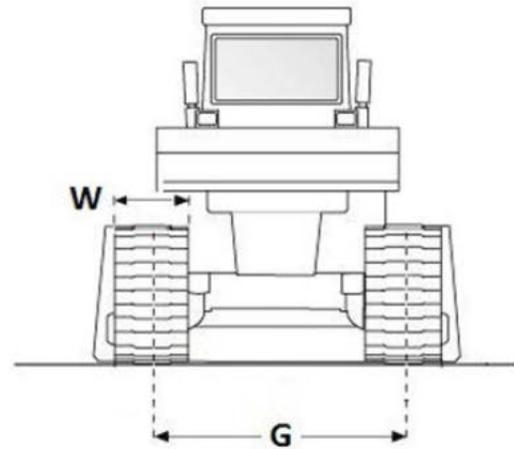
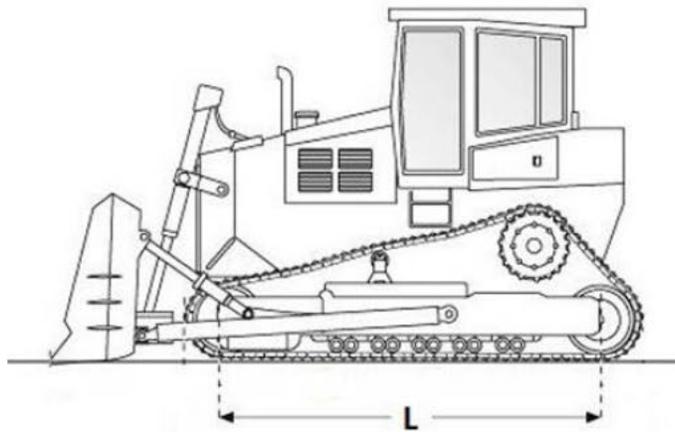
# Data Sheet – Equipment with Tracks

Complete this data sheet for each piece of equipment with tracks.

## Equipment with Tracks

### INDICATE UNITS

Manufacturer:			
Model:			
Equipment Description:			
Fully Loaded Gross Vehicle Weight:		Weight Unit	
	Track Shoe Width (refer to <b>W</b> below)	Track Length on Ground (refer to <b>L</b> below)	Track Gauge (on center) (refer to <b>G</b> below)
Units	Select Unit	Select Unit	Select Unit
Track			



Add Page

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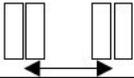
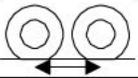
# Data Sheet – Equipment or Vehicle with Tires

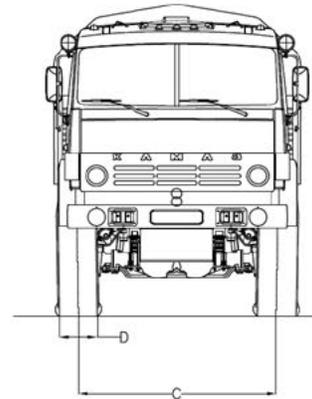
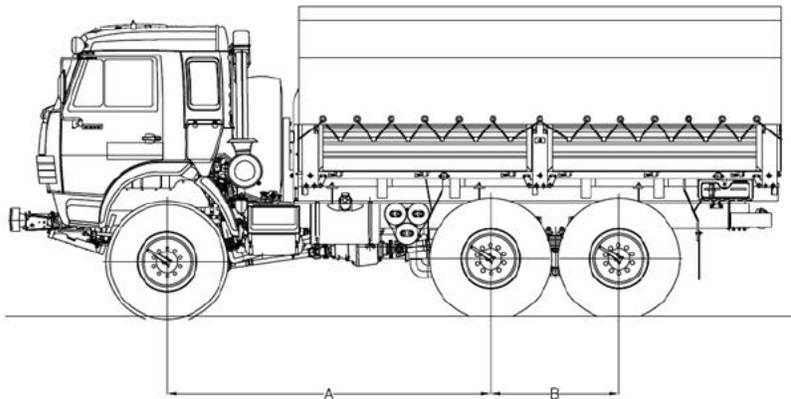


Complete this data sheet for **EACH** piece of equipment or vehicle with tires.  
**EXCLUSION:** pick up trucks of one ton or less

## Equipment or Vehicle with Tires

**INDICATE UNITS**

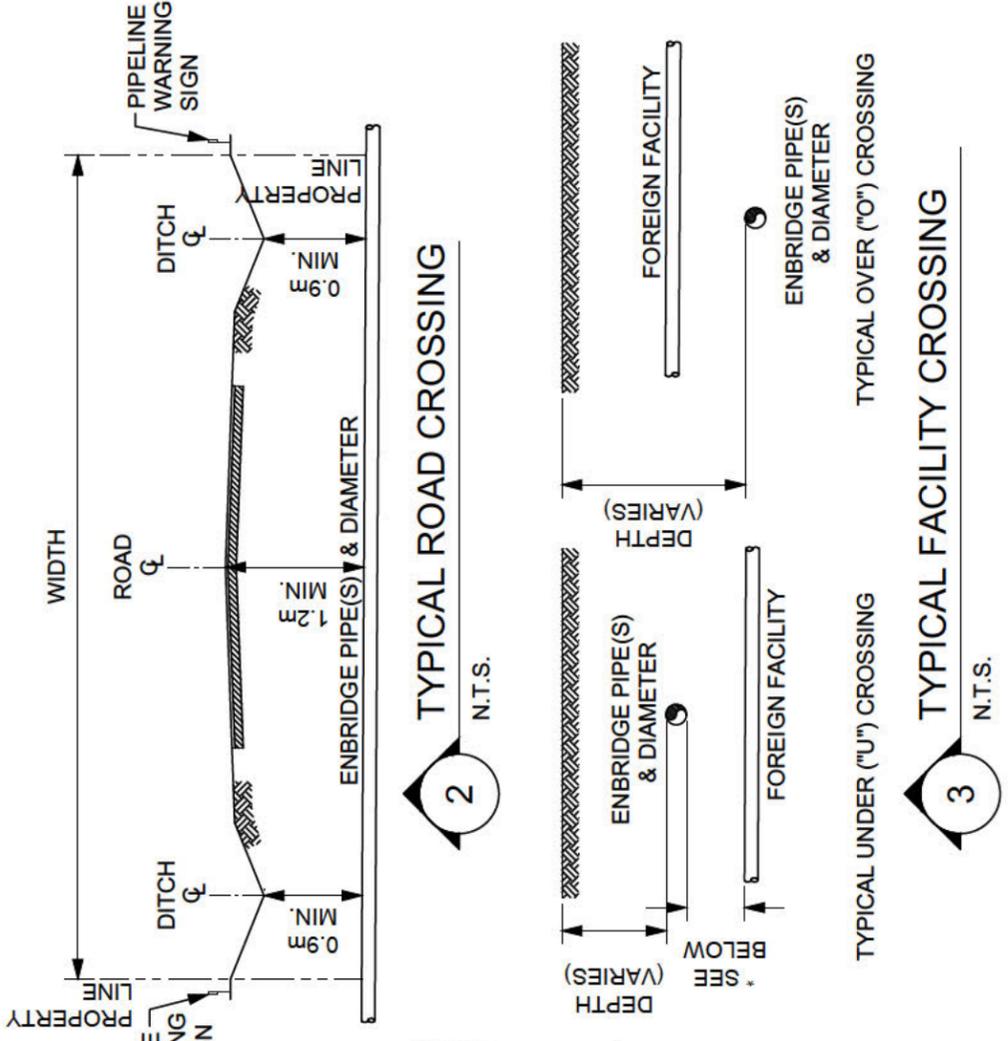
Manufacturer:						
Model:						
Equipment Description:						
Fully Loaded Gross Vehicle Weight:					Weight Unit	
Road legal without overweight permit?		Yes <input type="radio"/>			No <input type="radio"/>	
Axle	Maximum Loaded Weight PER Axle	Number of Tires PER Axle	Tire Width (refer to D below)	Tire Pressure	Distance between Tire Set Centerlines (refer to C below)	Centerline Distance to Previous Axle (refer to A below) (refer to B below)
						
Units	Select Unit		Select Unit	Select Unit	Select Unit	Select Unit
Steering						
2 <sup>nd</sup>						
3 <sup>rd</sup>						
4 <sup>th</sup>						
5 <sup>th</sup>						
6 <sup>th</sup>						
7 <sup>th</sup>						



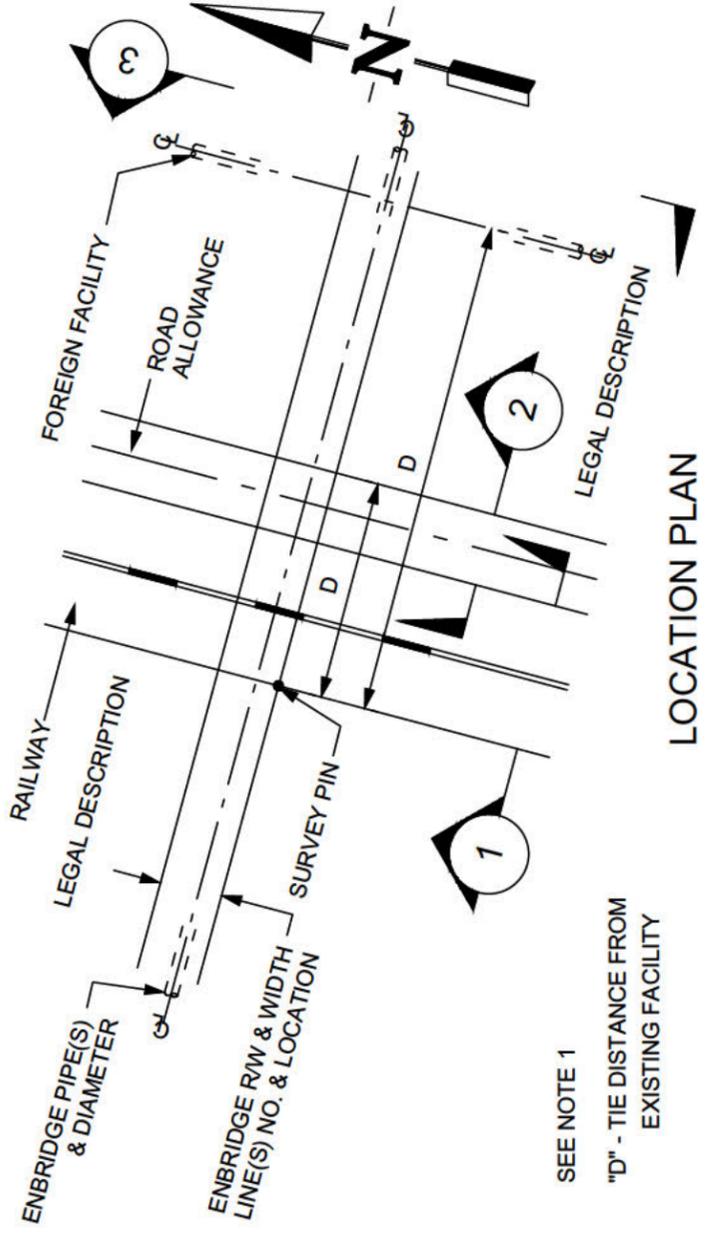
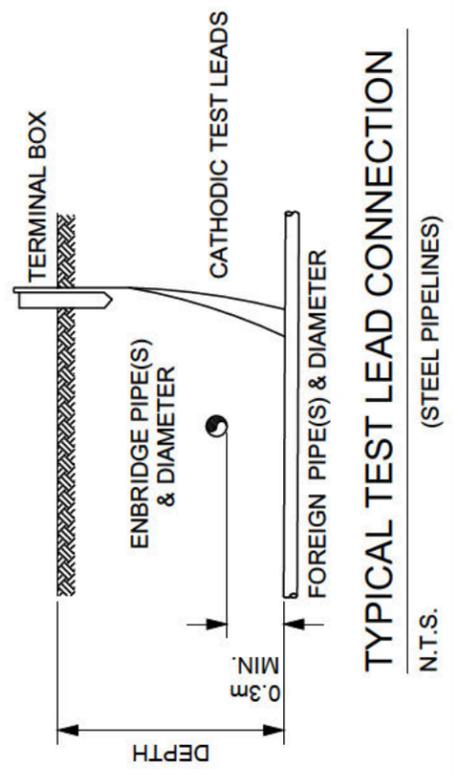
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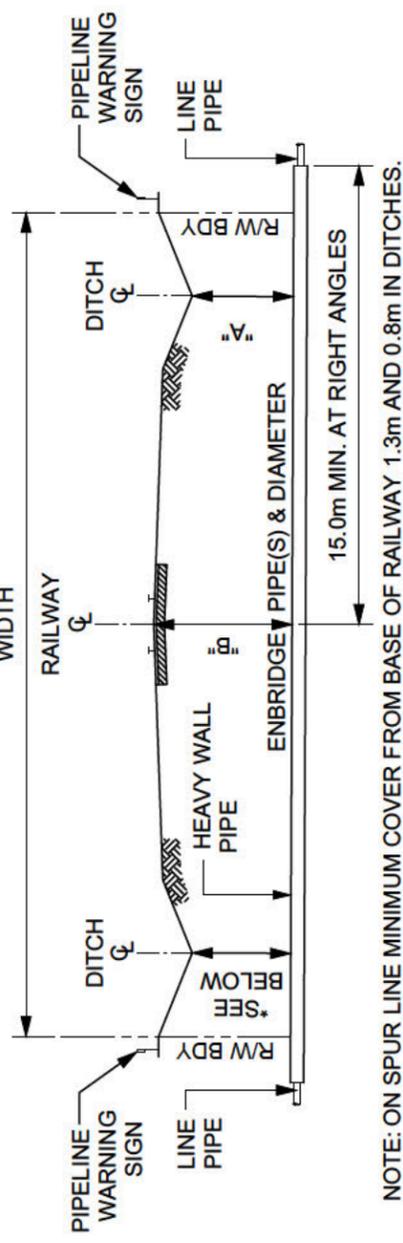
**NOTE:**  
 1. ENBRIDGE PIPELINES OPERATE UNDER HIGH PRESSURE THEREFORE ENBRIDGE REPRESENTATIVE(S) MUST BE PRESENT DURING CONSTRUCTION.  
 2. THIS DRAWING IS FOR REFERENCE ONLY. ACTUAL SITE DETAILS OR REQUIREMENTS MAY VARY.



**\* MINIMUM CLEARANCE:**  
 -0.3m IF OPEN CUT ABOVE ENBRIDGE PIPES  
 -0.6m IF OPEN CUT BELOW ENBRIDGE PIPELINES  
 -1.0m IF HDD UNDER ENBRIDGE PIPELINES  
 -3.0m IF HDD UNDER ENBRIDGE PIPELINES



SEE NOTE 1  
 "D" - TIE DISTANCE FROM EXISTING FACILITY



NOTE: ON SPUR LINE MINIMUM COVER FROM BASE OF RAILWAY 1.3m AND 0.8m IN DITCHES.

**\* MINIMUM CLEARANCE:**

	"A"	"B"
CASED	0.91m	1.68m
UNCASED	1.83m	3.05m

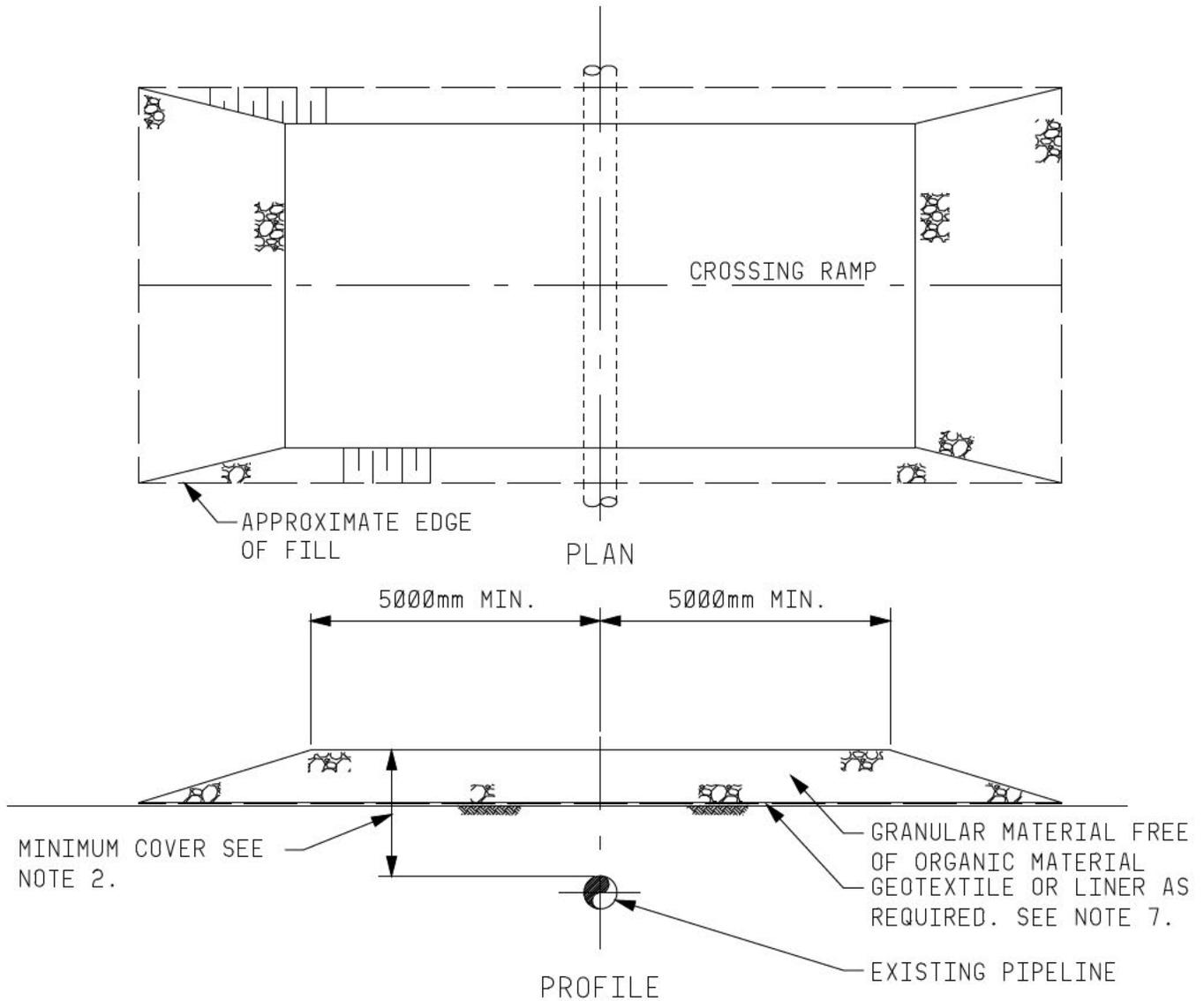
REFERENCE DRAWING				
3	AS BUILT INTERNAL DRAFTING DRAWING 10 AUG 18 NLS ENB			
2	PRELIMINARY CROSSING DETAILS & REVISED AS PER OPERATIONS INFORMATION 09 APR 13 DRD/TD			
1	REVISED AS PER OPERATIONS INFORMATION 05 MAY 10 DRD/TD			
REV. NO.	REVISION DESCRIPTION DATE BY CHK APPR			

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**ENBRIDGE**

TYPICAL CROSSING DETAILS FOR THIRD PARTY APPLICANTS CROSSING ENBRIDGE PIPELINES CANADA

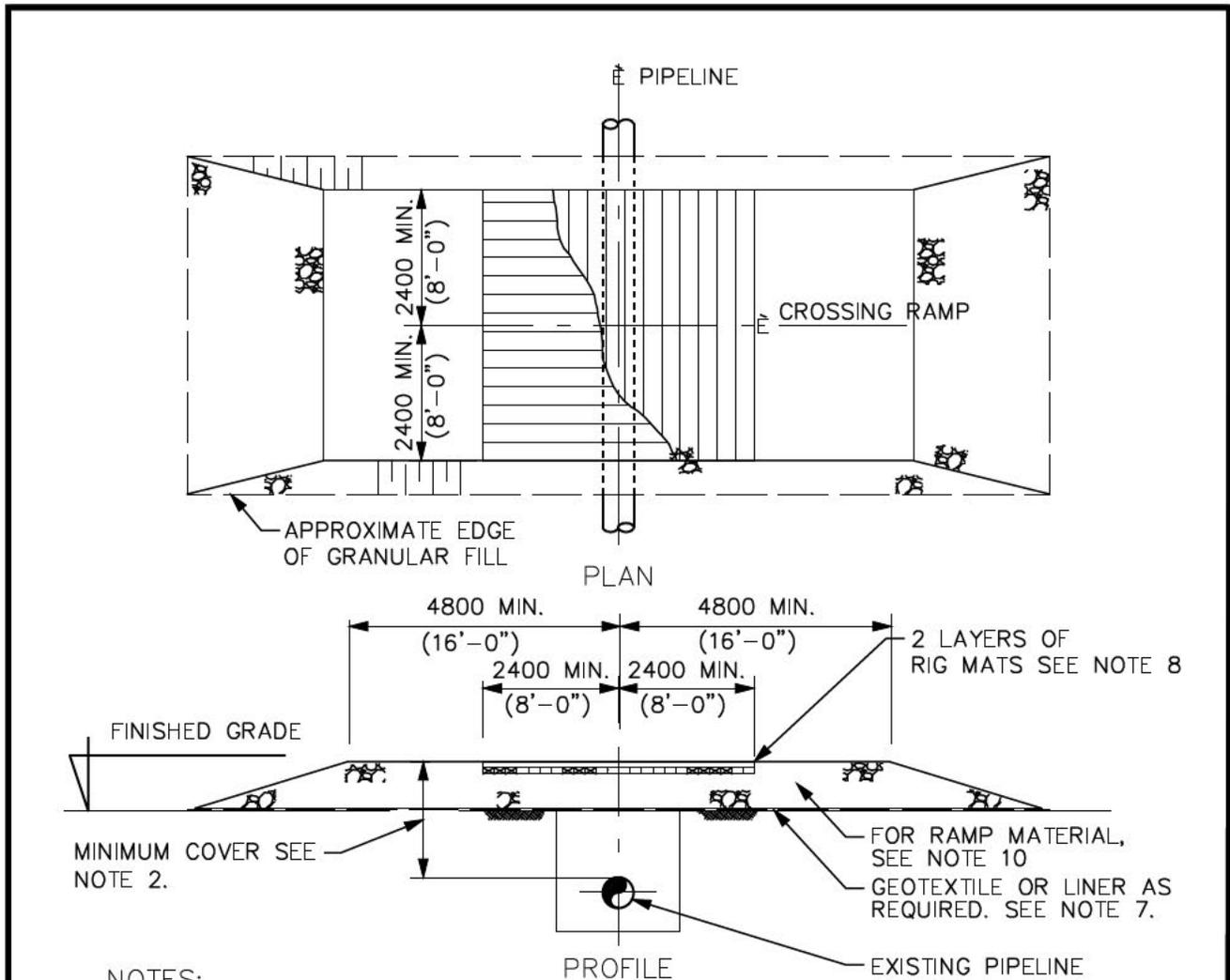
BY: NE	CHK: EH	ENG: HCF/ROST	ENB APPR: GAF/ALLDER
DATE: 30 AUG 08	SCALE: NTS	STATUS: AS BUILT	
DWG NO: B-1.02-5052-0	REV NO: 3		



**NOTES:**

1. ON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL REMOVE COMPLETE RAMP AND RESTORE AREA TO ORIGINAL CONDITION.
2. MINIMUM COVER SHALL BE AS SPECIFIED IN THE CROSSING AGREEMENT.
3. LENGTH OF RAMP TO VARY IN ACCORDANCE WITH CROSSING ANGLE.
4. RAMP WIDTH SHALL BE MINIMIZED AS MUCH AS POSSIBLE, AND SHALL NOT ENCROACH BOUNDARIES SET IN THE CROSSING AGREEMENT.
5. RAMP SIDE SLOPE SHALL NOT BE STEEPER THAN 1V:4H.
6. RAMP SHALL BE COMPACTED, AND HAVE A CROSS FALL TO ENSURE THAT WATER WILL NOT POND ON THE RAMP CAUSING EXCESSIVE RUTTING.
7. A GEOTEXTILE OR LINER BARRIER TO BE INSTALLED AT THE DISCRETION OF THE ENBRIDGE FIELD REPRESENTATIVE.
8. REFER TO DRAWING A-1.8-43105 FOR FRENCH VERSION. REFERE AU DESSIN A-1.8-43105 POUR VERSION FRANCAISE.

A-1.8-43105-0		TYPICAL DESIGN DETAIL		
REFERENCE DRAWINGS				
2	FRENCH TRANSLATION REFERENCE AS PER IOR 583	2019 JAN 11 MM	BLB	ENB
1	AS BUILT INTERNAL DRAFTING ID 304	20 MAR 18 BLB	GB	ENBRIDGE
REV NO.	REVISION DESCRIPTION	DATE BY	CHK	APPR
<small>COPYRIGHT © THIS DRAWING IS THE PROPERTY OF ENBRIDGE AND SHALL NOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT OF ENBRIDGE.</small>				
<b>TYPICAL DESIGN DETAIL</b> <b>TYPICAL TEMPORARY CROSSING RAMP WITH EARTH</b>				
BY: GB	CHK: GG	ENG.:	ENB APPR:	
DATE: 14 FEB 18	SCALE: NTS	STATUS: AS BUILT		
DWG. NO.:	A-1.8-42872-0			REV. NO.:
				2



NOTES:

1. ON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL REMOVE COMPLETE RAMP AND RESTORE AREA TO ORIGINAL CONDITION.
2. MINIMUM COVER SHALL BE AS SPECIFIED IN THE CROSSING AGREEMENT.
3. LENGTH OF RAMP TO VARY IN ACCORDANCE WITH CROSSING ANGLE.
4. RAMP WIDTH SHALL BE MINIMIZED AS MUCH AS POSSIBLE, AND SHALL NOT ENCR OACH BOUNDARIES SET IN THE CROSSING AGREEMENT.
5. RAMP SIDE SLOPE SHALL NOT BE STEEPER THAN 1V:4H.
6. RAMP SHALL BE COMPACTED, AND HAVE A CROSS FALL TO ENSURE THAT WATER WILL NOT POND ON THE RAMP CAUSING EXCESSIVE RUTTING.
7. A GEOTEXTILE OR LINER BARRIER TO BE INSTALLED DURING SPRING, SUMMER AND FALL SEASONS.
8. RIG MATS SHALL BE STAGGERED OR PLACED IN A PERPENDICULAR ORIENTATION FROM THE PREVIOUS LAYER SO THAT THE EDGES DO NOT LINE UP
9. ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE NOTED
10. SNOW OR ICE CAN BE USED AT THE DISCRETION OF THE ENBRIDGE FIELD REPRESENTATIVE.
11. REFER TO DRAWING A-1.8-43106 FOR FRENCH VERSION. REFERE AU DESSIN A-1.8-43106 POUR VERSION FRANCAISE.

A-1.8-43106-0 TYPICAL DESIGN DETAIL				
REFERENCE DRAWINGS				
3	AS BUILT DR. IDR 743	20 JUN 19 MF	AE	ENB
2	FRENCH TRANSLATION REFERENCE AS PER IDR 583	11 JAN 19 MM	BLB	ENB
1	AS BUILT INTERNAL DRAFTING ID 304	30 MAR 18 BLB	GB	ENBRIDGE
REV. NO.	REVISION DESCRIPTION	DATE BY	CHK	APPR.
<small>COPYRIGHT © THIS DRAWING IS THE PROPERTY OF ENBRIDGE AND SHALL NOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT OF ENBRIDGE.</small>				
TYPICAL DESIGN DETAIL TYPICAL TEMPORARY CROSSING RAMP WITH RIG MATS				
BY: GB	CHK: GG	ENG.:	ENB APPR:	
DATE: 14 FEB 18	SCALE: NTS	STATUS: AS BUILT		
DWG. NO.:	A-1.8-42873-0			REV. NO.:
				3

# Middlesex Centre Servicing Master Plan

Municipal Class Environmental Assessment

## Public Information Centre 2

October 19, 2023

Komoka Community Centre, 133 Queen Street, Komoka, ON



# Welcome!

The goals of this Public Information Centre (PIC) #2 are to:



- Present the evaluation criteria and evaluation process
- Present the preferred strategies and next steps
- Answer any questions you may have and provide an opportunity to be involved in the study

## What are we doing?

The Municipality of Middlesex Centre (Municipality) is undertaking an update to the Servicing Master Plan (SMP) that was completed in 2010. Since the 2010 SMP, the Municipality has experienced growth in settlement areas which has prompted servicing extensions and infrastructure upgrades not captured or envisioned in the previous study. As such, this Master Plan update will examine the servicing system needs by reviewing:

- New planning policies
- Population and development growth projections
- Current and future needs and issues that exist within the Municipality

The SMP will identify shortcomings in the water, wastewater, stormwater and solid waste servicing systems, identify alternative solutions, evaluate those alternatives against a set of evaluation criteria, and identify a preferred solution(s) to support planned growth within the Municipality out to the year 2042.

### What is Servicing?

Servicing refers to municipally provided services for:

- Water distribution
- Wastewater collection
- Stormwater management
- Solid Waste Collection

#### Private Servicing:

Some areas are serviced by private wells or septic systems. Although these are forms of servicing, these are privately owned and operated, and the Municipality does not take responsibility for their operation.

# Municipal Class EA Process

A Municipal Class Environmental Assessment (EA) is a process that allows for the planning and implementation of municipal infrastructure (sewers, watermains, roads, etc.) and is legislated by the Ontario Environmental Assessment Act. The process can be used for planning individual projects or to address groups of projects, through a Master Plan.

Master Plans are long range plans which look at existing and future needs. This Master Plan is intended to meet the documentation and consultation requirements for Phase 1 and 2 of the Municipal Class EA process. For most projects, this is sufficient study work to allow projects to proceed to design and construction. For more complex projects with greater impacts, further study is required.

## Phase 1: Problem and Opportunity

- Review background planning and policy documents
- Identify study area needs, problems and opportunities

*The Municipality of Middlesex Centre has water, wastewater, stormwater and solid waste infrastructure which needs to be managed throughout the Municipality. The infrastructure provides full or partial-servicing to several settlement areas and hamlets throughout the Municipality.*

*The growing population within the Municipality, as identified in the Official Plan Update, may require additional servicing to accommodate the proposed growth.*

*The Servicing Master Plan will assess the current state of the Municipality's infrastructure. Where issues may be identified, the Municipality will identify potential solutions that will maintain servicing to homes and businesses as well as provide the ability to service the identified growth areas.*

## Phase 2: Alternative Solutions

- Inventory existing environment
- Identify and evaluate feasible Alternative Solutions
- Select Recommended Alternative Solution and present for comment

# Study Area

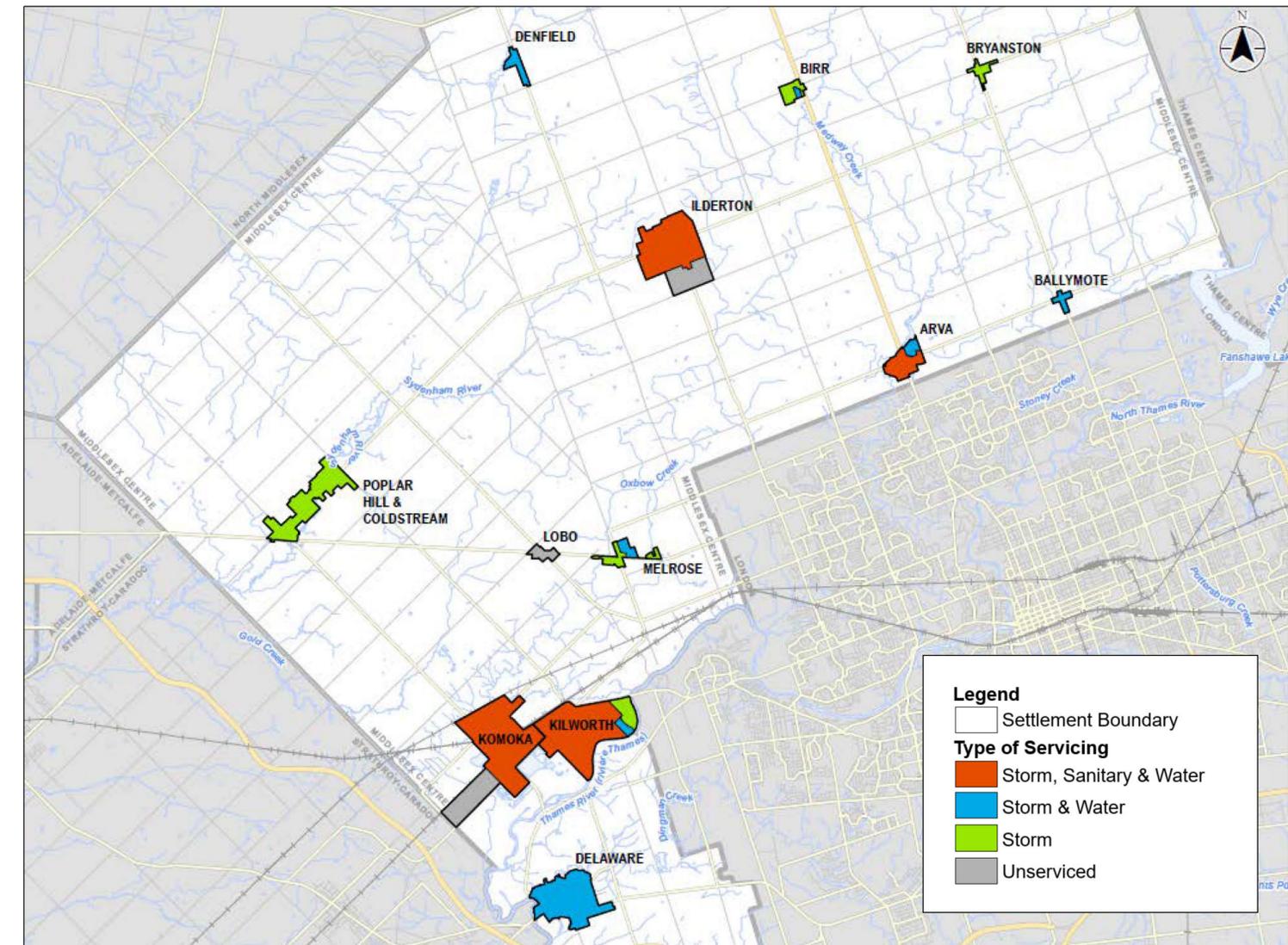
The study area includes the following Settlement Areas and Hamlet Areas within the Municipality.

## Settlement Areas:

- Ilderton
- Komoka-Kilworth
- Arva
- Delaware

## Hamlet Areas:

- Ballymote
- Birr
- Bryanston
- Denfield
- Lobo
- Melrose
- Poplar Hill-Coldstream



## How did we do this study?

The following work was completed as part of this study to identify shortcomings within the existing servicing system:

1. Reviewed the existing servicing and examined the existing capacity of the system.
2. Reviewed servicing priorities and operational constraints with Municipality to identify existing and future needs.
3. Identified growth areas and growth forecasts in order to determine future servicing requirements to the year 2042.
4. Identified a list of constraints where servicing solutions or upgrades are required.
5. Developed a list of alternative solutions and evaluated those solutions through the evaluation criteria.
6. Selected a preferred solution for each of the servicing constraints.

# Evaluation Criteria

Alternative Solutions were assessed using the factors and criteria listed below.

## Natural Environment

- Potential to impact fish and fish habitat
- Potential to impact water resources including surface water (i.e., rivers, creeks, etc.), groundwater recharge areas and wellhead protection areas
- Potential to impact significant natural heritage features
- Potential to impact significant wildlife habitat and species at risk

## Socio-Economic

- Potential to impact existing residences, businesses and community features
- Potential effect on approved/planned land uses
- Potential impacts to known or potential significant archaeological resources, built heritage resources and cultural landscape features
- Potential to accommodate planned significant population and job growth within strategic growth areas

## Technical Considerations

- Potential land requirements, including land acquisition and temporary/permanent easements
- Constructability & feasibility
- Effect on existing utilities and infrastructure (number of potential conflicts)
- Ability to coordinate with existing and planned infrastructure improvements
- System resiliency to climate change and large weather events and system suitability
- Ability to phase implementation

## Financial Considerations

- Lifecycle operations and maintenance cost
- Estimated capital cost
- Ability to phase implementation

# Evaluation Process

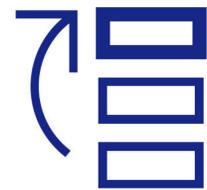


1. Alternatives were developed for each Settlement and Hamlet area. The alternatives address the following servicing system improvements:

- Water
- Wastewater
- Stormwater
- Solid waste



2. The alternatives were evaluated against evaluation criteria identified by the project team.



3. The alternatives were ranked as Least Preferred, Moderately Preferred, or Most Preferred.

4. The Most Preferred alternatives are the Recommended Solutions for servicing systems improvements in each settlement and hamlet area.

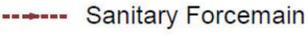
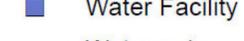
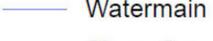
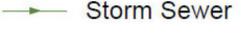


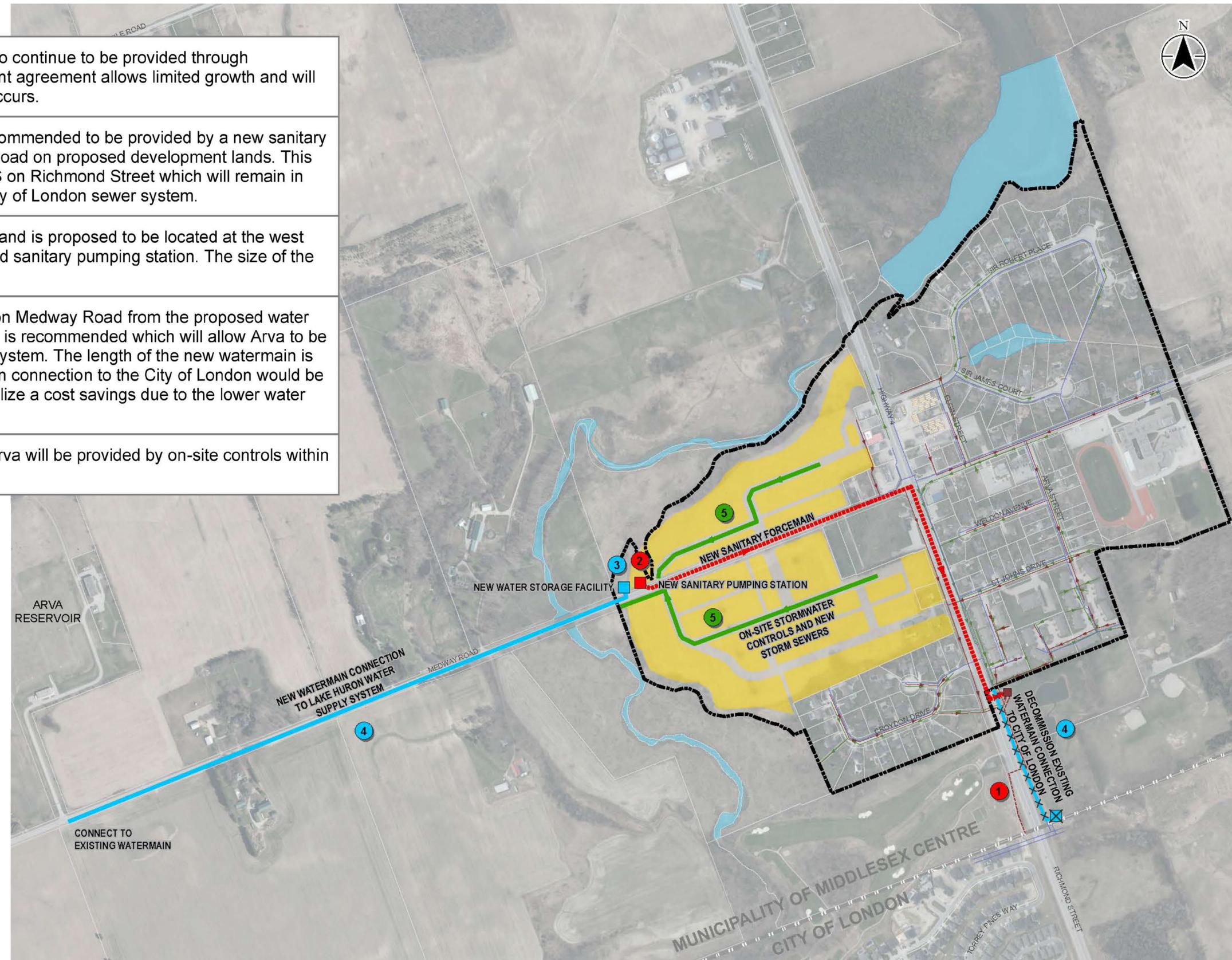
5. The Recommended Solutions for each Settlement and Hamlet area are presented on the following slides.

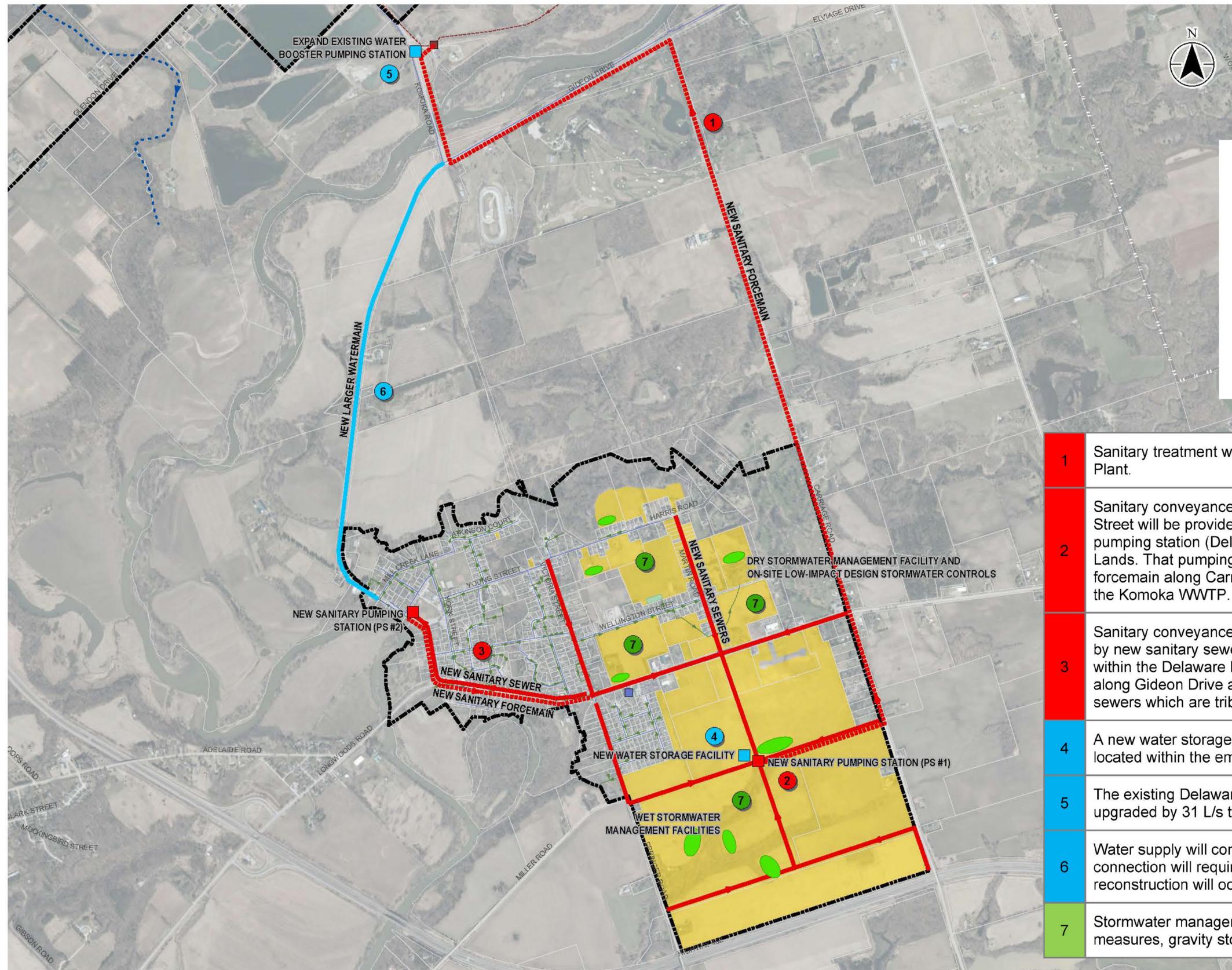
**Detailed evaluation tables will be provided in the final Servicing Master Plan report.**

- 1 Sanitary sewage treatment is recommended to continue to be provided through agreement with the City of London. The current agreement allows limited growth and will need to be renegotiated in future as growth occurs.
- 2 Sanitary conveyance for growth in Arva is recommended to be provided by a new sanitary pumping station at the west end of Medway Road on proposed development lands. This new PS will discharge flows to the existing PS on Richmond Street which will remain in service and, in turn, discharge flows to the City of London sewer system.
- 3 A new water storage facility is recommended and is proposed to be located at the west end of Medway Road adjacent to the proposed sanitary pumping station. The size of the facility is estimated at 900 m<sup>3</sup>.
- 4 The construction of a new feeder watermain on Medway Road from the proposed water storage facility to PS #4 at the Arva Reservoir is recommended which will allow Arva to be supplied from the Lake Huron Water Supply system. The length of the new watermain is approximately 1.25 km. The current watermain connection to the City of London would be decommissioned and the Municipality can realize a cost savings due to the lower water cost from the Lake Huron System.
- 5 Stormwater management for new growth in Arva will be provided by on-site controls within the development lands.

Legend

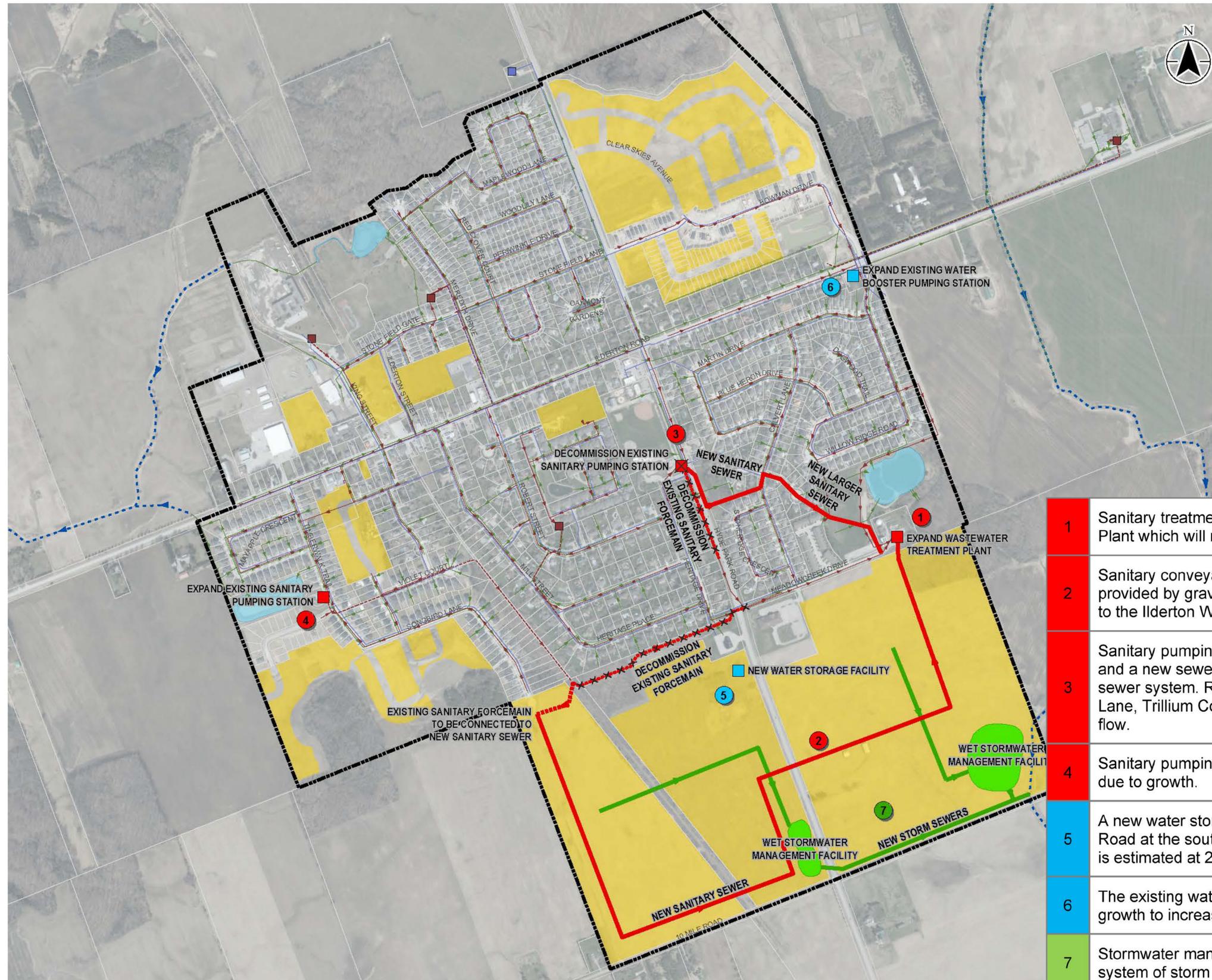
- |   |                     |   |                    |
|---|---------------------|---|--------------------|
|  | Settlement Boundary |  | Sanitary Facility  |
|  | Parcel              |  | Sanitary Sewer     |
|  | Future Growth Area  |  | Sanitary Forcemain |
| <b>Proposed Project</b>   |                     |  | Water Facility     |
|  | Sanitary            |  | Watermain          |
|  | Water               |  | Storm Sewer        |
|  | Storm               |   |                    |





Legend	
	Settlement Boundary
	Parcel
	Future Growth Area
Proposed Project	
	Sanitary
	Water
	Storm
Existing Servicing	
	Sanitary Facility
	Sanitary Sewer
	Sanitary Forcemain
	Water Facility
	Watermain
	Storm Sewer

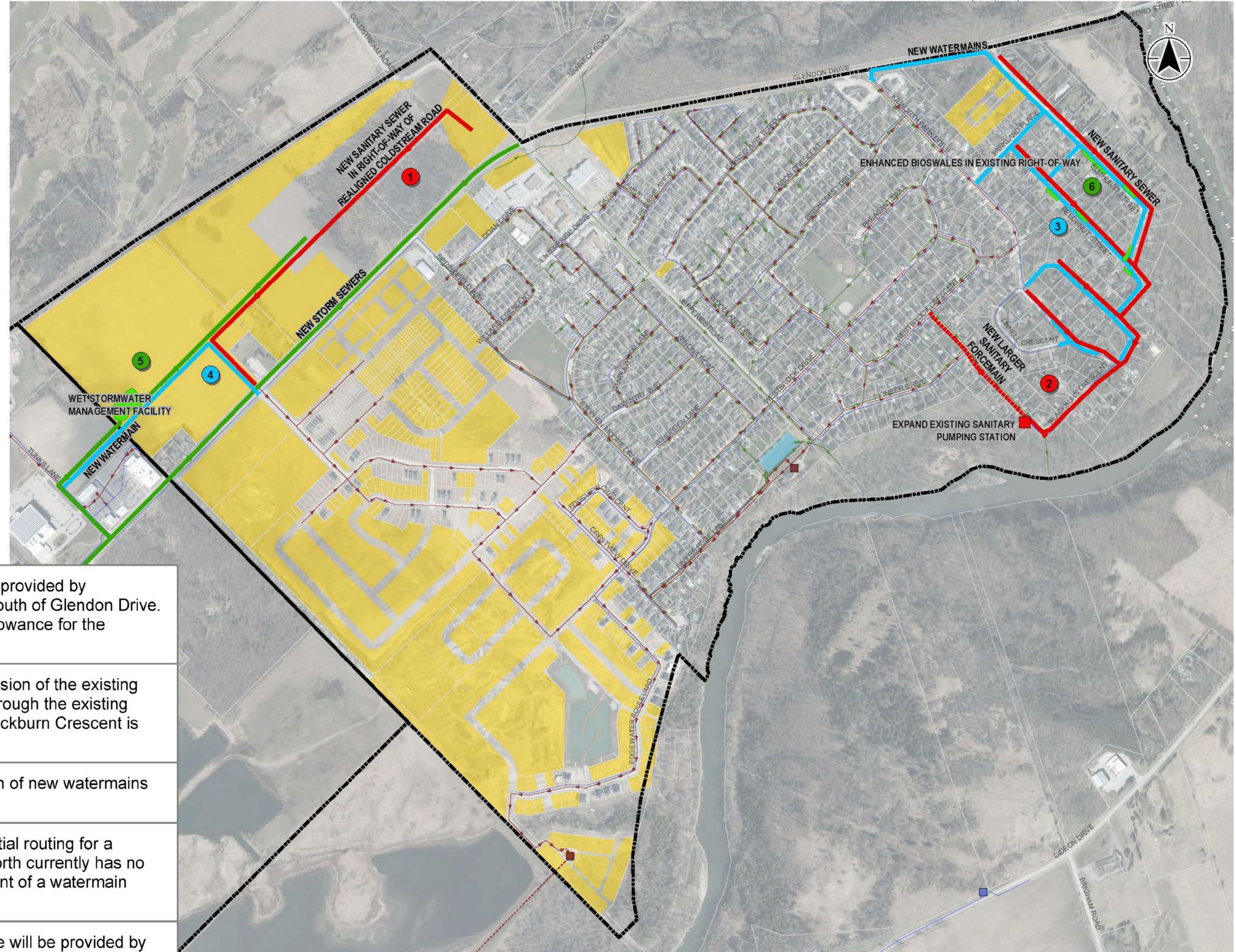
- |   |  |
|---|--|
| 1 | Sanitary treatment will be provided by a connection to the Komoka Wastewater Treatment Plant.  |
| 2 | Sanitary conveyance for new growth in Delaware and lands generally east of Victoria Street will be provided by the construction of new sanitary sewers and a new sanitary pumping station (Delaware sanitary PS #1) which will be located within the Employment Lands. That pumping station will be designed to receive flows and discharge by a forcemain along Carriage Road, Gideon Drive and Komoka Road in order to discharge to the Komoka WWTP. |
| 3 | Sanitary conveyance for existing neighbourhoods west of Victoria Street can be provided by new sanitary sewers and a new sanitary pumping station (Delaware sanitary PS #2) within the Delaware Municipal Park. That pumping station will convey flows by forcemain along Gideon Drive and Longwoods Road and discharge into the proposed sanitary sewers which are tributary to proposed Delaware sanitary PS #1.                                     |
| 4 | A new water storage facility of an approximate size of 1700 m <sup>3</sup> is recommended to be located within the employment lands adjacent to proposed Delaware sanitary PS #1.  |
| 5 | The existing Delaware water booster station on Komoka Road is recommended to be upgraded by 31 L/s to accommodate growth.  |
| 6 | Water supply will continue to be provided by connection to Komoka, however, this connection will require reconstruction with a larger watermain. This watermain reconstruction will occur on Gideon Drive (from Komoka Road to Millcreek Lane).  |
| 7 | Stormwater management for the growth lands will be provided by infiltration (LID) measures, gravity storm sewers with end of pipe stormwater management ponds.   |



Legend

- |   |                     |  |                    |
|---|---------------------|--|--------------------|
|    | Settlement Boundary |   | Sanitary Facility  |
|    | Parcel              |   | Sanitary Sewer     |
|    | Future Growth Area  |   | Sanitary Forcemain |
| <b>Proposed Project</b>   |                     |   | Water Facility     |
|    | Sanitary            |   | Watermain          |
|   | Water               |  | Storm Sewer        |
|  | Storm               |  |                    |

1	Sanitary treatment will continue to be provided by the Ilderton Wastewater Treatment Plant which will require an expansion of 500 m <sup>3</sup> /day to accommodate future growth.
2	Sanitary conveyance for new growth in the south end of Ilderton is recommended to be provided by gravity sewers through future development lands which will discharge directly to the Ilderton WWTP
3	Sanitary pumping station no. 3 (Hyde Park Road) is recommended to be decommissioned and a new sewer constructed through an easement to connect to the existing sanitary sewer system. Reconstruction of the existing sanitary sewers will be required on Calvert Lane, Trillium Court and Meadowcreek Park in order to accommodate the increase in flow.
4	Sanitary pumping station no. 1 (Timberwalk Trail) is recommended for expansion in future due to growth.
5	A new water storage facility is recommended and is proposed to be located on Hyde Park Road at the south end of Ilderton on proposed development lands. The size of the facility is estimated at 2000 m <sup>3</sup> .
6	The existing water booster station on Ilderton Road will require a future upgrade due to growth to increase pumping capacity by 20 L/s.
7	Stormwater management for new growth in the south end of Ilderton will be provided by a system of storm sewers and two stormwater management ponds.



Legend

-  Settlement Boundary
-  Parcel
-  Future Growth Area
- Proposed Project**
-  Sanitary
-  Water
-  Storm

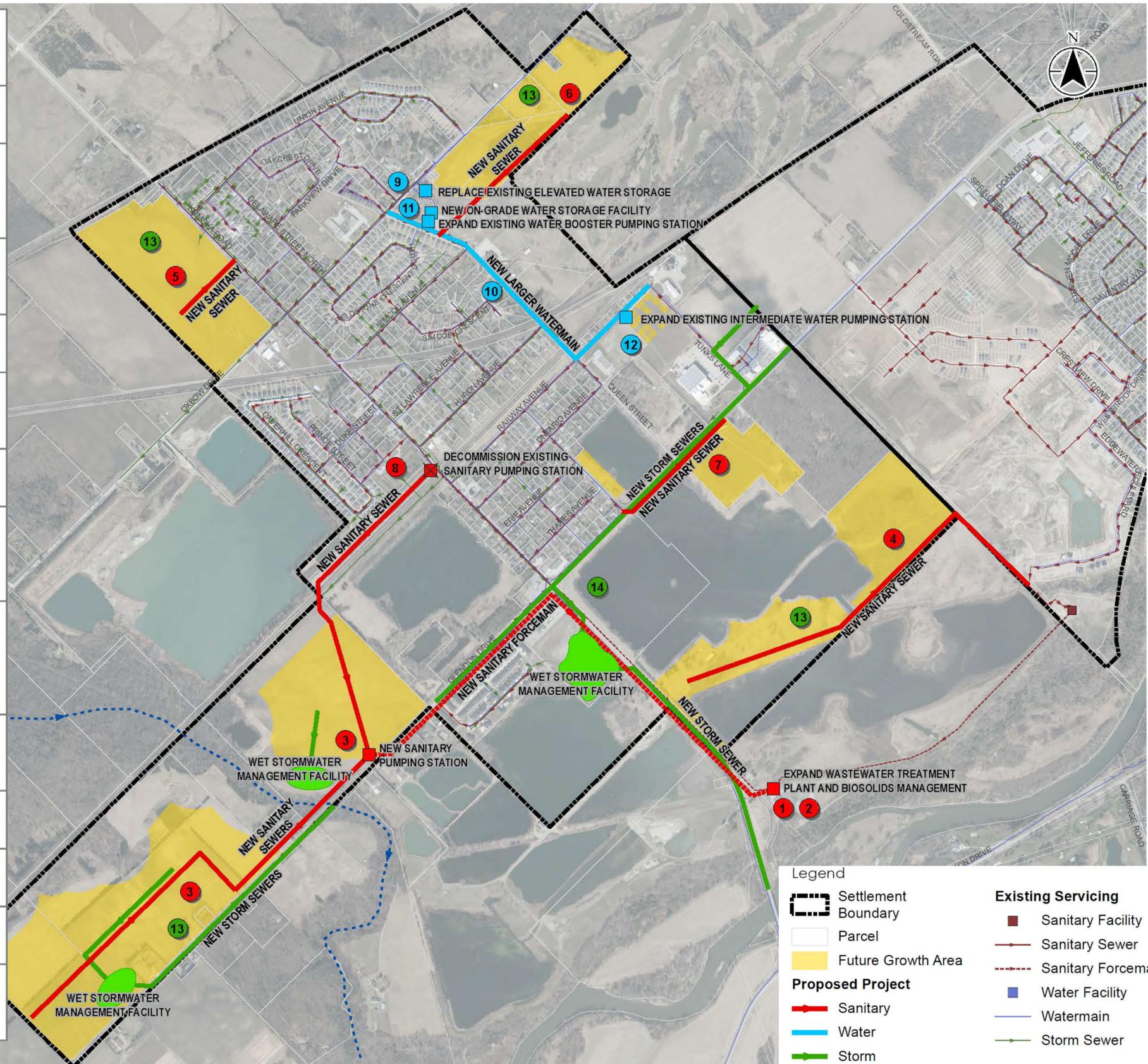
Existing Servicing

-  Sanitary Facility
-  Sanitary Sewer
-  Sanitary Forcemain
-  Water Facility
-  Watermain
-  Storm Sewer

1	Sanitary conveyance for new growth north of Glendon Drive will be provided by connection to planned future sewers within the new development south of Glendon Drive. The alignment of this sewer should coincide with the future road allowance for the realignment of Coldstream Road.
2	Sanitary conveyance for Old Kilworth can be provided by the expansion of the existing sanitary pumping station and the construction of sanitary sewers through the existing neighbourhood. Construction of a new sanitary forcemain along Blackburn Crescent is also required for this expansion.
3	Water servicing for Old Kilworth can be provided by the construction of new watermains through the existing neighbourhood.
4	Development north of Glendon Drive can be considered as a potential routing for a second watermain which will provide redundancy for Kilworth. Kilworth currently has no storage so providing redundancy protects the community in the event of a watermain break.
5	Stormwater management for the new growth north of Glendon Drive will be provided by gravity storm sewers with end of pipe stormwater management ponds.
6	Stormwater management for Old Kilworth can be provided by the construction of enhanced bioswales within existing road allowances.

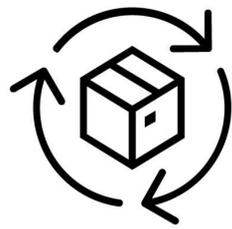
# Komoka

1	Sanitary treatment will continue to be provided by the Komoka Wastewater Treatment Plant which require expansion by 2,350 m <sup>3</sup> /day to accommodate future growth. This expansion includes accommodating future growth in Kilworth and Delaware.
2	Biosolids management at the Komoka Wastewater Treatment Plant will require expansion due to the increase in flows.
3	Sanitary conveyance for new growth in the west end of Glendon Drive will be provided by gravity sewers and a new sanitary pumping station on development lands north of Glendon Drive. The pumping station will discharge flows by forcemain along Glendon Drive and Komoka Road to the Komoka WWTP.
4	Sanitary conveyance for new growth southeast of Komoka Road (north of Komoka Provincial Park) can be serviced by connecting to the existing sanitary sewers to the east on Edgewater Boulevard.
5	Sanitary conveyance for new growth west of Komoka Road and north of Oxbow Drive will be provided by connection to the existing sewers on Komoka Road.
6	Sanitary conveyance for new growth south of Oxbow Drive and east of Queen Street will be provided by connection to the existing sewers on Queen Street through an easement within Komoka Park.
7	Sanitary conveyance for new growth along south side of Glendon Drive will be provided by connection to the existing sewers on Glendon Drive at Springer Street.
8	The sanitary pumping station in Komoka is recommended to be decommissioned in future with the recommended extension of sewers through municipal lands to the west and a sewer connection through growth lands on Glendon Drive. Flows will discharge to the proposed pumping station on Glendon Drive.
9	Decommissioning of the existing elevated water tower on Oxbow Drive is recommended due to pressure issues. It is recommended that a combination of new elevated storage at the site of the existing tower and on-grade storage in Komoka Park be provided. The estimated storage required for new growth and to replace the existing elevated tower is 5,800 m <sup>3</sup> .
10	Watermain reconstruction will be required on Queen Street (from Oxbow Drive to Railway Avenue) and Railway Avenue (from Queen Street to Tunks Lane) to provide better water supply and pressures to Kilworth.
11	The existing water booster station in Komoka Park will require a future upgrade due to growth to increase pumping capacity by 61 L/s.
12	Intermediate pump station on Railway Avenue is recommended to be upgraded to provide additional pumping for future growth.
13	Stormwater management for development lands will be provided by gravity storm sewers with end of pipe stormwater management ponds.
14	Stormwater management for existing development and proposed growth in the central area of Komoka (lands around Komoka Road and Glendon Drive) will be provided by a planned stormwater management pond to be located on the west side of Komoka Road.



# Solid Waste Servicing

Middlesex Centre currently provides solid waste collection and disposal to its residents by contracting this work to the Bluewater Recycling Association. This is an Association of 21 member municipalities of which Middlesex Centre is one member.



Significant regulatory changes in solid waste management have been legislated and are pending, including:

- Climate change requirements to reduce the impact of solid waste on the environment;
- Extended Producer Responsibility (EPR) to ensure that companies putting products on the market are considering the full life-cycle of products and packaging. By making them responsible, they produce less waste and recycle more;
- Excess Soil Management Regulations to reduce usable soils from ending up in landfills



Opportunities to increase diversion rates from landfills still exist:

- An estimated 68% of the average waste bag contains organic matter that can be composted or digested
- Recycling has leveled off, but can be increased with EPR legislation.



Recommendations of the plan include:

- Continue to contract with BRA for waste and recycling.
- Review opportunities to introduce an organic matter collection system with diversion to composting or anaerobic digestion.

# Thank you for participating!



Following this PIC, the project team will complete the next steps identified below:

- Review and respond to comments received, and continue to consult Indigenous communities, agencies and the public
- Confirm Recommended Solution and Implementation Strategy
- Prepare Servicing Master Plan reporting for 30-day review period

The results of this study will be documented in a Servicing Master Plan. The Master Plan will be made available on the Municipality of Middlesex Centre's website for a 30-day public review period, tentatively scheduled for early 2024.

---

Thank you for participating this PIC #2 for the Municipality of Middlesex Centre Servicing Master Plan. Please provide comments by contacting a member of the project team below:

**Rob Cascaden, P.Eng.**

Director of Public Works and Engineering  
Municipality of Middlesex Centre  
10227 Ilderton Road,  
Ilderton, ON N0M 2A0  
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Email: [cascaden@middlesexcentre.ca](mailto:cascaden@middlesexcentre.ca)



**Jeff Paul, P.Eng.**

Consultant Project Manager  
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London, ON N6A 5J7  
Phone: (519) 675-6604  
Email: [Jeff.Paul@stantec.com](mailto:Jeff.Paul@stantec.com)

Project website: [middlesexcentre.ca/smp](http://middlesexcentre.ca/smp)

*All information is collected in accordance with the Freedom of Information Privacy Act*

**From:** [Paul, Jeff](#)  
**To:** [Robert Cascaden](#)  
**Cc:** [Micks, Sarah](#)  
**Subject:** Discussion with [REDACTED]  
**Date:** Monday, November 20, 2023 12:37:46 PM

---

Rob,

Sending this along to you to make a record through our public meeting consultation of the conversation I had today [REDACTED] within the employment lands district in Delaware. We had a lengthy discussion but the main points are below.

We discussed the potential location of the sanitary pumping station which I advised could be on her lands or lands to the north and that the Master Plan set out a potential location. Next steps would likely be that the municipality would look to land owners who are interested in developing to locate the PS. To give her a sense of impact and scale of a PS, I directed her to drive by the Komoka PS.

We discussed the Official Plan designation and potential of how the land would develop. I let her know that the land is designated employment lands and that a good example is the employment lands in Thorndale. She was disappointed that the lands were not going to be residential. I let her know that, while I understood her disappointment, the lands are only part of the settlement area because of the employment lands designation so were unlikely to have been residential.

We discussed the method by which the employment lands would proceed and I said she might want to reach out to Michael as he might be able to give insight on how he sees it proceeding. I also directed her to speak to the Planning dept to help explain the Official plan and zoning.

I understand she has reached out to you as well. Let me know if you have any questions.

Thanks,

**Jeff Paul** P.Eng.  
Managing Senior Principal, Water

Direct: 519 675-6604  
Mobile: 519 319-5806  
Fax: 519 645-6575  
[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)

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600-171 Queens Avenue  
London ON N6A 5J7



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---

[REDACTED]  
**Sent:** Monday, November 20, 2023 11:07 AM  
**To:** Paul, Jeff <[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)>  
**Subject:** Voice Mail (25 seconds)

Hi, [REDACTED] calling regarding the servicing master plan that you did for  
Mid [REDACTED] arm is on that property and I wanted to, I had a few questions if

you could give me a call [REDACTED]

You received a voice mail from J

---

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

**Caution:** This email originated from outside of Stantec. Please take extra precaution.

**Attention:** Ce courriel provient de l'extérieur de Stantec. Veuillez prendre des précautions supplémentaires.

**Atención:** Este correo electrónico proviene de fuera de Stantec. Por favor, tome precauciones adicionales.

# Agency Consultation

**From:** [Paul, Jeff](#)  
**To:** [Laurence Murray](#)  
**Cc:** [Micks, Sarah](#); [Robert Cascaden](#); [REDACTED]  
**Subject:** RE: Notice of Public Information Centre #2 - Middlesex Centre Servicing Master Plan  
**Date:** Thursday, November 16, 2023 1:39:20 PM

---

Thanks for your comments and your interest in the study, Laurence. I will ensure these comments are recorded in the public consultation.

**Jeff Paul** P.Eng.

Managing Senior Principal, Water

Direct: 519 675-6604

Mobile: 519 319-5806

Fax: 519 645-6575

[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)

Stantec

600-171 Queens Avenue

London ON N6A 5J7



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**From:** Laurence Murray <[lmurray@deveng.net](mailto:lmurray@deveng.net)>  
**Sent:** Thursday, November 16, 2023 1:31 PM  
**To:** Paul, Jeff <[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)>  
**Cc:** Micks, Sarah <[Sarah.Micks@stantec.com](mailto:Sarah.Micks@stantec.com)>; Robert Cascaden <[cascaden@middlesexcentre.ca](mailto:cascaden@middlesexcentre.ca)>; [REDACTED]  
**Subject:** RE: Notice of Public Information Centre #2 - Middlesex Centre Servicing Master Plan

Hi Jeff,

On behalf of [REDACTED], we submit the following comments response form and PIC#2 slide (Ilderton) markup for feedback as part of the current Master Servicing Plan public consultation process.

Regards,

**Laurence Murray, P.Eng, DCE** | Associate, Senior Project Engineer

Ext. 121 [lmurray@deveng.net](mailto:lmurray@deveng.net) [www.deveng.net](http://www.deveng.net)

Cell: 519-639-5480

---

### Development Engineering (London) Limited

**London** 41 Adelaide St. N. Unit 71 ON N6B 3P4 t: 519-672-8310

**Paris** 31 Mechanic St. Unit 301 ON N3L 1K1 t: 519-442-1441

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**From:** [Laurence Murray](#)  
**To:** [Paul, Jeff](#)  
**Cc:** [Micks, Sarah](#); [Robert Cascaden](#); [REDACTED]  
**Subject:** RE: Notice of Public Information Centre #2 - Middlesex Centre Servicing Master Plan  
**Date:** Thursday, November 16, 2023 1:33:05 PM  
**Attachments:** [Servicing Master Plan PIC 2023-10-19 Markup DevEng.pdf](#)  
[Comment Form DevEng 231116.pdf](#)

---

Hi Jeff,

On behalf of [REDACTED], we submit the following comments response form and PIC#2 slide (Ilderton) markup for feedback as part of the current Master Servicing Plan public consultation process.

Regards,

**Laurence Murray, P.Eng, DCE** | Associate, Senior Project Engineer

Ext. 121 [lmurray@deveng.net](mailto:lmurray@deveng.net) [www.deveng.net](http://www.deveng.net)  
Cell: 519-639-5480

---

#### Development Engineering (London) Limited

<b>London</b>	41 Adelaide St. N.	Unit 71	ON	N6B 3P4	t: 519-672-8310
<b>Paris</b>	31 Mechanic St.	Unit 301	ON	N3L 1K1	t: 519-442-1441

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---

**From:** Micks, Sarah <Sarah.Micks@stantec.com>  
**Sent:** Thursday, October 5, 2023 3:47 PM  
**Cc:** Robert Cascaden <cascaden@middlesexcentre.ca>; Paul, Jeff <jeff.paul@stantec.com>  
**Subject:** Notice of Public Information Centre #2 - Middlesex Centre Servicing Master Plan

Hello,

The Municipality of Middlesex Centre is holding Public Information Centre (PIC) #2 to provide a study update and present the recommendations of the Servicing Master Plan. The [Servicing Master Plan](#) will address water, wastewater, stormwater and waste management systems within the Municipality. Notice of PIC #2 is attached.

The PIC is being held in-person at the **Komoka Community Centre** (133 Queen Street East, Komoka, ON, N0L 1R0) on **Thursday, October 19, 2023, from 4:00pm to 7:00pm**. This is a drop-in style event; registration is not required.

Members of the public who are unable to attend the PIC are encouraged to review the materials online on the project website ([Servicing Master Plan | Middlesex Centre](#)). The materials will be made available on October 19, 2023.

Please contact a member of the project team identified on the attached Notice if you have any questions, comments or concerns.

Thank you,

**Sarah Micks**

Environmental Planner

[sarah.micks@stantec.com](mailto:sarah.micks@stantec.com)

Direct: 519-432-4292

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**COMMENT FORM**  
**Middlesex Centre Servicing Master Plan**  
**Municipal Class Environmental Assessment Study**

Public Information Centre 2, Municipality of Middlesex Centre, Komoka Community Centre

---

On behalf of [REDACTED] a local stakeholder with lands flanking the current settlement boundary in NW Ilderton, we provide these comments for formal consideration in the current and any future Master Servicing Plan Updates. See technical servicing comments on the following page and the attached markup of PIC#2 Ilderton slide for reference. Our Client wishes to continue to engage with the Municipal Township staff to facilitate dialogue towards bringing the subject lands into the settlement boundary. Although a separate planning issue, the Municipality is respectfully urged to review current land needs assessment for residential/population growth demands, with the settlement boundary set accordingly, which are understood to have been determined prior to the COVID-19 pandemic and subsequent (ongoing) Provincial housing crisis in Ontario. Specifically, the subject master plan update serviceability requirements/considerations should have regard for current 2023 population projections so as not to risk being outdated as soon as they are released.

---

---

- Response Requested**  
 **Response Not Required**

Please leave your completed comment sheet in the drop box provided or submit (by **November 16, 2023**) to either of the project team contacts below:

Rob Cascaden, P.Eng.  
Director of Public Works and Engineering  
Municipality of Middlesex Centre  
(519) 666-0190 ext. 5245  
cascaden@middlesexcentre.ca

Jeff Paul, P.Eng.  
Consultant Project Manager  
Stantec Consulting Ltd.  
(519) 675-6604  
jeff.paul@stantec.com

**Name and Address (optional) PLEASE PRINT**

---

Name: Laurence Murray, P.Eng., Development Engineering(London) Ltd.

---

Email Address: lmurray@deveng.net

---

Mailing Address: Unit 71, 41 Adelaide St. N, London, N4B 3P4

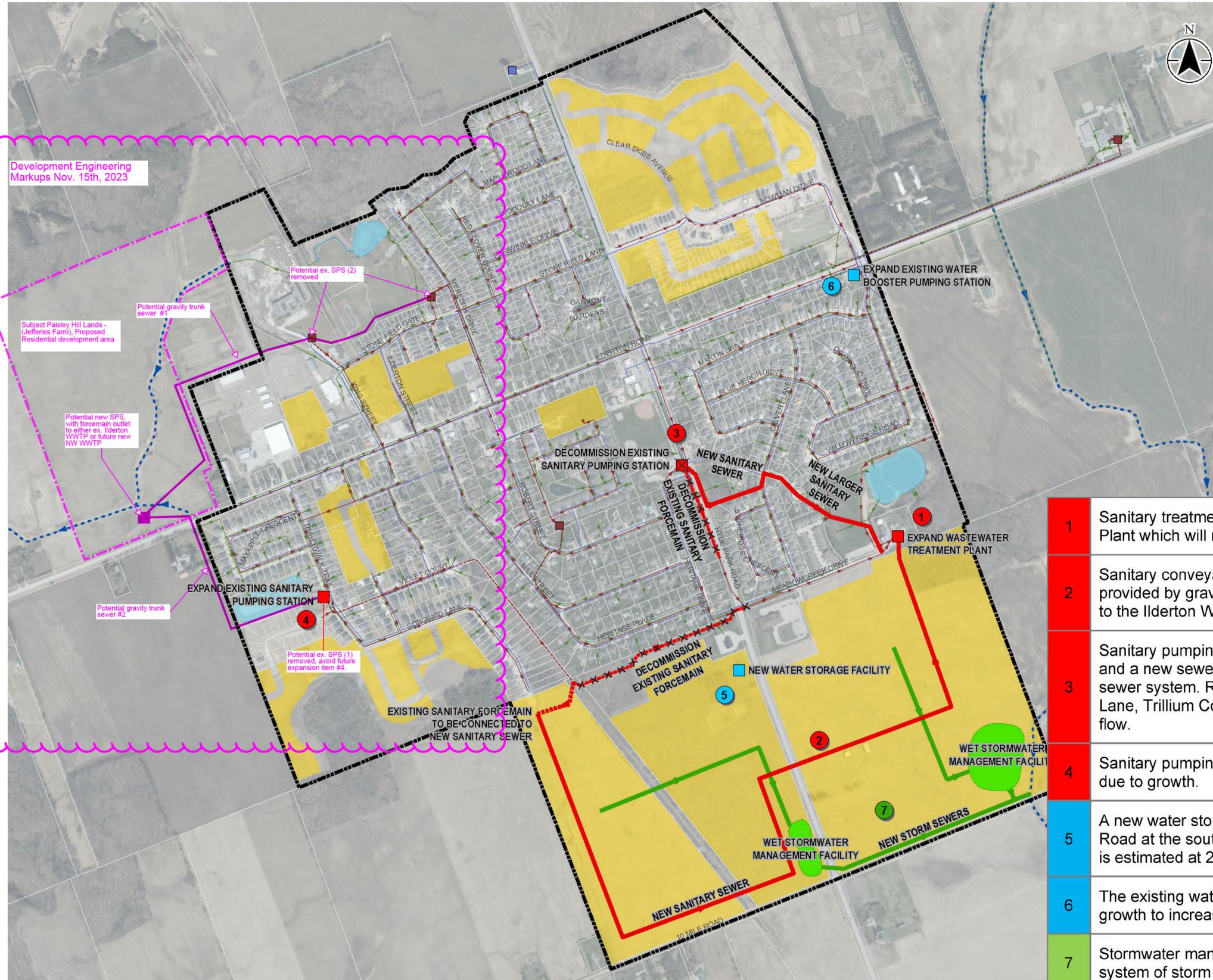
(include postal code)

---

Tel: 519-639-5480

---





Development Engineering  
Markups Nov. 15th, 2023

Legend

-  Settlement Boundary
-  Parcel
-  Future Growth Area
- Proposed Project**
-  Sanitary
-  Water
-  Storm
- Existing Servicing**
-  Sanitary Facility
-  Sanitary Sewer
-  Sanitary Forcemain
-  Water Facility
-  Watermain
-  Storm Sewer

1	Sanitary treatment will continue to be provided by the Ilderton Wastewater Treatment Plant which will require an expansion of 500 m <sup>3</sup> /day to accommodate future growth.
2	Sanitary conveyance for new growth in the south end of Ilderton is recommended to be provided by gravity sewers through future development lands which will discharge directly to the Ilderton WWTP
3	Sanitary pumping station no. 3 (Hyde Park Road) is recommended to be decommissioned and a new sewer constructed through an easement to connect to the existing sanitary sewer system. Reconstruction of the existing sanitary sewers will be required on Calvert Lane, Trillium Court and Meadowcreek Park in order to accommodate the increase in flow.
4	Sanitary pumping station no. 1 (Timberwalk Trail) is recommended for expansion in future due to growth.
5	A new water storage facility is recommended and is proposed to be located on Hyde Park Road at the south end of Ilderton on proposed development lands. The size of the facility is estimated at 2000 m <sup>3</sup> .
6	The existing water booster station on Ilderton Road will require a future upgrade due to growth to increase pumping capacity by 20 L/s.
7	Stormwater management for new growth in the south end of Ilderton will be provided by a system of storm sewers and two stormwater management ponds.

**From:** [Heather Kepran](#)  
**To:** [Paul\\_Jeff](#)  
**Cc:** [Micks, Sarah](#); [Andrew Giesen](#); [Robert Cascaden](#)  
**Subject:** RE: MXC Servicing Master Plan - Public Consultation  
**Date:** Wednesday, May 22, 2024 1:10:06 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

---

Hi Jeff,

Heather

---

Main web page with documents, etc. is at <https://www.middlesexcentre.ca/smp>

### **Council Presentations**

Council Presentation - May 8, 2024

Council endorsed the background reports to SMP at their meeting on May 8, 2024.

See documents attached below. Note the meeting will be shared on the municipality's YouTube channel.

Council Presentation - December 13, 2023

Council received a presentation on the Servicing Master Plan findings at their meeting on December 13, 2023.

The presentation slides are included as part of the council meeting agenda or can be found attached at the bottom of this page. The presentation by the consultant is also part of the recording of the council meeting, which will be available on the municipality's YouTube channel.

### **Public Engagement**

Public Information Centre #1 - January 11, 2023 (online/virtual)

The presentation from this meeting can be found as an attachment at the bottom of this page.

(Notice was combined with Notice of Study Commencement and published on website Dec 12, 2022 -

<https://www.middlesexcentre.ca/articles/notice-transportation-master-plan-servicing-master-plan-study-commencement-public>; in Middlesex Banner newspaper (pd article) Dec 28, 2022 – see below)

Public Information Centre #2 - October 19, 2023 (in-person)

The second PIC was held Thursday, October 19, 2023, from 4pm to 7pm at the Komoka Community Centre. The presentation boards from this meeting can be found as an attachment at the bottom of this page. Comments on the material presented at PIC #2 were accepted until November 16, 2023.

(Notice published on website Sept 15, 2023 - <https://www.middlesexcentre.ca/articles/pubic-notice-transportation-master-plan-servicing-master-plan-public-information-centre-2>; in Middlesex Banner newspaper Sept 27, 2023 – see below)

### **Notice of Study Commencement**

(Notice was combined with Notice of first PIC and published on website Dec 12, 2022 -

<https://www.middlesexcentre.ca/articles/notice-transportation-master-plan-servicing-master-plan-study-commencement-public>)

### **PIC#1 – Banner Newspaper – Dec 28, 2022**

## Transportation Master Plan & Servicing Master Plan

Public Information Centre, January 11

Middlesex Centre is updating both its Transportation Master Plan and Servicing Master Plan.

These plans will guide policies and infrastructure initiatives for the municipality's transportation and water, wastewater, stormwater and waste management systems over the next 20 years.

We invite you to join us for an introductory public information centre to learn more about the master planning process and how you can get involved throughout the year.

This on-line webinar takes place January 11, 2023, starting at 6:00 pm. Please visit the website to register.

>> [middlesexcentre.ca/events](https://middlesexcentre.ca/events)

### PIC# 2 - Banner Newspaper – Sept 27, 2023

## Public Notice – Servicing and Transportation Master Plans

### Public Information Centre 2

The Municipality of Middlesex Centre is holding a Public Information Centre (PIC) to provide a study update and present the recommendations of the Servicing Master Plan and Transportation Master Plan.

When adopted, these plans will guide policies and infrastructure initiatives in Middlesex Centre for the next twenty to twenty-five years.

- The **Servicing Master Plan** addresses water, wastewater, stormwater and waste management systems.
- The **Transportation Master Plan** addresses transportation systems, including roads, cycling, transit and sidewalks.

This second PIC will provide an update on the servicing and transportation needs and opportunities in Middlesex Centre and will present the recommendations for both projects. There will be an opportunity to provide feedback on the recommendations, and these will be considered as the plans are finalized for presentation to Council.

#### Attending Public Information Centre

The PIC will be held:

- **Date:** Thursday, October 19, 2023
- **Time:** 4:00 p.m. to 7:00 p.m.
- **Location:** Komoka Community Centre  
133 Queen St., Komoka, ON, N0L 1R0

This is a drop-in style event. There is no need to register.

#### Providing Comments

Members of the public who are unable to attend the PIC are encouraged to review the materials presented at the event on the municipal website. They will be posted no later than October 19, 2023. Comments on the recommendations can be submitted by:

- for the Transportation Master Plan, completing a brief on-line survey. The survey will be open until November 1, 2023.
- for either the Servicing or Transportation Master Plan, sending written comments to Middlesex Centre Public Works & Engineering via email or post. Comments must be received by November 16, 2023, to be considered in the final reports.

The Servicing and Transportation Master Plan studies are being conducted in accordance with the requirements of Phases 1 and 2 of the Municipal Class Environmental Assessment planning process for Master Plans, under the *Environmental Assessment Act*.

 **Municipality of Middlesex Centre**  
10227 Ilderton Rd, Ilderton, ON, N0M 2A0  
519-666-0190 ext. 5263 • 1-800-220-8968 • [publicworks@middlesexcentre.ca](mailto:publicworks@middlesexcentre.ca)  
[middlesexcentre.ca/smp](https://middlesexcentre.ca/smp) • [middlesexcentre.ca/tmp](https://middlesexcentre.ca/tmp)



**Heather Kepran** (she/her)  
Manager of Strategic Communications

Municipality of Middlesex Centre  
519-666-0190 Ext. 5259 | [kepran@middlesexcentre.ca](mailto:kepran@middlesexcentre.ca)  
[middlesexcentre.ca](https://middlesexcentre.ca)

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**From:** [Paul, Jeff](#)  
**To:** [Micks, Sarah](#)  
**Subject:** FW: Middlesex Centre Servicing  
**Date:** Thursday, November 16, 2023 1:38:11 PM

---

**Jeff Paul** P.Eng.  
Managing Senior Principal, Water

Direct: 519 675-8604  
Mobile: 519 319-5806  
Fax: 519 645-8575  
[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)

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London ON N6A 5J7



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**From:** Jim Banman  
**Sent:** Thursday, November 16, 2023 12:17 PM  
**To:** Paul, Jeff <[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)>  
**Subject:** Re: Middlesex Centre Servicing

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Just for clarity, our parcel is the

Jim Banman  
Cirrus Developments

On Nov 16, 2023, at 11:21 AM, Paul, Jeff <[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)> wrote:

Jim,

Thanks so much for your interest in the study and for your comments. They are definitely helpful.

You mentioned an attachment to your email which I, unfortunately, did not receive. Can you resend?

Thanks,

**Jeff Paul** P.Eng.  
Managing Senior Principal, Water  
Direct: 519 675-8604  
Mobile: 519 319-5806  
Fax: 519 645-8575  
[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)

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**From:** Jim Banman  
**Sent:** Thursday, November 16, 2023 11:11 AM  
**To:** Paul, Jeff <[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)>; Robert Cascaden <[rcascaden@middlesexcentre.ca](mailto:rcascaden@middlesexcentre.ca)>  
**Cc:** Rick Dykstra <[rdykstra@dillon.ca](mailto:rdykstra@dillon.ca)>; Mike Pletch <[mpletch@dillon.ca](mailto:mpletch@dillon.ca)>  
**Subject:** Middlesex Centre Servicing

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To:  
Jeff Paul, Stantec Engineering  
Rob Cascaden, Middlesex Centre.

Subject: Middlesex Centre Master Servicing Study-Delaware ON.

It is encouraging to see the planning that the municipality has initiated for servicing the community of Delaware. We welcome and appreciate the approach of engaging landowners in the process, and look forward to continued participation.

The general location of the sanitary pump station #1 within the new growth area should serve to support new growth well. We welcome the discussions about specific placement within our lands.

While the proposed forcemain routing north along Carriage Rd may be longer and more complex than a routing along Gideon Dr, it may serve to minimize disruption within the existing community.

I would offer a suggestion that the initial run from pump station #1 could be run through our lands, directly north along the future extension of Martin Rd. (drawing attached). This may be more economical to construct in vacant land rather than along Carriage Rd, and would avoid existing infrastructure. It would then head east along Longwoods Rd to the intersection at Carriage Rd., and continue north along Carriage Rd as proposed.

There may be other opportunities to shorten the north section of the proposed Carriage Rd forcemain by crossing private lands in a north-westerly direction. This may reduce distance and complexity and improve cost efficiency.

**From:** Paul, Jeff  
**To:** Micks, Sarah  
**Subject:** FW: Middlesex Centre Servicing  
**Date:** Thursday, November 16, 2023 1:37:59 PM

**Jeff Paul** P.Eng.  
Managing Senior Principal, Water

Direct: 519 875-8604  
Mobile: 519 319-5808  
Fax: 519 645-8575  
[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)

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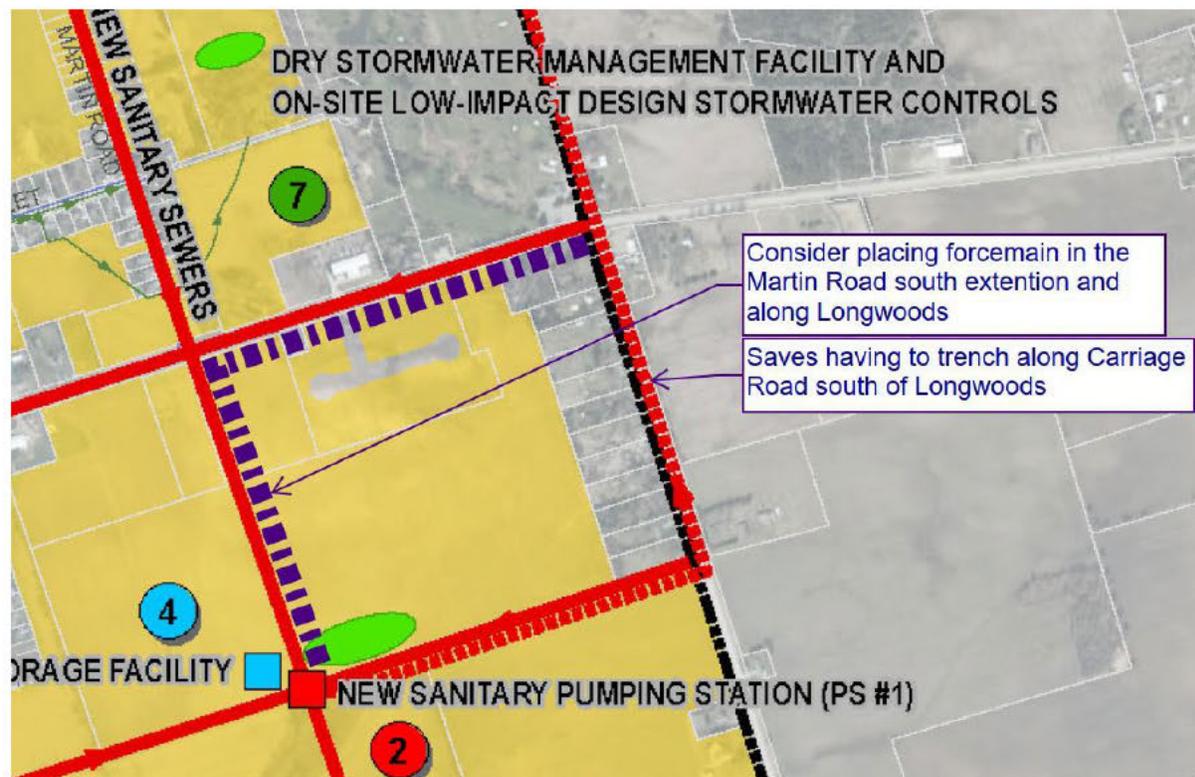
**From:** Jim Banman  
**Sent:** Thursday, November 16, 2023 12:12 PM  
**To:** Paul, Jeff <[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)>  
**Cc:** Robert Cascaden <[cascaden@middlesexcentre.ca](mailto:cascaden@middlesexcentre.ca)>; Rick Dykstra <[rdykstra@dillon.ca](mailto:rdykstra@dillon.ca)>; Mike Pletch <[mpletch@dillon.ca](mailto:mpletch@dillon.ca)>  
**Subject:** Re: Middlesex Centre Servicing

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Kind regards.

Jim Banman  
Cirrus Developments



On Nov 16, 2023, at 11:21 AM, Paul, Jeff <[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)> wrote:

Jim,

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Thanks,

**Jeff Paul** P.Eng.  
Managing Senior Principal, Water

Direct: 519 675-8604  
Mobile: 519 319-5806  
Fax: 519 645-8575  
[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)  
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**To:** Paul, Jeff <[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)>; Robert Cascaden <[cascaden@middlesexcentre.ca](mailto:cascaden@middlesexcentre.ca)>  
**Cc:** Rick Dykstra <[rdykstra@dillon.ca](mailto:rdykstra@dillon.ca)>; Mike Pletch <[mpletch@dillon.ca](mailto:mpletch@dillon.ca)>  
**Subject:** Middlesex Centre Servicing

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To:  
Jeff Paul, Stantec Engineering  
Rob Cascaden, Middlesex Centre.

Subject: Middlesex Centre Master Servicing Study-Delaware ON.

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There may be other opportunities to shorten the north section of the proposed Carriage Rd forcemain by crossing private lands in a north-westerly direction. This may reduce distance and complexity and improve cost efficiency.

These are initial, high level thoughts. We look forward to more detailed discussions moving forward, and are encouraged by the planning discussions so far.

Kind Regards,

Jim Banman  
Cirrus Developments

**From:** [Robert Cascaden](#)  
**To:** [Paul, Jeff](#); [Micks, Sarah](#)  
**Subject:** FW: File 0020313: Notice of Public Information Centre #2 - Middlesex Centre Servicing Master Plan  
**Date:** Tuesday, November 14, 2023 12:55:46 PM  
**Attachments:** [Middlesex Centre Servicing Master Plan - PIC 2.pdf](#)  
[2023-11-14 MiddlesexCentreSMP-MCM-Ltr.pdf](#)



**Rob Cascaden, P.Eng.**  
Director of Public Works and Engineering  
**Municipality of Middlesex Centre**  
519-666-0190 Ext. 5245 | [cascaden@middlesexcentre.ca](mailto:cascaden@middlesexcentre.ca)  
[middlesexcentre.ca](http://middlesexcentre.ca)

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**From:** Harvey, Joseph (MCM) <[Joseph.Harvey@ontario.ca](mailto:Joseph.Harvey@ontario.ca)>  
**Sent:** Tuesday, November 14, 2023 11:47 AM  
**To:** Robert Cascaden <[cascaden@middlesexcentre.ca](mailto:cascaden@middlesexcentre.ca)>  
**Cc:** Paul, Jeff <[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)>; Paul, Jeff <[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)>  
**Subject:** FW: File 0020313: Notice of Public Information Centre #2 - Middlesex Centre Servicing Master Plan

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Rob Cascaden,

Please find attached our initial advice on the above referenced undertaking.

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 to both Karla Barboza and myself.

Please do not hesitate to contact me with any questions or concerns.

Regards,

**Joseph Harvey | Heritage Planner**

Citizenship, Inclusion and Heritage Division | Heritage Branch | Heritage Planning Unit

Ministry of Citizenship and Multiculturalism

613.242.3743

[Joseph.Harvey@ontario.ca](mailto:Joseph.Harvey@ontario.ca)

---

**From:** Micks, Sarah <[Sarah.Micks@stantec.com](mailto:Sarah.Micks@stantec.com)>

**Sent:** October 5, 2023 3:47 PM

**Cc:** Robert Cascaden <[cascaden@middlesexcentre.ca](mailto:cascaden@middlesexcentre.ca)>; Paul, Jeff <[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)>

**Subject:** Notice of Public Information Centre #2 - Middlesex Centre Servicing Master Plan

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Hello,

The Municipality of Middlesex Centre is holding Public Information Centre (PIC) #2 to provide a study update and present the recommendations of the Servicing Master Plan. The [Servicing Master Plan](#) will address water, wastewater, stormwater and waste management systems within the Municipality. Notice of PIC #2 is attached.

The PIC is being held in-person at the **Komoka Community Centre** (133 Queen Street East, Komoka, ON, N0L 1R0) on **Thursday, October 19, 2023, from 4:00pm to 7:00pm**. This is a drop-in style event; registration is not required.

Members of the public who are unable to attend the PIC are encouraged to review the materials online on the project website ([Servicing Master Plan | Middlesex Centre](#)). The materials will be made available on October 19, 2023.

Please contact a member of the project team identified on the attached Notice if you have any questions, comments or concerns.

Thank you,

**Sarah Micks**

Environmental Planner

[sarah.micks@stantec.com](mailto:sarah.micks@stantec.com)

Direct: 519-432-4292

Stantec

\_\_\_\_\_

□□□□□□

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**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



November 14, 2023

VIA EMAIL ONLY

Rob Cascaden, P.Eng.  
Director of Public Works and Engineering  
Municipality of Middlesex Centre  
10227 Ilderton Road  
Ilderton, ON N0M 2A0  
[cascaden@middlesexcentre.ca](mailto:cascaden@middlesexcentre.ca)

**MCM File** : **0020313**  
**Proponent** : **Middlesex Centre**  
**Subject** : **Notice of Public Information Centre 2**  
**Project** : **Servicing Master Plan – Master Plan Approach 2**  
**Location** : **Middlesex Centre**

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Dear Rob Cascaden:

Thank you for providing the Ministry of Citizenship and Multiculturalism (MCM) with the Notice for the above referenced undertakings second Public Information Centre.

MCM's interest in this master plan relates to it's mandate of conserving Ontario's cultural heritage, which includes archaeological resources, built heritage resources and cultural heritage landscapes.

MCM understands that master plans are long range plans which integrate infrastructure requirements for existing and future land use with environmental assessment planning principles. The Municipal Class Environmental Assessment (MCEA) outlines a framework for master plan and associated studies which should recognize the planning and design Process of this Class EA, and should incorporate the key principles of successful environmental assessment planning identified in Section A.1.1. The master planning process will, at minimum, address Phases 1 and 2 of the Planning and Design Process of the MCEA.

This letter provides advice on how to incorporate consideration of cultural heritage in the above-mentioned master planning process by outlining the technical cultural heritage studies and the level of detail required to address cultural heritage in master plans. In accordance with the MCEA, cultural heritage resources should be identified early in the process in order to determine known and potential resources and potential impacts.

## Master Plan Summary

The Municipality of Middlesex Centre is undertaking an update to the Master Servicing Plan that was previously completed in 2010. Since the completion of the 2010 Master Servicing Plan, the Municipality has experienced growth in some settlement areas which has prompted servicing extensions and infrastructure upgrades not captured or envisioned in the previous study. As such, this Servicing Master Plan (SMP) will examine the servicing systems by:

- Reviewing new planning policies;
- Considering population and development growth projections;
- Reviewing current and future needs and issues that exist within the Municipality;
- Aligning with and supporting the Municipality's Official Plan and other strategic plans and policies; and
- Supporting planned growth within the Municipality to the year 2046.

This study is being conducted in accordance with Approach #2 of the Master Planning Process, as outlined in Appendix 4 of the Municipal Class Environmental Assessment (MCEA) document (October 2000, as amended in 2015). This SMP is intended to meet the requirements of Phase 1 and 2 of the MCEA process.

## Identifying Cultural Heritage Resources

MCM understands that the level of investigation, consultation and documentation in this master plan is sufficient to fulfill the requirements for Schedule B MCEA undertakings and would provide the basis for future investigations for the specific Schedule C MCEA undertakings identified within it. In regards to cultural heritage resources the Master Plan Document should;

- identify existing baseline environmental conditions,
- identify expected environmental impacts and,
- Include measures to mitigate potential negative impacts.

## Archaeological Resources

Schedule B MCEA undertakings included as part of the master plan 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. If the EA project area exhibits archaeological potential, then an archaeological assessment (AA) should be undertaken by an archaeologist licensed under the Ontario Heritage Act and submitted for MCM review prior to the completion of the master plan.

## Built Heritage Resources and Cultural Heritage Landscapes

A Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment will be undertaken for the entire study area during the planning phase and will be summarized in the EA Report. This study will:

1. Describe the existing baseline cultural heritage conditions within the study area by identifying all known or potential built heritage resources and cultural heritage landscapes, including a historical summary of the study area. The Ministry has developed screening criteria that may assist with this exercise: [Criteria for Evaluating for Potential Built Heritage Resources and Cultural Heritage Landscapes](#).
2. Identify preliminary potential project-specific impacts on the known and potential built heritage resources and cultural heritage landscapes that have been identified. The report should include a description of the anticipated impact to each known or potential built heritage resource or cultural heritage landscape that has been identified.

3. Recommend measures to avoid or mitigate potential negative impacts to known or potential built heritage resources and cultural heritage landscapes. The proposed mitigation measures are to inform the next steps of project planning and design.

For Schedule B MCEAs undertaken as part of the master plan, where a known or potential built heritage resource or cultural heritage landscape may be directly and adversely impacted, and where it has not yet been evaluated for Cultural Heritage Value or Interest (CHVI), completion of a Cultural Heritage Evaluation Report (CHER) is required to fully understand its CHVI and level of significance. The CHER must be completed as part of the final EA report. If a potential resource is found to be of CHVI, then a Heritage Impact Assessment (HIA) will need to be undertaken and included in the final EA report. Our Ministry's [Info Sheet #5: Heritage Impact Assessments and Conservation Plans](#) outlines the scope of HIAs. Please send the HIA to MCM for review and make it available to local organizations or individuals who have expressed interest in review.

While some cultural heritage landscapes are contained within individual property boundaries, others span across multiple properties. For certain cultural heritage landscapes, it will be more appropriate for the CHER and HIA to include multiple properties, in order to reflect the extent of that cultural heritage landscape in its entirety.

Community input should be sought to identify locally recognized and potential cultural heritage resources. Sources include, but are not limited to, municipal heritage committees, community heritage registers, historical societies and other local heritage organizations.

Cultural heritage resources are often of critical importance to Indigenous communities. Indigenous communities may have knowledge that can contribute to the identification of cultural heritage resources, and we suggest that any engagement with Indigenous communities includes a discussion about known or potential cultural heritage resources that are of value to them.

### **Environmental Assessment Reporting**

Technical cultural heritage studies are to be undertaken by a qualified person who has expertise, recent experience, and knowledge relevant to the type of cultural heritage resources being considered and the nature of the activity being proposed. Please advise MCM whether any technical heritage studies will be completed for this master plan and provide them to MCM before issuing a Notice of Completion.

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](mailto:karla.barboza@ontario.ca)
- Joseph Harvey, Heritage Planner | Heritage Planning Unit (Citizenship and Multiculturalism) | 613-242-3743 | [joseph.harvey@ontario.ca](mailto:joseph.harvey@ontario.ca)

Thank you for consulting MCM on this project. Please continue to do so through the master plan process and contact myself with any questions or concerns.

Sincerely,

Joseph Harvey  
Heritage Planner  
Heritage Planning Unit  
[joseph.harvey@Ontario.ca](mailto:joseph.harvey@Ontario.ca)

Copied to: Jeff Paul, Consultant Project Manager, Stantec Consulting Ltd.  
Sarah Micks, Environmental Planner, Stantec Consulting Ltd.

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](mailto: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*.

**From:** [Paul, Jeff](#)  
**To:** [Micks, Sarah](#)  
**Subject:** FW: comments regarding master servicing plan  
**Date:** Thursday, November 23, 2023 8:32:59 AM

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### [Further correspondence for the Master Plan](#)

**Jeff Paul** P.Eng.  
Managing Senior Principal, Water

Direct: 519 675-6604  
Mobile: 519 319-5806  
Fax: 519 645-6575  
[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)

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600-171 Queens Avenue  
London ON N6A 5J7



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**From:** [REDACTED]  
**Sent:** Tuesday, November 21, 2023 3:14 PM  
**To:** Paul, Jeff <[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)>; Robert Cascaden <[cascaden@middlesexcentre.ca](mailto:cascaden@middlesexcentre.ca)>  
**Subject:** Re: comments regarding master servicing plan

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Hi Jeff

Thank you for your response regarding the study for the servicing and installation of a proposed sanitary force main from Komoka to Delaware. I am aware of the extra cost and interruption going from Gideon road through the village and the impact it would have to local businesses and the community.

Considering the above concerns, it might be more suitable to go the Carriage road route as you have shown in the study and proposed plan. I am glad to see the final report will give the municipality some flexibility to establish a final route for the force main to service new developments within Delaware.

All the best,

[REDACTED]

On Friday, November 17, 2023 at 09:54:25 a.m. PST, Paul, Jeff <[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)> wrote:

Bill,

Thanks for your interest in the study and for your comments and suggestions. We are in the process of finalizing the Master Plan and are considering some changes to the forcemain routing you have noted and we will have further discussion on your recommendation.

My initial thoughts are that, while you are correct that it shortens the forcemain length, that routing goes through the Village which would have an impact on the residents and the costs for that portion would be higher in comparison to a rural installation. Our final report will give the municipality some flexibility on the forcemain routing so that if conditions change, they can implement a different forcemain routing.

Thanks again for your comments.

**Jeff Paul** P.Eng.

Managing Senior Principal, Water

Direct: 519 675-6604  
Mobile: 519 319-5806  
Fax: 519 645-6575  
[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)

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**From:** [REDACTED]  
**Sent:** Thursday, November 16, 2023 4:37 PM  
**To:** Robert Cascaden <[cascaden@middlesexcentre.ca](mailto:cascaden@middlesexcentre.ca)>; Paul, Jeff <[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)>  
**Subject:** comments regarding master servicing plan

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Hi Rob and Jeff

Thanks for giving us the opportunity to view the display and meet with staff regarding the municipal centre master servicing plan at the public information centre on October 19th. The display was very informative and gave us an overall view regarding proposed services needed and to be implemented to accommodate future growth within the municipality in the forthcoming years.

In the master servicing plan for Delaware regarding proposed sanitary sewers, it shows force main to be constructed from the sanitary treatment plant on Komoka Road to Gideon Road then East to Carriage and then south all the way to Longwoods Road and further South across Longwoods Road to the proposed employment lands.

We are wondering if there's any consideration or study done to take the force main to Delaware via Gideon Road, Southwest to Mill Creek then up York Street to Longwoods Road and past the water tower to the future road allowance at Martin Rd on the south side of the highway. This route would shorten the distance by half a kilometre to Martin Road via going Carriage Rd to Martin Rd. There are also two hills to climb, one on Carriage Road and another on Gideon Road. The terrain along Carriage Road with steep sides on both sides of the road, would make it almost impossible to construct the sewer line on the shoulders and would make it more expensive to construct.

Your consideration and response regarding the above would be appreciated.

Yours sincerely,

[Redacted signature]

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**From:** [Paul, Jeff](#)  
**To:** [Micks, Sarah](#)  
**Subject:** FW: Middlesex Centre - Servicing Master Plan PIC#2  
**Date:** Thursday, November 23, 2023 8:32:05 AM  
**Attachments:** [ATT00001](#)  
[UTRCA Comments - M-C SMP PIC#2.pdf](#)

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[More correspondence for the public record](#)

**Jeff Paul** P.Eng.

Managing Senior Principal, Water

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**From:** Karen Winfield <[winfieldk@thamesriver.on.ca](mailto:winfieldk@thamesriver.on.ca)>

**Sent:** Monday, November 20, 2023 5:49 PM

**To:** Paul, Jeff <[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)>

**Cc:** Cari Ramsey <[RamseyC@thamesriver.on.ca](mailto:RamseyC@thamesriver.on.ca)>; Eric Gaskin <[gaskine@thamesriver.on.ca](mailto:gaskine@thamesriver.on.ca)>; Julie Welker <[WelkerJ@thamesriver.on.ca](mailto:WelkerJ@thamesriver.on.ca)>; Laura Biancolin <[biancolinl@thamesriver.on.ca](mailto:biancolinl@thamesriver.on.ca)>; Robert Cascaden <[cascaden@middlesexcentre.ca](mailto:cascaden@middlesexcentre.ca)>

**Subject:** Middlesex Centre - Servicing Master Plan PIC#2

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Hi Jeff,

Please see attached UTRCA Comments regarding the Middlesex Centre Servicing Master Plan PIC#2 information.

If you have any questions regarding any of our comments our staff would be happy to discuss.

Thank-you,

**Karen Winfield**

Planning & Regulations Resource Specialist

1424 Clarke Road London, Ontario, N5V 5B9

519.451.2800 Ext. 237 | Fax: 519.451.1188

[winfieldk@thamesriver.on.ca](mailto:winfieldk@thamesriver.on.ca)

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**UPPER THAMES RIVER**  
CONSERVATION AUTHORITY

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*"Inspiring a Healthy Environment"*

November 20, 2023

Stantec Consulting Ltd.  
600-171 Queens Ave  
London, ON N6A 5J7

**Attention:** Jeff Paul, Project Manager - (sent via e-mail: [Jeff.Paul@stantec.com](mailto:Jeff.Paul@stantec.com))

**Re: Middlesex Centre Servicing Master Plan  
Public Information Centre #2, October 2023  
Municipality of Middlesex Centre**

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Upper Thames River Conservation Authority (UTRCA) staff have reviewed the Middlesex Centre Servicing Master Plan Power Point slide deck from the October 2023 Public Information Centre #2 prepared by Stantec. We are of the understanding the purpose of PIC#2 was to provide a study update and present the recommendations of the Servicing Master Plan (SMP). We are further of the understanding the SMP is being undertaken to address solution(s) for water, wastewater, stormwater and waste management systems to support planned growth within the Municipality out to the year 2042.

We offer the following comments under Ontario Regulation 157/06 and our responsibilities as a commenting agency providing technical review and advisement related to water resources, pollution prevention and natural hazard management pursuant to relevant legislation and policies set out in the UTRCA Planning Policy Manual (June 28, 2006):

### **General Comments**

- 1) We would appreciate the opportunity for our technical staff to review and provide comments on any upcoming draft documents and proposed alternatives including any draft Master Servicing Plan. Please note that our scope of review is based on the policies set out in the Upper Thames River Conservation Authority Planning Policy Manual (June 28, 2006). SMP and subsequent detail design project review for site specific works would generally be guided by, but not limited to, natural hazard and pollution prevention areas of concern for lands regulated within our jurisdiction.

### **Conservation Authority Regulated Areas**

- 2) The UTRCA regulates development within the Regulation Limit in accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the *Conservation*

*Authorities Act.* This regulation requires proponents to obtain written approval from the UTRCA prior to undertaking any works in the regulated area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland (including the removal of wetland vegetation).

- 3) Portions of the study area are regulated by the UTRCA due to the presence of: a) a variety of watercourses including the Thames River; b) riverine flooding and erosion hazard lands associated with these watercourses; c) Wetland (including wetlands that have been designated as Provincially or Locally Significant); and, d) the Area of Interference surrounding these wetland features.
- 4) Portions of the study areas (specifically some of the Hamlet Areas and Settlement Areas chosen for the study) either lie outside our watershed or are shared with the Ausable Bayfield Conservation Authority (ABCA), the St. Clair Region Conservation Authority (SCRCA) or the Lower Thames Valley Conservation Authority (LTVCA) who also have jurisdiction for those areas.

Arva – UTRCA

Ballymote – UTRCA

Birr – UTRCA

Bryanston – UTRCA

Coldstream – SCRCA

Delaware – LTVCA & UTRCA

Denfield – ABCA

Ilderton – SCRCA & UTRCA

Komoka – UTRCA

Kilworth – UTRCA

Lobo – SCRCA

Melrose – UTRCA

Poplar Hill – SCRCA

We recommend you contact the other relevant Conservation Authorities directly for their comments regarding any works/plans proposed in their portions of the study area.

## **Digital Mapping**

- 5) Our staff can provide digital mapping which outlines the approximate boundaries of the natural hazard features as well as Drinking Water Source Protection Areas present within the UTRCA portion of the study area. Our digital mapping may be obtained by contacting our GIS department (contact: Phil Simm, 519-451-2800 x 247). Generally there is a fee involved with obtaining digital mapping of our natural hazard features but this fee will be waived as the mapping is intended for use by one of our member municipalities for a Servicing Master Plan.

## Drinking Water Source Protection

- 6) This Servicing Master Plan is the best time to consider regulatory requirements of the Ontario *Clean Water Act* and local Source Protection Plans as well as designated vulnerable areas. The Master Planning process offers an excellent opportunity to document how these factors have been considered in assessing alternatives through the planning process.
- 7) In the assessment of alternatives it will be important to consider the impacts on vulnerable areas. The comparison of alternatives should also consider whether there are any activities associated with the alternatives that would be threats to the drinking water sources. You may wish to engage your municipal Risk Management Official to identify activities, including those of private landowners who may be affected by the projects.
- 8) Within Middlesex Centre there are large areas identified as Highly Vulnerable Aquifers and Significant Groundwater Recharge Areas, as well as two Wellhead Protection Areas in the communities of Birr and Melrose. These are areas where certain activities (including wastewater and storm water management) may be a threat to drinking water. These areas are also considered designated vulnerable areas which the Provincial Policy Statement (MMAH, 2020) requires municipalities to protect (2.2.1).

Wastewater and Storm Water Management is an activity which may be considered a drinking water threat and thus any WW or SWM plan should consider its impact to these designated vulnerable areas and features. This should include an assessment of the risks of any storm water management proposed or assessed through the management plan and how these risks may be mitigated. While it is important to maintain the quantity of water recharged to these vulnerable aquifers it is also important to consider the quality of the water recharged in these vulnerable areas. The Tables of Drinking Water Threats (MECP, 2021) identify the chemicals which make this activity a threat to drinking water. In accordance with Schedule E Section 8.2 and 8.3 of the CLI-ECA require the owner to prepare a report outlining Proposed Alterations to the Authorized System and how it has considered significant drinking water threats and to update that report annually.

- 9) The municipality is required by s. 27(3) of O. Reg. 287/07 to notify the CA of the creation of, or modification of any transport pathways.
- 10) If the SMP includes changes to the pumping rates of the existing municipal water supplies, there could be implications for the delineated vulnerable areas. It could also change what activities are drinking water threats and the areas where they are drinking water threats. The proponent should consider this in their assessment of alternatives.
- 11) The CWA has very specific requirements for notification related to those who are engaged in significant drinking water threats as a result of revisions to the Assessment Report and Source Protection Plan. It is important that this be considered to ensure that those affected by the proposal are engaged through the SMP process while alternatives are being considered.

- 12) We encourage you to discuss with municipal planners how the plan will help to satisfy their obligations under the PPS and may wish to engage the municipality's Risk Management Official (RMO) in those discussions. If the works proposed through the management plan would require Environmental Compliance Approvals by the MECP, the consultant may wish to discuss the plan with appropriate staff at the MECP to determine what impact, if any, these designated vulnerable areas would have on the approval process for storm water management in these areas.
- 13) If the proponents have questions on how source protection and the local plan may affect the proposed alternatives they may contact UTRCA Drinking Water Source Protection (DWSP) staff or their municipal Risk Management Official (RMO).

### **Comments Specific to Preferred Alternatives for Selected Hamlets/Settlement Areas**

While it is anticipated that some of the comments in this section can be dealt with at the detail design stage we are providing them in advance of the SMP completion in order to facilitate early consultation. We note there are a couple preferred alternatives and locations that we suggest may need additional consideration or further technical studies before being finalized.

#### Preferred Alternative Comments for all Hamlets/Settlement Areas

- 14) The SMP indicates the Hamlet Areas are included in the study but we did not note any proposals or preferred alternatives for Hamlet Areas in the slide deck. Are there any updates for these areas at this time? Or is the current focus solely on Settlement Areas?
- 15) While it is understandable that some of the water/wastewater/storm infrastructure (such as water and wastewater trunk lines) will need to cross over/under watercourses any new or expanded structures (such as water storage facilities, pumping stations and stormwater management facilities) should be located entirely outside the hazard lands (flood, erosion, wetland).
- 16) For details on our policies regarding stormwater management, you may wish to refer to Section 3.5.2 – Policies for Stormwater Management and Erosion and Sediment Control Measures contained within our Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006, revised October 2017), available on our website at:  
  
<https://thamesriver.on.ca/wp-content/uploads/EnvPlanningPolicyManual-update2017.pdf>
- 17) Please note the UTRCA takes the 1: 250 Year Storm as our regulatory storm event standard. The UTRCA requires quantity controls on all future stormwater management (SWM) facilities to ensure that post-development flows will be controlled to pre-development flows for all storm events up to and including the Regulatory (1: 250) Year Storm;

- 18) If any pond is proposed to outlet to an existing storm sewer, then the pond should be designed to the capacity of the receiving storm sewer up to and including the 250-year storm under the post-development conditions.
- 19) Any proposed SWM outlets discharging to open watercourses should be sized to handle the Regulatory (1: 250) Year Storm.
- 20) Enhanced Water Quality Control control (80% long-term average TSS removal), as per MECP's SWM Planning and Design Manual, is recommended for all future stormwater management facilities.

#### Preferred Alternative Comments for Site-Specific Hamlets Mentioned in the PIC#2 Slides

##### DELAWARE

- 21) With regards to the proposed 'Low-Impact Stormwater Controls' only clean and/or treated water should be considered for infiltration. If there are any wetlands associated with the site a Water Balance supported by HydroG will be required by our office.

##### ILDERTON

- 22) With respect to the possible expansion of the existing Wastewater Treatment Plant is there an opportunity to expand to the west – thereby avoiding further encroachment towards the adjacent watercourse (Ilderton Municipal Drain No. #2)? We note there is already major work being proposed on this watercourse (under the *Drainage Act*) due to existing concerns related to flooding and erosion impacting downstream properties. If there is an opportunity to expand the WWTP to the west would this measurably impact the location of the proposed New Larger Sanitary Sewer on the north side of Meadowbrook Drive?
- 23) With respect to the SWM ponds proposed on either side of Hyde Park Road there is a concern they may peak together. To reduce the potential for point discharge concerns to Oxbow Creek please ensure mitigations (including sediment and erosion controls at the outlet to Oxbow Creek) be considered at the detail design stage. It may also make sense at the detail design stage to ensure ponds are designed to peak at different times.

##### KILWORTH

- 24) While we encourage LID SWM measures such as bioswales through Older Kilworth we note that potential groundwater elevations may have to be investigated first to confirm the suitability of the LID measures. Further this area is identified as a Highly Vulnerable Aquifer and Significant Groundwater Recharge Area. With the bioswales accepting road run-off we suggest the system be designed to infiltrate only clean and/or treated water.
- 25) North of Glendon Drive the alignment of the 'New Sanitary Sewer In Right-of-Way of Realigned Coldstream Road' might be premature until full UTRCA approval has been

received for any road realignment (and associated servicing) through the wetland and watercourse hazard features. To limit encroachment our preference would be for the trunk sewer to follow the road realignment completely rather than traversing a new section of wetland from the west as is shown on the current preferred alternative. Additional technical studies may be required prior to our office being able to support this alternative.

- 26) With regard to the proposed SWM facility north of Glendon Drive and east of Tunks Lane and the associated storm sewers we have previously advised that the upstream area may contribute drainage to this pond. At the detail design stage we recommend consideration of the external drainage area – if any – to the proposed SWM pond.
- 27) The Authority advocates for the planning and implementation of SWM facilities on a catchment area bases. We note the Future Growth Area, north of Glendon Drive may require two separate SWM ponds as our policies don't support diverting water from one catchment to another. With the current proposal (one SWM pond only) it appears that the works might potentially be diverting water from a separate subwatershed (that would naturally drain to the ponds and ultimately the Thames River) and instead draining to Oxbow Creek. Diverting water from one subwatershed to another may not be able to be approved by UTRCA staff.

## KOMOKA

- 28) With respect to the 'New Sanitary Sewer' proposed between Edgewater Boulevard and Komoka Road we note that this location is within the Area of Interference of the Komoka Park (Provincially Significant) Wetland Complex. Locating a trunk sewer within the Area of Interference and through an area known for high groundwater is premature until it can be supported by a favourable Development Assessment Report (DAR), comprised of an Environmental Impact Study (EIS) and Hydrogeological Assessment to the satisfaction of the UTRCA. The DAR/EIS and Hydrogeological study are to be scoped with the UTRCA staff as it relates to the natural hazard features. We caution that alternate locations for the sewer may be required depending on the findings of the DAR/EIS and HydroGI Assessment.
- 29) With regard to the proposed 'Wet Stormwater Management Facility' proposed on the south-west corner of Glendon Drive and Komoka Road we are of the understanding the outlet will be to a future storm sewer along Komoka Road and not into the old aggregate ponds. If the new SWM Pond is discharging to a stormsewer the pond should be designed to the capacity of the receiving storm sewer. The UTRCA recommends that the new storm sewer be designed to convey the 1: 250 from the pond.
- 30) Additionally for this location (Item #29 – Komoka Road) the preferred solution is for a new storm sewer pipe to outlet down a steep slope to the Thames River. At the detail design stage mitigations for energy dissipation and general erosion and sediment control at the river will be required. Outlets should generally be angled downstream at the riverbank (rather than perpendicular to the watercourse. From other projects where there has been a substantial fall and high velocity of water to be mitigated the outlet required substantial bank restoration works).

- 31) Also for this work (Item #29/30 – Komoka Road) the substantial bank restoration works will likely require approvals from other federal and provincial environmental agencies.
- 32) With regard to the 'New Sanitary Sewer' proposed east of Queen Street and south of Oxbow Drive we note that existing infrastructure will have to be considered – specifically the SWM pond on the subdivision site.
- 33) With respect to the SWM ponds and new storm sewers proposed on the north side of Glendon Drive between Amiens Road and Komoka Road we note the receiving watercourse (Komoka Creek) is a groundwater fed, coldwater trout stream. The UTRCA recommends that thermal mitigations be considered at the detail design stage.

## Summary

Please note that given the broad concept proposal at this time, we are unable to provide detailed technical comments regarding the project. However, we appreciate being contacted early in the process and are always open to meeting with you to discuss and work through any concerns or complications along the way.

Our office would like to be included in future circulations regarding this project. We would appreciate receiving information and reports as they become available in order to ensure that we can meet the project deadlines with our comments.

If you have any questions regarding the above information, please contact the undersigned.

Yours truly,  
UPPER THAMES RIVER CONSERVATION AUTHORITY



Karen Winfield  
*Land Use Regulations Officer*  
LB/EG/TK/CR/IS/JW/KW/kw

c.c. – Rob Cascaden, Middlesex Centre – (via e-mail: [cascaden@middlesexcentre.ca](mailto:cascaden@middlesexcentre.ca))  
Laura Biancolin, UTRCA  
Eric Gaskin, UTRCA  
Cari Ramsey, UTRCA  
Julie Welker, UTRCA  
Geoff Cade, ABCA  
Melissa Diesley, SCRCA  
Valerie Towsley, LTVCA

**From:** [Paul, Jeff](#)  
**To:** [Micks, Sarah](#)  
**Subject:** FW: Middlesex Centre Servicing Master Plan Updates  
**Date:** Wednesday, October 18, 2023 9:18:04 AM  
**Attachments:** [image001.png](#)

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**Jeff Paul** P.Eng.  
Managing Senior Principal  
  
Mobile: 519 319-5806  
[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)  
  
Stantec  
600-171 Queens Avenue  
London ON N6A 5J7

---

**From:** Robert Cascaden <[cascaden@middlesexcentre.ca](mailto:cascaden@middlesexcentre.ca)>  
**Sent:** Wednesday, October 18, 2023 9:14 AM  
**To:** Paul, Jeff <[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)>  
**Cc:** Jeffrey.Taylor@wsp.com  
**Subject:** FW: Middlesex Centre Servicing Master Plan Updates

Good morning Jeff,

I am forwarding on this request from Jeffrey Taylor.

Thanks,  
Rob

---

**From:** Taylor, Jeffrey <[Jeffrey.Taylor@wsp.com](mailto:Jeffrey.Taylor@wsp.com)>  
**Sent:** Wednesday, October 18, 2023 8:58 AM  
**To:** Middlesex Centre Public Works & Engineering <[publicworks@middlesexcentre.ca](mailto:publicworks@middlesexcentre.ca)>  
**Cc:** Stacey Graham <[sgraham@segwaygroup.ca](mailto:sgraham@segwaygroup.ca)>; Oldham, Michael <[Michael.Oldham@wsp.com](mailto:Michael.Oldham@wsp.com)>  
**Subject:** Middlesex Centre Servicing Master Plan Updates

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Hello,

I'd like to please sign-up to receive project updates on the Middlesex Centre Servicing Master Plan.  
Thanks.



**Jeffrey A. Taylor, P.Eng.**  
Manager, Land Development Ontario

**From:** [Robert Cascaden](#)  
**To:** [pmatkowski@mbpc.ca](mailto:pmatkowski@mbpc.ca)  
**Cc:** [jmcguffin@mbpc.ca](mailto:jmcguffin@mbpc.ca); [Lindsay Dodge](#); [Paul, Jeff](#); [Oliveira, Nelson](#); [Micks, Sarah](#)  
**Subject:** RE: Middlesex Centre Servicing Master Plan - Project Updates  
**Date:** Tuesday, October 10, 2023 2:11:26 PM  
**Attachments:** [image010.png](#)  
[image012.png](#)

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Good morning Patrick,

I am confirming receipt of your email and have cc'd members of the project team so they can include you on the project contact list.

Thanks  
Rob



**Rob Cascaden, P.Eng.**

Director of Public Works and Engineering

**Municipality of Middlesex Centre**

10227 Ilderton Road, Ilderton, ON, N0M 2A0

519-666-0190 Ext. 5245 | [cascaden@middlesexcentre.ca](mailto:cascaden@middlesexcentre.ca)  
[middlesexcentre.ca](http://middlesexcentre.ca)

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**From:** Middlesex Centre Public Works & Engineering <[PublicWorks@middlesexcentre.ca](mailto:PublicWorks@middlesexcentre.ca)>  
**Sent:** Tuesday, October 10, 2023 8:45 AM  
**To:** Robert Cascaden <[cascaden@middlesexcentre.ca](mailto:cascaden@middlesexcentre.ca)>  
**Subject:** FW: Middlesex Centre Servicing Master Plan - Project Updates



**Lindsay Dodge**

Administrative Assistant – Public Works and Engineering

**Municipality of Middlesex Centre**

10227 Ilderton Road, Ilderton, ON, N0M 2A0

519-666-0190 Ext. 5263 | [dodge@middlesexcentre.ca](mailto:dodge@middlesexcentre.ca)  
[middlesexcentre.ca](http://middlesexcentre.ca)

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**From:** Patrick Matkowski <[pmatkowski@mbpc.ca](mailto:pmatkowski@mbpc.ca)>  
**Sent:** Tuesday, October 10, 2023 8:39 AM  
**To:** Middlesex Centre Public Works & Engineering <[publicworks@middlesexcentre.ca](mailto:publicworks@middlesexcentre.ca)>  
**Cc:** Jay McGuffin <[jmcguffin@mbpc.ca](mailto:jmcguffin@mbpc.ca)>  
**Subject:** Middlesex Centre Servicing Master Plan - Project Updates

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Good Morning,

I am sending this email to request that myself and Jay (cc'd) be included in the project updates list for the Middlesex Centre Servicing Master Plan. Kindly confirm receipt. Thank you!

Regards,

Patrick Matkowski, BES, MCIP, RPP  
Intermediate Planner  
**MONTEITH BROWN PLANNING CONSULTANTS**  
219 Oxford Street West, Unit #302, London, Ontario, N6H 1S5  
Tel.: (519) 686-1300 x 108  
E-Mail: [pmatkowski@mbpc.ca](mailto:pmatkowski@mbpc.ca) / Web: [www.mbpc.ca](http://www.mbpc.ca)



## WE HAVE MOVED

As of July 24, 2023 you will find us at:

219 Oxford Street West, Unit #302  
London, Ontario, N6H 1S5

All other contact information remains the same



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**From:** Justin Diotte <[justin.diotte@sifton.com](mailto:justin.diotte@sifton.com)>  
**Sent:** Tuesday, August 8, 2023 2:18 PM  
**To:** Middlesex Centre Public Works & Engineering <[publicworks@middlesexcentre.ca](mailto:publicworks@middlesexcentre.ca)>  
**Subject:** MC Servicing Master Plan - Project Updates

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Hello,

Could you kindly add me to the emailing list for Middlesex Centre's servicing master plan?

Thanks in advance

**Justin Diotte, P.Eng.**

**Manager, Engineering | Sifton Properties Limited**

E: [justin.diotte@sifton.com](mailto:justin.diotte@sifton.com)

P: 519.434.3622 x3238 | C: 519.852.9466

1295 Riverbend Road, Suite 300 | London, ON N6K 0G2

[Sifton.com](http://Sifton.com)

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# Indigenous Community Engagement

Middlesex Centre – Servicing Master Plan  
Municipal Class Environmental Assessment  
Indigenous Community Consultation Log

Contact Information	Date/Method of Communication	Comment / Concern	Response and Commitment to Carry Forward
<p>Aamjiwnaang First Nation <b>Chief Chris Plain</b> <b>978 Tashmoo Avenue</b> <b>Sarnia, ON N7T 7H5</b></p>	<p>January 5, 2023</p> <p>Mail, Email</p> <p>Project Initiation – NOSC and PIC 1</p>		<p><b>Letter/Email sent January 5 , 2023:</b></p> <p>The Municipality of Middlesex Centre has retained Stantec Consulting Ltd. to assist with the development of a Servicing Master Plan.  <b>Scope:</b> The study will produce a long-range strategy to guide the Municipality in supporting growth and achieving its vision for Middlesex Centre. The study is being conducted in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment planning process.  <b>Schedule:</b> Study Initiation – 2022; round 1 consultation (Needs and Opportunities) – January 2023; anticipated round 2 consultation (Draft Findings) – spring/summer 2023; study completion – 2023  <b>Consultation and Input:</b> In addition to other means of providing input, there will be two Public Information Centres (PICs) where residents and stakeholders can review information and ask questions. The first PIC will take place on January 11, 2023, from 6-8 p.m.  <b>Servicing Master Plan</b>            Since the completion of the 2010 Master Servicing Plan, the Municipality has experienced growth in some settlement areas which has prompted servicing extensions and infrastructure upgrades not captured or envisioned in the previous study. As such, this Servicing Master Plan (SMP) will examine the servicing systems by:</p> <ul style="list-style-type: none"> <li>• Reviewing new planning policies;</li> <li>• Considering population and development growth projections;</li> <li>• Reviewing current and future needs and issues that exist within the Municipality;</li> <li>• Aligning with and supporting the Municipality’s Official Plan and other strategic plans and policies; and</li> <li>• Supporting planned growth within the Municipality to the year 2042.</li> </ul> <p><b>Web link:</b> <a href="https://www.middlesexcentre.on.ca/articles/servicing-master-plan">https://www.middlesexcentre.on.ca/articles/servicing-master-plan</a>  <b>Contact Information</b>            If you wish to schedule a discussion, or have any questions, please contact the undersigned.</p>
	<p>September 19, 2023</p> <p>Mail, Email</p> <p>PIC 2</p>		<p><b>Letter/Email sent September 19, 2023:</b></p> <p>The Municipality of Middlesex Centre has retained Stantec Consulting Ltd. to assist with the development of a Servicing Master Plan.  <b>Scope:</b> The study will produce a long-range strategy to guide the Municipality in supporting growth and achieving its vision for Middlesex Centre. The study is being conducted in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment planning process.  <b>Schedule:</b> Study Initiation – 2022; round 1 consultation (Needs and Opportunities) – January 2023; anticipated round 2 consultation (Draft Findings) – fall 2023; study completion –anticipated December of 2023</p>

Middlesex Centre – Servicing Master Plan  
Municipal Class Environmental Assessment  
Indigenous Community Consultation Log

			<p><b>Consultation and Input</b> In addition to other means of providing input, there will be a second Public Information Centres (PICs) where residents and stakeholders can review information and ask questions. The second PIC will take place on Thursday October 19, 2023, from 4-7 p.m. at the Komoka Community Centre located at 133 Queen Street, Komoka.</p> <p><b>Servicing Master Plan</b> Since the completion of the 2010 Master Servicing Plan, the Municipality has experienced growth in some settlement areas which has prompted servicing extensions and infrastructure upgrades not captured or envisioned in the previous study. As such, this Servicing Master Plan (SMP) will examine the servicing systems by:</p> <ul style="list-style-type: none"> <li>• Reviewing new planning policies;</li> <li>• Considering population and development growth projections;</li> <li>• Reviewing current and future needs and issues that exist within the Municipality;</li> <li>• Aligning with and supporting the Municipality’s Official Plan and other strategic plans and policies; and</li> <li>• Supporting planned growth within the Municipality to the year 2042.</li> </ul> <p><b>Web link:</b> <a href="https://www.middlesexcentre.on.ca/articles/servicing-master-plan">https://www.middlesexcentre.on.ca/articles/servicing-master-plan</a></p> <p><b>Contact Information</b> If you wish to schedule a discussion, or have any questions, please contact the undersigned</p>
<p>Bkejwanong Territory (Walpole Island) <b>Chief Charles Sampson</b> <b>117 Tahgahoning Road</b></p>	<p>January 5, 2023</p> <p>Mail, Email</p> <p>Project Initiation – NOSC and PIC 1</p>		<p><b>Letter/Email sent January 5 , 2023:</b></p> <p>The Municipality of Middlesex Centre has retained Stantec Consulting Ltd. to assist with the development of a Servicing Master Plan.</p> <p><b>Scope:</b> The study will produce a long-range strategy to guide the Municipality in supporting growth and achieving its vision for Middlesex Centre. The study is being conducted in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment planning process.</p> <p><b>Schedule:</b> Study Initiation – 2022; round 1 consultation (Needs and Opportunities) – January 2023; anticipated round 2 consultation (Draft Findings) – spring/summer 2023; study completion – 2023</p> <p><b>Consultation and Input:</b> In addition to other means of providing input, there will be two Public Information Centres (PICs) where residents and stakeholders can review information and ask questions. The first PIC will take place on January 11, 2023, from 6-8 p.m.</p> <p><b>Servicing Master Plan</b> Since the completion of the 2010 Master Servicing Plan, the Municipality has experienced growth in some settlement areas which has prompted servicing extensions and infrastructure upgrades not captured or envisioned in the previous study. As such, this Servicing Master Plan (SMP) will examine the servicing systems by:</p> <ul style="list-style-type: none"> <li>• Reviewing new planning policies;</li> <li>• Considering population and development growth projections;</li> <li>• Reviewing current and future needs and issues that exist within the Municipality;</li> </ul>

Middlesex Centre – Servicing Master Plan  
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	September 19, 2023		
	Mail, Email		
	PIC 2		<p><b>Letter/Email sent September 19, 2023:</b></p> <p>The Municipality of Middlesex Centre has retained Stantec Consulting Ltd. to assist with the development of a Servicing Master Plan.</p> <p><b>Scope:</b> The study will produce a long-range strategy to guide the Municipality in supporting growth and achieving its vision for Middlesex Centre. The study is being conducted in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment planning process.</p> <p><b>Schedule:</b> Study Initiation – 2022; round 1 consultation (Needs and Opportunities) – January 2023; anticipated round 2 consultation (Draft Findings) – fall 2023; study completion –anticipated December of 2023</p> <p><b>Consultation and Input</b> In addition to other means of providing input, there will be a second Public Information Centres (PICs) where residents and stakeholders can review information and ask questions. The second PIC will take place on Thursday October 19, 2023, from 4-7 p.m. at the Komoka Community Centre located at 133 Queen Street, Komoka.</p> <p><b>Servicing Master Plan</b> Since the completion of the 2010 Master Servicing Plan, the Municipality has experienced growth in some settlement areas which has prompted servicing extensions and infrastructure upgrades not captured or envisioned in the previous study. As such, this Servicing Master Plan (SMP) will examine the servicing systems by:</p> <ul style="list-style-type: none"> <li>Reviewing new planning policies;</li> <li>Considering population and development growth projections;</li> <li>Reviewing current and future needs and issues that exist within the Municipality;</li> <li>Aligning with and supporting the Municipality’s Official Plan and other strategic plans and policies; and</li> <li>Supporting planned growth within the Municipality to the year 2042.</li> </ul> <p><b>Web link:</b> <a href="https://www.middlesexcentre.on.ca/articles/servicing-master-plan">https://www.middlesexcentre.on.ca/articles/servicing-master-plan</a></p> <p><b>Contact Information</b> If you wish to schedule a discussion, or have any questions, please contact the undersigned</p>
Caldwell First Nation <b>Chief Mary Duckworth</b> <b>14 Orange Street</b> <b>Leamington, ON N8H 1P5</b>	January 5, 2023		
	Mail, Email		<p><b>Letter/Email sent January 5 , 2023:</b></p> <p>The Municipality of Middlesex Centre has retained Stantec Consulting Ltd. to assist with the development of a Servicing Master Plan.</p>

Middlesex Centre – Servicing Master Plan  
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	<p>Project Initiation – NOSC and PIC 1</p>		<p><b>Scope:</b> The study will produce a long-range strategy to guide the Municipality in supporting growth and achieving its vision for Middlesex Centre. The study is being conducted in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment planning process.</p> <p><b>Schedule:</b> Study Initiation – 2022; round 1 consultation (Needs and Opportunities) – January 2023; anticipated round 2 consultation (Draft Findings) – spring/summer 2023; study completion – 2023</p> <p><b>Consultation and Input:</b> In addition to other means of providing input, there will be two Public Information Centres (PICs) where residents and stakeholders can review information and ask questions. The first PIC will take place on January 11, 2023, from 6-8 p.m.</p> <p><b>Servicing Master Plan</b> Since the completion of the 2010 Master Servicing Plan, the Municipality has experienced growth in some settlement areas which has prompted servicing extensions and infrastructure upgrades not captured or envisioned in the previous study. As such, this Servicing Master Plan (SMP) will examine the servicing systems by:</p> <ul style="list-style-type: none"> <li>• Reviewing new planning policies;</li> <li>• Considering population and development growth projections;</li> <li>• Reviewing current and future needs and issues that exist within the Municipality;</li> <li>• Aligning with and supporting the Municipality’s Official Plan and other strategic plans and policies; and</li> <li>• Supporting planned growth within the Municipality to the year 2042.</li> </ul> <p><b>Web link:</b> <a href="https://www.middlesexcentre.on.ca/articles/servicing-master-plan">https://www.middlesexcentre.on.ca/articles/servicing-master-plan</a></p> <p><b>Contact Information</b> If you wish to schedule a discussion, or have any questions, please contact the undersigned.</p>
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<p>Chippewas of Kettle &amp; Stony Point First Nation <b>Chief Kimberly Bressette</b> <b>6247 Indian Lane</b> <b>Lambton Shore, ON N0N 1J1</b></p>	<p>January 5, 2023  Mail, Email  Project Initiation – NOSC and PIC 1</p>		<p><b>Letter/Email sent January 5 , 2023:</b></p> <p>The Municipality of Middlesex Centre has retained Stantec Consulting Ltd. to assist with the development of a Servicing Master Plan.</p> <p><b>Scope:</b> The study will produce a long-range strategy to guide the Municipality in supporting growth and achieving its vision for Middlesex Centre. The study is being conducted in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment planning process.</p> <p><b>Schedule:</b> Study Initiation – 2022; round 1 consultation (Needs and Opportunities) – January 2023; anticipated round 2 consultation (Draft Findings) – spring/summer 2023; study completion – 2023</p> <p><b>Consultation and Input:</b> In addition to other means of providing input, there will be two Public Information Centres (PICs) where residents and stakeholders can review information and ask questions. The first PIC will take place on January 11, 2023, from 6-8 p.m.</p> <p><b>Servicing Master Plan</b> Since the completion of the 2010 Master Servicing Plan, the Municipality has experienced growth in some settlement areas which has prompted servicing extensions and infrastructure upgrades not captured or envisioned in the previous study. As such, this Servicing Master Plan (SMP) will examine the servicing systems by:</p> <ul style="list-style-type: none"> <li>• Reviewing new planning policies;</li> <li>• Considering population and development growth projections;</li> <li>• Reviewing current and future needs and issues that exist within the Municipality;</li> <li>• Aligning with and supporting the Municipality’s Official Plan and other strategic plans and policies; and</li> <li>• Supporting planned growth within the Municipality to the year 2042.</li> </ul>

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	<p>September 19, 2023</p> <p>Mail, Email</p> <p>PIC 2</p>		<p><b>Web link:</b> <a href="https://www.middlesexcentre.on.ca/articles/servicing-master-plan">https://www.middlesexcentre.on.ca/articles/servicing-master-plan</a> <b>Contact Information</b> If you wish to schedule a discussion, or have any questions, please contact the undersigned.</p> <p><b>Letter/Email sent September 19, 2023:</b></p> <p>The Municipality of Middlesex Centre has retained Stantec Consulting Ltd. to assist with the development of a Servicing Master Plan. <b>Scope:</b> The study will produce a long-range strategy to guide the Municipality in supporting growth and achieving its vision for Middlesex Centre. The study is being conducted in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment planning process. <b>Schedule:</b> Study Initiation – 2022; round 1 consultation (Needs and Opportunities) – January 2023; anticipated round 2 consultation (Draft Findings) – fall 2023; study completion –anticipated December of 2023 <b>Consultation and Input</b> In addition to other means of providing input, there will be a second Public Information Centres (PICs) where residents and stakeholders can review information and ask questions. The second PIC will take place on Thursday October 19, 2023, from 4-7 p.m. at the Komoka Community Centre located at 133 Queen Street, Komoka. <b>Servicing Master Plan</b> Since the completion of the 2010 Master Servicing Plan, the Municipality has experienced growth in some settlement areas which has prompted servicing extensions and infrastructure upgrades not captured or envisioned in the previous study. As such, this Servicing Master Plan (SMP) will examine the servicing systems by:</p> <ul style="list-style-type: none"> <li>• Reviewing new planning policies;</li> <li>• Considering population and development growth projections;</li> <li>• Reviewing current and future needs and issues that exist within the Municipality;</li> <li>• Aligning with and supporting the Municipality’s Official Plan and other strategic plans and policies; and</li> <li>• Supporting planned growth within the Municipality to the year 2042.</li> </ul> <p><b>Web link:</b> <a href="https://www.middlesexcentre.on.ca/articles/servicing-master-plan">https://www.middlesexcentre.on.ca/articles/servicing-master-plan</a> <b>Contact Information</b> If you wish to schedule a discussion, or have any questions, please contact the undersigned</p>
<p>Delaware Nation (Moravian of the Thames) <b>14760 School House Line, RR3 Thamesville, ON N0P 2K0</b></p>	<p>January 5, 2023</p> <p>Mail, Email</p> <p>Project Initiation – NOSC and PIC 1</p>		<p><b>Letter/Email sent January 5 , 2023:</b></p> <p>The Municipality of Middlesex Centre has retained Stantec Consulting Ltd. to assist with the development of a Servicing Master Plan. <b>Scope:</b> The study will produce a long-range strategy to guide the Municipality in supporting growth and achieving its vision for Middlesex Centre. The study is being conducted in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment planning process.</p>

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	<p>September 19, 2023</p> <p>Mail, Email</p> <p>PIC 2</p>		<p><b>Letter/Email sent September 19, 2023:</b></p> <p>The Municipality of Middlesex Centre has retained Stantec Consulting Ltd. to assist with the development of a Servicing Master Plan.</p> <p><b>Scope:</b> The study will produce a long-range strategy to guide the Municipality in supporting growth and achieving its vision for Middlesex Centre. The study is being conducted in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment planning process.</p> <p><b>Schedule:</b> Study Initiation – 2022; round 1 consultation (Needs and Opportunities) – January 2023; anticipated round 2 consultation (Draft Findings) – fall 2023; study completion –anticipated December of 2023</p> <p><b>Consultation and Input</b> In addition to other means of providing input, there will be a second Public Information Centres (PICs) where residents and stakeholders can review information and ask questions. The second PIC will take place on Thursday October 19, 2023, from 4-7 p.m. at the Komoka Community Centre located at 133 Queen Street, Komoka.</p> <p><b>Servicing Master Plan</b>  Since the completion of the 2010 Master Servicing Plan, the Municipality has experienced growth in some settlement areas which has prompted servicing extensions and infrastructure upgrades not captured or envisioned in the previous study. As such, this Servicing Master Plan (SMP) will examine the servicing systems by:</p> <ul style="list-style-type: none"> <li>• Reviewing new planning policies;</li> </ul>

Middlesex Centre – Servicing Master Plan  
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<p>Deshkan Ziibiing Chippewas of the Thames First Nation <b>Fallon Burch</b> <b>320 Chippewa Road</b> <b>Muncey, ON N0L 1Y0</b></p>	<p>January 5, 2023 Mail, Email  Project Initiation – NOSC and PIC 1</p>	<p>Response Received July 11, 2023: We have received information concerning the Middlesex Centre Servicing Master Plan (SMP), dated January 6, 2023. Thank you for inviting Chippewas of the Thames First Nation to review and participate in the development of the Servicing Master Plan for the Municipality of Middlesex Centre. After reviewing the Middlesex Centre Servicing Master Plan, we have minimal concerns with the information that has been provided at this time. Due to capacity, we look forward to receiving notices of engagement at the project specific level including actively participating in any archaeology assessments that may be required for the development of projects identified within the Master Plan. We look forward to continuing this open line of communication. To implement meaningful consultation, COTTFFN has developed its own protocol - a document and a process that will guide positive working relationships. Our Protocol has been updated and was approved by Chief and Council on June 12th. We would be happy to meet with you to review COTTFFN's Consultation Protocol. As per 'Appendix C' of the Wiindmaagewin, we will be sending an invoice based on our time to review all project documentation, the invoice will come from COTTFFN's Finance Department. Please do not hesitate to contact me, if you have any questions</p>	<p><b>Letter/Email sent January 5 , 2023:</b></p> <p>The Municipality of Middlesex Centre has retained Stantec Consulting Ltd. to assist with the development of a Servicing Master Plan. <b>Scope:</b> The study will produce a long-range strategy to guide the Municipality in supporting growth and achieving its vision for Middlesex Centre. The study is being conducted in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment planning process. <b>Schedule:</b> Study Initiation – 2022; round 1 consultation (Needs and Opportunities) – January 2023; anticipated round 2 consultation (Draft Findings) – spring/summer 2023; study completion – 2023 <b>Consultation and Input:</b> In addition to other means of providing input, there will be two Public Information Centres (PICs) where residents and stakeholders can review information and ask questions. The first PIC will take place on January 11, 2023, from 6-8 p.m. <b>Servicing Master Plan</b> Since the completion of the 2010 Master Servicing Plan, the Municipality has experienced growth in some settlement areas which has prompted servicing extensions and infrastructure upgrades not captured or envisioned in the previous study. As such, this Servicing Master Plan (SMP) will examine the servicing systems by:</p> <ul style="list-style-type: none"> <li>• Reviewing new planning policies;</li> <li>• Considering population and development growth projections;</li> <li>• Reviewing current and future needs and issues that exist within the Municipality;</li> <li>• Aligning with and supporting the Municipality’s Official Plan and other strategic plans and policies; and</li> <li>• Supporting planned growth within the Municipality to the year 2042.</li> </ul> <p><b>Web link:</b> <a href="https://www.middlesexcentre.on.ca/articles/servicing-master-plan">https://www.middlesexcentre.on.ca/articles/servicing-master-plan</a> <b>Contact Information</b> If you wish to schedule a discussion, or have any questions, please contact the undersigned.</p>
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<p>Munsee-Delaware Nation  <b>Chief Mark Peters</b>  <b>289 Jubilee Road, RR1</b>  <b>Muncey, ON N0L 1Y0</b></p>	<p>January 5, 2023    Mail, Email    Project Initiation – NOSC and PIC 1</p>		<p><b>Letter/Email sent January 5 , 2023:</b></p> <p>The Municipality of Middlesex Centre has retained Stantec Consulting Ltd. to assist with the development of a Servicing Master Plan.  <b>Scope:</b> The study will produce a long-range strategy to guide the Municipality in supporting growth and achieving its vision for Middlesex Centre. The study is being conducted in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment planning process.  <b>Schedule:</b> Study Initiation – 2022; round 1 consultation (Needs and Opportunities) – January 2023; anticipated round 2 consultation (Draft Findings) – spring/summer 2023; study completion – 2023  <b>Consultation and Input:</b> In addition to other means of providing input, there will be two Public Information Centres (PICs) where residents and stakeholders can</p>

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<p>Oneida Nation of the Thames <b>Chief Todd Cornelius</b> <b>2210 Elm Avenue</b> <b>Southwold, ON N0L 2G0</b></p>	<p>January 5, 2023</p> <p>Mail, Email</p> <p>Project Initiation – NOSC and PIC 1</p>		<p><b>Letter/Email sent January 5 , 2023:</b></p> <p>The Municipality of Middlesex Centre has retained Stantec Consulting Ltd. to assist with the development of a Servicing Master Plan. <b>Scope:</b> The study will produce a long-range strategy to guide the Municipality in supporting growth and achieving its vision for Middlesex Centre. The study is being conducted in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment planning process. <b>Schedule:</b> Study Initiation – 2022; round 1 consultation (Needs and Opportunities) – January 2023; anticipated round 2 consultation (Draft Findings) – spring/summer 2023; study completion – 2023 <b>Consultation and Input:</b> In addition to other means of providing input, there will be two Public Information Centres (PICs) where residents and stakeholders can review information and ask questions. The first PIC will take place on January 11, 2023, from 6-8 p.m. <b>Servicing Master Plan</b> Since the completion of the 2010 Master Servicing Plan, the Municipality has experienced growth in some settlement areas which has prompted servicing extensions and infrastructure upgrades not captured or envisioned in the previous study. As such, this Servicing Master Plan (SMP) will examine the servicing systems by:</p> <ul style="list-style-type: none"> <li>Reviewing new planning policies;</li> <li>Considering population and development growth projections;</li> <li>Reviewing current and future needs and issues that exist within the Municipality;</li> <li>Aligning with and supporting the Municipality’s Official Plan and other strategic plans and policies; and</li> <li>Supporting planned growth within the Municipality to the year 2042.</li> </ul> <p><b>Web link:</b> <a href="https://www.middlesexcentre.on.ca/articles/servicing-master-plan">https://www.middlesexcentre.on.ca/articles/servicing-master-plan</a> <b>Contact Information</b> If you wish to schedule a discussion, or have any questions, please contact the undersigned.</p>
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January 5, 2023

Aamjiwnaag First Nation  
978 Tashmoo Avenue  
SARNIA, ON N7T 7H5

**ATTENTION: Chief Chris Plain**

**RE: Servicing Master Plan Notice of Project Initiation:**

The Municipality of Middlesex Centre has retained Stantec Consulting Ltd. to assist with the development of a Servicing Master Plan.

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**Contact Information**

If you wish to schedule a discussion, or have any questions, please contact the undersigned.

Sincerely,

Rob Cascaden, P.Eng.  
Director of Public Works and Engineering  
Municipality of Middlesex Centre  
10227 Ilderton Road  
Ilderton, ON N0M 2A0519-666-0190 Ext. 5245



January 5, 2023

Bkejwanong Territory (Walpole Island)  
117 Tahgahoning Road  
WALLACEBURG, ON N8A 4K9

**ATTENTION: Chief Charles Sampson**

**RE: Servicing Master Plan Notice of Project Initiation:**

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Director of Public Works and Engineering  
Municipality of Middlesex Centre  
10227 Ilderton Road  
Ilderton, ON N0M 2A0519-666-0190 Ext. 5245



January 5, 2023

Caldwell First Nation  
14 Orange Street  
LEAMINGTON, ON N8H 1P5

**ATTENTION: Chief Mary Duckworth**

**RE: Servicing Master Plan Notice of Project Initiation:**

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10227 Ilderton Road  
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January 5, 2023

Chippewas of Kettle & Stony Point First Nation  
6247 Indian Lane  
LAMBTON SHORES, ON N0N 1J1

**ATTENTION: Chief Kimberly Bressette**

**RE: Servicing Master Plan Notice of Project Initiation:**

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Rob Cascaden, P.Eng.  
Director of Public Works and Engineering  
Municipality of Middlesex Centre  
10227 Ilderton Road  
Ilderton, ON N0M 2A0519-666-0190 Ext. 5245



January 5, 2023

Delaware Nation (Moravian of the Thames)  
14760 School House Line, RR3  
THAMESVILLE, ON N0P 2K0

**ATTENTION: Chief Denise Stonefish**

**RE: Servicing Master Plan Notice of Project Initiation:**

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Director of Public Works and Engineering  
Municipality of Middlesex Centre  
10227 Ilderton Road  
Ilderton, ON N0M 2A0519-666-0190 Ext. 5245



January 5, 2023

Deshkan Ziibiing  
Chippewas on the Thames First Nation  
320 Chippewa Road  
MUNCEY, ON N0L 1Y0

**ATTENTION: Fallon Burch, Consultation Coordinator**

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**Deshkan Ziibiing**  
Chippewas of the Thames  
First Nation Treaties, Lands  
and Environment

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**Project Name:**

Middlesex Centre Servicing Master Plan

**FN Consultation ID:**

**Consulting Org Contact:**

Andrew Giesen

**Consulting Organization:**

[Municipality of Middlesex Centre](#)

**Date Received:**

Friday, January 6, 2023

July 11, 2023

Dear: Andrew ,

We have received information concerning the Middlesex Centre Servicing Master Plan (SMP), dated January 6, 2023. Thank you for inviting Chippewas of the Thames First Nation to review and participate in the development of the Servicing Master Plan for the Municipality of Middlesex Centre.

After reviewing the Middlesex Centre Servicing Master Plan, we have minimal concerns with the information that has been provided at this time. Due to capacity, we look forward to receiving notices of engagement at the project specific level including actively participating in any archaeology assessments that may be required for the development of projects identified within the Master Plan.

We look forward to continuing this open line of communication. To implement meaningful consultation, COTTFN has developed its own protocol - a document and a process that will guide positive working relationships. Our Protocol has been updated and was approved by Chief and Council on June 12th. We would be happy to meet with you to review COTTFN's Consultation Protocol.

As per 'Appendix C' of the Wiindmaagewin, we will be sending an invoice based on our time to review all project documentation, the invoice will come from COTTFN's Finance Department.

Please do not hesitate to contact me, if you have any questions.

Sincerely,

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Original Signed

Fallon Burch

Consultation Coordinator

Chippewa of the Thames First Nation

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**Deshkan Ziibiing/Chippewas of the Thames First Nation**

**Wiindmaagewin**

**CONSULTATION PROTOCOL**



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## **PART I: Introduction and Purpose**

### **1. History of Deshkan Ziibiing Aki (Chippewas of the Thames First Nation)**

The watersheds of southwestern Ontario have been the home of Anishinaabe people for millennia. Deshkan Ziibiing edbendaagzijig, “those that belong to Antler River,” comprise one of the traditional Anishinaabe nations governing the territory of Waawayaatanong or “Round Lake.” This region is known as the third stopping place of the Water Drum on its sacred journey to Madeline Island, centuries before the era of colonization.

The purpose of this protocol is to ensure that our relationships with others develops in ways that respect Deshkan Ziibiing’s responsibilities to mother earth and protects the full range of our rights. This protocol shall serve to guide governments and third-party proponents who are interested in pursuing healthy and mutually beneficial relationships with Deshkan Ziibiing within our traditional territory.

### **2. Territory**

Deshkan Ziibiing edbendaagzijig’s traditional territory was recognized and affirmed by Canada in the Big Bear Creek Land Claim Settlement Agreement (2013). Within this territory, we are also signatory to pre-Confederation Treaties with the British Crown. Traditional Anishinaabe territory in southwestern Ontario includes lands addressed in the McKee Treaty (1790), the London Township Treaty (1796), the Sombra Township Treaty (1796), the Longwoods Treaty (1822), and the Huron Tract Treaty (1827). Deshkan Ziibiing is party with other Anishinaabe nations to several of these treaties but is the sole Anishinaabe party to the Longwoods Treaty.

A comprehensive description of our ancestral lands is attached as Appendix “A” together with a map.

We who are Deshkan Ziibiing edbendaagzijig continue our commitment to protect the watersheds of the Thames River, Bear Creek, the Au Sable River, and the Erie and Huron

lakeshores. We regard all of our ancestral lands as part of our consultation territory. Our treaties did not “surrender” our lands or waters.

### **3. Community Profile**

As a community, Deshkan Zibiing has always welcomed and incorporated people from other nations. Our families have always shared a common world around the Great Lakes with the families of the Pottawatomis and the Odawas. Delawares (Lenape) and Oneidas were welcomed here between 1791 and 1840 and allowed to create their own communities on land adjacent to and within our homeland. At various times, other Haudenosaunee, Shawnees, Huron/Wendats, as well as Anglo or French traders and settlers marrying our people, have all been incorporated into our society. Today, our population is approximately 3,200 people, with 1,000 residing within Deshkan Zibiing’s unceded reserve land.

### **4. Historical Relationships**

Deshkan Zibiing’s relationships with other nations have generally been pursued through the creation of Treaty partnerships.

The great Treaty of Niagara (1764) emerged from this long practice and is the template for all subsequent treaties between Britain and Deshkan Zibiing. The Two Row Wampum, a belt the Haudenosaunee first used with the Dutch in 1613, recognized a relationship of equals.

The imposition of colonialism and Canada’s shameful conduct in breaking sacred promises contained in our Treaties have had a lasting effect on the people of Deshkan Zibiing.

Colonial rule presumed the ‘surrender’ of well over 90% of our traditional territory. Efforts to ‘civilize’ and assimilate our people, through Canada’s unilateral imposition of legislation, harsh policies, and the residential school system have taken a toll on our people and have unlawfully infringed our human rights as well as our Aboriginal and Treaty rights.

However, despite Canada’s assertions of sovereignty over our lands and people, we have remained resilient and have continued to assert our inherent rights as a sovereign nation.

Deshkan Ziibiing remains intent on protecting our traditional territory. Our vision for the engagement formalized in this protocol remains that of Tecumseh, our Treaty chiefs, and the Two Row Wampum.

We are fundamentally committed to self-determination and the preservation and restoration of our Anishinaabe jurisdiction and heritage. We expect that those with whom we engage in matters respecting our traditional territories will act in a manner consistent with the principles contained in the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) and shall seek to fulfil the objectives of reconciliation.

We are focused on fair partnerships based on our free, prior, and informed consent and the wise and respectful use of our traditional lands and waters.

## **5. Principles of Intersocietal Governance and Communication**

Our engagement with other communities stems from our recognition of several principles, which derive from our Creator's gifts to us of life and land, and from our Creator having placed us within a world full of relationships with others. Our responsibility to maintain these relationships, in accordance with principles derived from our creation story, is central to our continued wellbeing as a people. These principles guided our ancestors in their Treaty partnerships historically, and they remain foundational today in our dealings with federal, provincial, and municipal bodies. They indicate our fundamental orientation towards all matters of discussion concerning our rights and responsibilities and underpin our approach to "the duty to consult" as articulated by the Supreme Court of Canada in *Haida Nation* (2004) and subsequent cases.

Our principles provide a basis for fruitful and healthy intersocietal development, governance, and communication.

### **a. Principles of Governance**

(1) Gdinawendimi: "We are all related." A basic truth of our creation story is that we are related to everything that shares the world with us. We expect that all consultation and

discussion with governments and third parties will focus on how the proposed project will foster this relatedness.

(2) Mno-bmaadiziwin: “The good life.” We understand that the Creator placed us within our world’s web of spiritual and bio-physical relationships in order for life to flourish. Life flourishes when we base our relationships on the gifts of the Seven Grandfathers: Nbwaakaawin “wisdom,” Zaagidiwin “love,” Minaadendamowin “respect,” Aakde’ewin – or Zoongide’ewin “bravery,” Gwakwaadiziwin “honesty,” Dbaadendiziwin “humility,” Debwewin “truth.” Proposals should enhance the good life for all our relations and discussions regarding those proposals should be grounded in the Seven Grandfather teachings.

(3) Naaknigewin: “Law”. We expect that all consultation and discussion with governments and third parties will aim to respect and embody our laws, including our Chi-Inaakonigewin, as the measure for our decisions provided by the Creator.

(4) Anishinaabe dbendizawin: “Anishinaabe independence,” or “self-determination.” We were created to live as an independent people, and are therefore able to ally with, but not to become subject to, other independent peoples. The Two Row Wampum embodies this alliance of equals, each party free to follow its own way without interference, but each also attentive to the wellbeing of the other. We expect that all proposals from governments will respect this most basic tenet of the Two Row Wampum.

**b. Principles of communication**

(1) Zgaswediwin: “To smoke together.” When Anishinaabeg met in council, they began with the ceremony of smoking. In our stories, Nanabush provided our ancestors with the pipe of peace to help us foster the path of goodwill and reconciliation towards earth, plants, animals, and our fellow humans. Asemaa, “tobacco,” carries our thoughts and prayers to the Creator, and demonstrates our desire to speak the truth, and to build relationships that reflect

gratitude in our dependence on the natural order. We expect that all consultation will be grounded in truth, reconciliation, and gratitude.

(2) Ginoondiwin: “talk to each other.” Our practice has been to reach decisions in common, after full and satisfying discussion addressing the concerns of all involved. Consultation must be designed and implemented with flexibility, respecting the nature of the rights potentially impacted and the scope of the possible impacts. Deshkan Ziibiing expects to determine the level of consultation that is necessary and appropriate where our rights and interests are potentially impacted.

(3) Gii-nenmaasiinaawaan: “they didn’t let them”. In all consultations which impact our Treaty and traditional lands, we expect Crown and Proponents to adhere to the principle of Free, Prior, and Informed Consent, embodied in article 32(2) of the United Nations Declaration on the Rights of Indigenous Peoples (2007).

Chi-dibaakinigewin: a “great judgment,” Our ancestors negotiated with settler governments to reach mutually beneficial agreements. However, colonial governments have ignored obligations under these solemn agreements and have justified erosion of our rights over time. We expect that governments will adhere to the true intent of treaties and agreements and will respect the gravity of the promises that are made.

**c. Principles of Co-Existence and Economy**

(1) Gdoonaaganinaan: “Our Dish,” the agreement reached with the Haudenosaunee in 1701, enabled our respective peoples to hunt and harvest in mutual safety, and ensured mutual wellbeing, within our ancestral lands. We expect all Proponents to demonstrate how proposed projects will promote mutual safety and wellbeing.

(2) Maatookiiwin: “sharing”. Our Treaties concern our sharing of the lands that the Creator has shared with us. There are no Anishinaabemowin transcriptions of treaties that

use the word *adaawaage*, meaning “to sell.” It is our expectation that in the spirit of sharing what the Creator has provided, benefits related to projects will also be shared.

(3) Gnawenjigewin: “to take care of things.” Our use of the lands and waters of our territory is subject to Anishinaabe principles of stewardship, derived from our creation story, and instilled through the growth of Traditional Knowledge. We expect that all project proposals will respect and incorporate conservation practices and Traditional Knowledge of Deshkan Ziiibiing.

(4) Niigaan-inaabiwin: “looking ahead”. Decision-making that respects the full web of relationships within which the Creator has placed us, and aims to chart the impacts of our choices as far as possible into the future to ensure harmony and balance. We expect project proposals with the potential to affect our lands, waters, air, health and wellbeing to demonstrate as concretely as possible the long- term implications for Deshkan Ziiibiing.

## **6. Statement of Reserved Rights**

The rights that Deshkan Ziiibiing exercises in relation to our traditional lands, Treaty lands, reserve lands, and Addition to Reserve lands, are inherent - grounded most basically in the Creator’s gift of lands, waters, and way of life to *ndodeminaanig*, “our clans.” These rights are embodied in our historical and ongoing occupation of our territory, and in our practice of self- determination as a people.

Our rights as a self-determining people are recognized in several instruments, including, the Royal Proclamation of 1763, our Treaties, s.35(1) of *Canada’s Constitution Act* and the *United Nations Declaration of the Rights of Indigenous Peoples (UNDRIP)(2007)*.

UNDRIP recognizes, among other things, the need to respect and promote the inherent rights of Indigenous peoples, including our right to self-determination within our traditional lands and territories. Our rights derive from our political, economic, and social structures and from our cultures, spiritual traditions, histories, and philosophies. UNDRIP encourages States to comply

with and effectively implement all their obligations as they apply to Indigenous peoples under international instruments in consultation and cooperation with the peoples concerned. Relevant articles include, but are not limited to:

#### Article 11

1. Indigenous peoples have the right to practise and revitalize their cultural traditions and customs. This includes the right to maintain, protect and develop the past, present and future manifestations of their cultures, such as archaeological and historical sites, artefacts, designs, ceremonies, technologies and visual and performing arts and literature.
2. States shall provide redress through effective mechanisms, which may include restitution, developed in conjunction with indigenous peoples, with respect to their cultural, intellectual, religious and spiritual property taken without their free, prior and informed consent or in violation of their laws, traditions and customs.

#### Article 12

1. Indigenous peoples have the right to manifest, practise, develop and teach their spiritual and religious traditions, customs and ceremonies; the right to maintain, protect, and have access in privacy to their religious and cultural sites; the right to the use and control of their ceremonial objects; and the right to the repatriation of their human remains.
2. States shall seek to enable the access and/or repatriation of ceremonial objects and human remains in their possession through fair, transparent and effective mechanisms developed in conjunction with indigenous peoples concerned.

#### Article 26:

Indigenous peoples have the right to the lands, territories and resources which they have traditionally owned, occupied or otherwise used or acquired.

#### Article 32:

1. Indigenous peoples have the right to determine and develop priorities and strategies for the development or use of their lands or territories and other resources.
2. States shall consult and cooperate in good faith with the indigenous peoples concerned through their own representative institutions in order to obtain their free and informed consent prior to the approval of any project affecting their lands or

territories and other resources, particularly in connection with the development, utilization or exploitation of mineral, water or other resources.

3. States shall provide effective mechanisms for just and fair redress for any such activities, and appropriate measures shall be taken to mitigate adverse environmental, economic, social, cultural or spiritual impact.

In June 2021, Canada passed into law the *United Nations Declaration on the Rights of Indigenous Peoples Act* which affirmed UNDRIP as a universal international human rights instrument with application in Canadian law; thereby providing a framework for Canada's implementation of UNDRIP.

This legislation represents a step toward implementing UNDRIP as a framework for reconciliation as recommended by the Truth and Reconciliation Commission of Canada in their "Calls to Action" – which Canada committed to addressing.

Within the *UNDRIP Act*, Canada rejects all forms of colonialism and commits to advancing relations with Indigenous peoples that are based on good faith and on the principles of justice, democracy, equality, non-discrimination, good governance, and respect for human rights. Canada further committed to taking effective measures including legislative, policy and administrative measures, in consultation and cooperation with Indigenous peoples, to achieve the objective of UNDRIP.

This *Wiindmaagewin* represents a framework for consultation which is consistent with the principles of UNDRIP and Canada's stated commitment to implementing these principles to achieve reconciliation; however, the *Wiindmaagewin* is based on the Nation's inherent rights which are not dependent on Canada's legal system or recognition.

## **PART II Obligation to Consult**

### **7. Purpose and Application**

**7.1.** This Consultation Process balances Deshkan Ziibiing's laws with the legal principles derived from the western common law as well as international instruments, such as UNDRIP. We adhere to the principle of Free, Prior, and Informed Consent. Therefore, where any proposed Activity within Deshkan Ziibiing's Traditional or Treaty Territory, Additions to Reserve Land or any land over which Deshkan Ziibiing claims Aboriginal title, may potentially cause an impact to the environment, health or Deshkan Ziibiing's rights or asserted rights, including changes to laws, regulations or policies, Deshkan Ziibiing expects the Crown and Proponents to respect and follow the processes set forth in this Wiindmaagewin.

**7.2.** Nothing in this Protocol, nor the process or documents derived from it shall be construed to abrogate or derogate from the rights of Deshkan Ziibiing, regardless of whether such rights are recognized, established or defined.

**7.3.** Nothing in this Protocol may be construed to limit any consultation or accommodation obligations owed to Deshkan Ziibiing by the Crown or any Proponent.

**7.4.** Deshkan Ziibiing retains the right to challenge through the legal process, any Activity having the potential to impact the citizens or lands of Deshkan Ziibiing.

### **8. Definitions**

- a. Activity** means any Crown or Proponent activity.
- b. Crown** means either or both of the governments of Canada and Ontario and its component parts and agents, as well as its designates including municipalities.

**c. Crown Activity** means:

- New or changes to legislation, regulations, policies, programs and plans that provide authority to or are implemented or to be implemented by the Crown;
- Issuance, variation, approval, suspension or cancellation of permits, licenses, authorizations, renewals or anything similar by the Crown;
- Any unfunded mandate or obligation sought to be imposed by the Crown upon Deshkan Ziibiing without provision of corresponding adequate resources, financial or otherwise;
- Any failure to act by the Crown where the Crown is obligated to take action to protect or given effect to Deshkan Ziibiing's Aboriginal or Treaty rights; and
- Any other action which may be authorized or undertaken by the Crown.

**d. Proponent** means the party (which could include the Crown, a municipality, a Land Use Planning Authority, a corporation, partnership, sole proprietorship, association, organization, person or the like) that proposes to undertake or is undertaking the Proponent Activity but excludes any business in which Deshkan Ziibiing has a majority interest or financial control.

**e. Proponent Activity** means any Activity pursuant or incidental to anything authorized or ordered by the Crown or that the Crown is contemplating authorizing or ordering. This includes Planning Authorities who are required to engage and coordinate with Indigenous communities on land use planning matters and consider our interests when identifying, protecting, and managing cultural heritage and archaeological resources. It does not include any Activity of Deshkan Ziibiing or a member of the Nation or a business in which members of the Nation have majority control or interest which Activity Deshkan Ziibiing has authorized.

**f. Impact** means any effect that an Activity may have on the land, economy or environment within or around Deshkan Ziibiing's Reserve, Additions to Reserve, Traditional or Treaty territory or any adverse effect on the health of any Deshkan Ziibiing member or on the Aboriginal or Treaty rights of Deshkan Ziibiing or any of its

citizens. This assessment of impact may relate to the cumulative impacts (long-term, ongoing, intermittent or repetitive) of a Proponent's proposed Activity or it may relate to the cumulative impacts of development generally which, as a whole will have an adverse impact on the right(s) of Deshkan Ziiibiing.<sup>1</sup>

g. **Protocol** means this Wiindmaagewin, the Deshkan Ziiibiing Consultation Protocol.

## 9. Objectives and Responsibilities

### 9.1. Objectives of Consultation

Appropriate consultation is a dialogue between communities, a mutual engagement, rather than a mere notification of an external party's intention. Consultation ensures Deshkan Ziiibiing is fully informed about Activities that may affect our Nation's rights and interests; it promotes and deepens the path of reconciliation that will ensure a healthier future for both settler and Anishinaabe communities; it encourages the development of projects that are mutually beneficial to all parties; and it ensures that projects have wide legitimacy both within Deshkan Ziiibiing, and also within the larger network of Anishinaabe nations at home around the Great Lakes.

### 9.2. Responsibilities of the Parties

All parties engaged in consultation activities have responsibilities in common. Among these are the responsibilities to participate in good faith, and to treat each other with respect, transparency, and honesty. In addition, each party has its own unique responsibilities to ensure that the outcome of consultation is successful and good relations endure.

#### 9.2.1 Crown Responsibilities

Where Deshkan Ziiibiing asserts rights or interests which may potentially be impacted, the

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<sup>1</sup> This is consistent with evolving case law on cumulative impacts: See *Yahey v British Columbia*, 2021 BCSC 1287 ([Yahey](#))

Crown must act honourably. This requires that any rights that are protected or potentially protected by s.35 of the Constitution are recognized and respected. In all situations, the honour of the Crown requires reasonable, good faith efforts to engage in meaningful consultation and, where appropriate, accommodation to reconcile the interests at stake. Consultation is an ongoing obligation, and this duty may change during the course of consultation based on changing circumstances and information.

Specific Crown responsibilities include, but are not limited to:

- a) Full and complete collaboration with Deshkan Ziibiing, taking into account the Community's input and perspective in designing and implementing the consultation and accommodation process, respecting Deshkan Ziibiing 's laws and Traditional Knowledge, and acting with transparency, honour, and good faith, all in the spirit of reconciliation;
- b) Full and timely disclosure of all relevant information from the earliest stages of any contemplated Activity/project and as it becomes available throughout the consultation process;
- c) Effective oversight and coordination with other Crown agencies, departments, and Proponents as required;
- d) Timely and transparent communications with Deshkan Ziibiing, including whether and how aspects of consultation are being delegated and the scope of that delegation;
- e) Where delegation occurs, ensuring an appropriate designate is appointed to oversee the effectiveness of the consultation process and ensuring the honour of the Crown is maintained during consultation and accommodation;
- f) Approaching every project/Activity with an open mind and an intention to be flexible and accommodate Deshkan Ziibiing by substantially addressing legitimate concerns raised by the community including concerns related to

- cumulative impacts or effects;
- g) Incorporating Deshkan Ziibiing as a partner into the strategic planning and decision-making process related to the project; and
  - h) Funding for all reasonable costs associated with Deshkan Ziibiing's meaningful participation, including costs associated with receiving, reviewing, and processing initial notices of proposed activities in the form of reasonable application or processing fees.

### **9.2.2 Proponent Responsibilities**

Deshkan Ziibiing acknowledges that Proponents are often delegated certain procedural aspects of the Crown's duty to consult when proposed activities potentially affect our asserted rights and interests.

Specific Proponent Responsibilities include, but are not limited to:

- a) Providing full, accurate, and up-to-date information about their projects on an ongoing basis. Such information should be provided as it becomes available and should not be dependent on explicit requests from Deshkan Ziibiing staff;
- b) Facilitating Deshkan Ziibiing's full participation in any necessary consultation activities and collaborating on Activity specific protocols which will detail consultation activities, timelines, and funding, including access to resources and expertise where required;
- c) Building consultation capacity within the Nation;
- d) Considering alternative approaches, including potential changes which may mitigate impacts;
- e) Respecting our role as steward and taking into account our Traditional Knowledge, practices, and perspectives;
- f) Responding to requests for information and adjusting timelines to facilitate the consultation process; and

- g) Exploring opportunities to share meaningfully in the range of benefits that might result from the Activity contemplated.

Should consultation proceed past the initial stage, we expect project Proponents to provide us with the following written acknowledgements, as requested:

- i. a statement fully acknowledging our inherent and Treaty rights, and our responsibilities to our territory, as they relate to the Activity;
- ii. a statement indicating that the Proponent will share this acknowledgement of our rights and responsibilities in all subsequent communication about the project with shareholders, the public, government departments, lenders, and others, and that the Proponent's subcontractors would function within the same framework.

### **9.2.3. Deshkan Ziibiing Responsibilities:**

Our Elders have conveyed from the Creator our obligations to protect the land and waters of our traditional territory. Our responsibilities to our partners in consultation are similar to those we undertook together with our historic partner in Treaty.

Specific Deshkan Ziibiing Responsibilities include, but are not limited to:

- a) Upholding the terms of this protocol, as well as of any subsequent agreements arising in regard to the consultation process;
- b) Reciprocal good faith engagement with the Crown and Proponents;
- c) Providing timely information and responses as our capacity allows;
- d) Engaging leadership and our people in a meaningful way regarding proposed Activities;
- e) Stating our rights clearly and facilitating an understanding of how any potential impacts will adversely affect us; and,
- f) Providing input about how Proponents and governments might resolve our concerns in good faith, including participation in commercial relationships and/or

partnerships where appropriate.

## **PART III: Consultation Process**

### **10. Triggering the Consultation Process**

The duty to consult is triggered when the Crown contemplates or becomes aware of any Activity which has the potential to affect our Aboriginal or Treaty rights. At the earliest possible moment, notice of this Activity shall be submitted to Deshkan Zibiing by the Crown and/or Proponents in accordance with the contact procedures outlined below. If any Activity has begun or is underway before the consultation process is initiated, Deshkan Zibiing expects the Crown or Proponent to suspend such Activity until Deshkan Zibiing has been appropriately notified and engaged.

### **11. Submitting Notice to Deshkan Zibiing**

Deshkan Zibiing uses the “NationsConnect” platform to receive consultation and engagement requests.

All inquiries and initial proposals for activities from the Crown and/or Proponents must be submitted to the NationsConnect portal, at the earliest possible moment in the development of a project idea. Notifications sent through regular mail, email, or fax will not receive a response and will not be considered submitted for consultation.

To submit, first go to <https://nationsconnect.ca/> to register. Click on the Sign Up Now button to get started.

Proponents will be required to submit information about their project. A spatial file in .kml, .kmz, or .zip shapefile formats are also required for submission. Once the project has been submitted, additional files can be attached. Communications can also be kept up to date through the Conversations feature on NationsConnect.

Consultation staff will respond to NationsConnect submissions within 45 days. Proponents are prompted to select a response date in the NationsConnect portal. Staff will attempt to respond

by the date noted, but it may not be possible due to capacity restraints.

If you need to contact Consultation staff and are NOT submitting a new consultation, email [consultation@cottfn.com](mailto:consultation@cottfn.com) or call the office at 519-289-5555. A staff member will respond to emails within seven business days. If you do not receive a response within that time frame, please resend.

Reasonable processing and/or consultation service fees will be charged in accordance with the fee schedule outlined in the appendix of this Protocol. The updated Protocol can be found on Deshkan Zibiing's Website at: [cottfn.com](http://cottfn.com) under "Duty to Consult."

No action or inaction on the part of Deshkan Zibiing in regard to a failure to provide proper Notice shall be deemed to be a waiver of Deshkan Zibiing's right to be consulted.

## **12. Notifications for Archaeology Requests**

**12.1.** Deshkan Zibiing participates in archaeological fieldwork occurring within the Nation's Traditional and Treaty Territory by sending Archaeological Field Liaisons (AFLs) to sites. By participating in archaeological fieldwork, the Nation's AFLs help protect the Nation's rights and interests, material culture, and, where applicable, ancestors' remains and sacred items. Treaties, Lands and Environment is developing further protocols around the care of ancestors' remains and potential repatriation of sacred bundles and Anishinaabe material culture. Protocols will be shared when they are finalized.

**12.2.** The AFL program is managed by the Consultation Unit. Deshkan Zibiing expects to participate in all archaeological fieldwork from Stage 2 to 4. In order to participate in fieldwork, COTTFN and the Proponent or Consultant must execute an Archaeology Field Liaison Agreement. Proponents or Consultants may obtain a copy of this agreement by contacting [consultation@cottfn.com](mailto:consultation@cottfn.com).

**12.3.** Invitations to participate in archaeological fieldwork must be emailed to [consultation@cottfn.com](mailto:consultation@cottfn.com). Due to technical and time constraints, archaeology requests must NOT be submitted to the NationsConnect portal. Proponents may submit a copy of archaeology-related documents to an existing project in the NationsConnect portal for record-keeping, as long as the documents are first submitted via email.

**12.4.** Given the time required to complete the agreement, archaeology requests should be submitted at least two weeks prior to the proposed commencement of fieldwork. Once an agreement is in place, the Consultation Unit requires fieldwork notification at least 48 hours prior to the scheduled start time. If insufficient time is given, COTTFN expects the Proponent/Consultant to reschedule the fieldwork to allow for COTTFN's participation.

**12.5.** COTTFN requests the opportunity to review draft Archaeological Assessments prior to final submission to the Ontario government, whether the Nation was able to send AFLs to the site or not. The Consultation Unit typically requires one month to review and respond to Archaeological Assessments.

**12.6.** Proponents and consultants should refer to the AFL agreement for comprehensive terms.

### **13. Evaluation of Activity and Scope of Consultation**

**13.1.** Upon receiving the Notice, Deshkan Zibiing will undertake an assessment of the Activity and categorize it as follows:

***Minimal impact***, (a routine or low risk Activity that is unlikely to substantively impact the Aboriginal or Treaty rights and claims of Deshkan Zibiing, for instance: road repair and resurfacing)

***Moderate impact*** (e.g. aggregate pits)

***Extensive impact*** (e.g. nuclear energy waste storage facilities, alternative energy

developments, oil and gas pipelines or facilities, and landfills)

### **13.2. Minimal Impact Consultation**

- a) The Proponent registers through the NationsConnect portal and submits the required information about the Project to the Consultation Department.
- b) The Consultation Department responds within 45 days.
- c) The Consultation Department requests to send Archaeological Field Liaisons to any archaeological fieldwork occurring from Stages 2-4, at the expense of the Proponent.
- d) The Consultation Department screens the proposal and logs details.
- e) Generally, for minimal impact activities, status reports will be requested from the Proponent.
- f) Processing/Consultation Service fees will apply.

### **13.3. Moderate Impact Consultation**

- a) The Proponent registers through the NationsConnect portal and submits the required information about the Project to the Consultation Department.
- b) The Consultation Department responds within 45 days.
- c) The Consultation Department requests to send Archaeological Field Liaisons to any archaeological fieldwork occurring from Stages 2-4, at the expense of the Proponent.
- d) The Consultation Department screens the proposal and logs details.
- e) Within 60 days, and following an internal review of the Activity, the Consultation Department will communicate the results of its assessment of the Activity and its requirements for next steps based on its assessment.
- f) The party may be invited to meet with the Lands & Environment department and may be asked to provide additional information to determine the extent of concern.
- g) Where appropriate, a consultation plan will be developed.
- h) Processing/Consultation Service fees will apply.

#### 13.4. Extensive Impact Consultation

- a) The Proponent registers through the NationsConnect portal and submits the required information about the Project to the Consultation Department.
- b) The Consultation Department responds within 45 days.
- c) The Consultation Department requests to send Archaeological Field Liaisons to any archaeological fieldwork occurring from Stages 2-4, at the expense of the Proponent.
- d) The Consultation Department screens the proposal and logs details.
- e) Processing/Consultation Service fees will apply.
- f) Within 60 days, and following an internal review of the Activity, the Consultation Coordinator will communicate the results of its assessment of the Activity and its requirements for next steps based on its assessment.
- g) For all Extensive Impact Activities, the Proponent will be required to engage in developing a consultation framework together with Deshkan Ziibiing.
- h) In this event, Deshkan Ziibiing expects that within 30 days following the notice that a consultation framework is required, a meeting will occur between the Crown, Deshkan Ziibiing, and the Proponent to discuss:
  - i. the Activity and the sufficiency of the information provided;
  - ii. Deshkan Ziibiing's history, rights, claim, and interests that may be impacted by the Activity;
  - iii. Traditional knowledge, laws, values, and stewardship obligations and how these will be considered and respected as part of the Activity design conditions or approvals;
  - iv. Identification of any gaps in information and a process to address those gaps including by considering whether additional studies, environmental assessment monitoring or other studies or reports are required;
  - v. The timeline for the Activity and approvals; and
  - vi. The development of a workplan, schedules and associated budgets in

collaboration with the relevant Crown agency/ department and the project Proponent.

## **14. Workplan**

**14.1** The Workplan should include, but not be limited to the following:

- a) Identification of significant milestones and timelines associated with achieving those milestones;
- b) Funding throughout the phases of the proposed Activity to ensure and support effective, meaningful participation of Deshkan Ziibiing in the consultation process. Deshkan Ziibiing expects that reasonable costs associated with travel, hosting community engagement sessions, distributing information and providing Elder honoraria would be provided;
- c) Further information required from each party and a process identified to ensure timely information exchange throughout;
- d) Identification of studies, assessments, technical reviews or reports that may be required to collect additional information about potential impacts;
- e) Archaeological monitoring by Deshkan Ziibiing including through the participation of the Archaeological Field Liaisons;
- f) Identification of community engagement processes;
- g) Mechanisms to incorporate Traditional Knowledge and ensuring same is obtained in accordance with Deshkan Ziibiing's internal protocols;
- h) Identifying schedule for future meetings and objectives including work plan monitoring; and
- i) Mechanisms for joint and /or independent monitoring of the Activity and its impacts.

**14.2.** Work plans may need to be revised as consultation proceeds and should be done collaboratively. Should Parties not be able to reach agreement following good faith discussions, the assistance of a mediator may be sought.

## **15. Nation to Nation Engagement.**

**15.1.** Deshkan Ziibiing expects the Crown to respect the Nation to Nation relationship. For any Activity that has been identified as “Extensive Impact”, Deshkan Ziibiing expects the Crown will participate in consultation processes, even where consultation or engagement is being undertaken primarily by a Proponent. While administrative staff will be involved, negotiations involving rights will be with the rights-holders.

## **16. Traditional Knowledge and Confidentiality**

**16.1.** Deshkan Ziibiing will advise how Traditional Knowledge informs our assessment of an Activity. Deshkan Ziibiing will engage citizens, including Elders and Knowledge Keepers as appropriate in the assessment of the project. We expect the Crown and Proponents to fully respect the internal protocols we have developed regarding the gathering of information from our community members.

**16.2.** Traditional Knowledge and data collected through the consultation process in relation to the Activity will remain the sole property of Deshkan Ziibiing. To the extent that confidential information is shared, parties shall be required to enter into a confidentiality agreement prior to gaining access to this information.

**16.3** Where Deshkan Ziibiing determines that the knowledge is of such a nature that it should not be in the public realm, the parties shall meet to discuss the concerns regarding this information and the mechanisms to protect same and thereafter, only Deshkan Ziibiing shall determine whether any part of it shall be shared.

## **17. Internal Community Engagement**

**17.1.** Deshkan Ziibiing’s practice of governance reflects a long history of community-based decision making. Depending upon the matter for consultation, government departments and project Proponents will need to embrace our approach to internal

community engagement and be willing to work with the processes necessary for Deshkan Ziibiing edbendaagzijig to determine their level of trust and support for the project.

## **18. Conditions for Providing Consent**

**18.1.** Decisions regarding a project may be achieved in two ways. Those projects having little impact on Deshkan Ziibiing lands, air, waters, health, and wellbeing may be evaluated completely through the efforts of administrative staff, select committees of Council, and/or Chief and Council.

**18.2.** Those projects with significant potential to impact Deshkan Ziibiing lands, air, waters, health, and wellbeing, will require the scrutiny of the community as whole. Our traditions of governance charge our leaders with gathering and articulating the voices of the community as a whole. Thus, projects raising significant concerns for Deshkan Ziibiing edbendaagzijig will need to be accepted by the community in order for Chief and Council to speak in favour of them.

## **19. Ongoing Consultation**

**19.1.** In certain cases, consultation may be required past the life of a particular Activity. Where, for instance, decommissioning or cumulative effects raise continuing or additional concerns regarding our rights and interests, we expect consultation to continue.

## **20. Capacity Requirements:**

**20.1** Deshkan Ziibiing receives many notifications regarding proposed activities daily. As the duty to consult is reciprocal, Deshkan Ziibiing is required to respond. In an effort to meet the increasing demands, Deshkan Ziibiing has acquired data management systems and employed staff in an effort to respond and handle information flow more efficiently. In order to offset the infrastructure and labour costs associated with the consultation process, Deshkan Ziibiing is required to charge processing and/or consultation service fees in accordance with the services provided.

A complete breakdown of consultation service fees for the varying levels of project impact is attached as Appendix C.

## **21. Deshkan Ziibiing Initiated Research**

**21.1** In addition to the Crown or Proponent studies, it may be necessary for Deshkan Ziibiing to supplement our understanding of the impacts. For instance, we may require additional research on the cumulative effects of an Activity or further assessments of the impacts on biodiversity, endangered species, or water quality. This may be the case where either the existing reports or assessments are deemed deficient or not objective, or where a project is especially contentious. We expect that the costs to engage in such research will be reimbursed by the Crown and Proponents.

## **22. Crown Delegation**

**22.2.** Although the Crown may delegate aspects of Consultation and Accommodation to a Proponent, the Crown cannot delegate its duty to act honourably or its responsibility to ensure that consultation has been adequately and effectively carried out. In cases where a Proponent has been delegated aspects of the duty to consult, the Crown shall maintain oversight over this process and shall ensure that all Parties involved have received Notice of the Crown's intention to delegate, the scope of the delegation and the name of the designate who shall remain charged with oversight over the Crown's duty to consult.

## **23. Mitigation Measures and Accommodation**

**23.1.** The protection of our inherent and Treaty rights, and the respect for our obligations to preserve the lands and waters of Deshkan Ziibiing, are matters to resolve prior to any discussion of potential benefits that might result from an Activity. Where our lands, waters, health, and wellbeing may be adversely impacted, the Activity cannot proceed without our determining in advance the nature and scope of impacts, how adverse effects will be mitigated, and how our concerns will be accommodated.

**23.2.** If, through consultation, it is agreed the Activity may proceed, the following represent a non-exhaustive list of measures through which Deshkan Ziibiing edbendaagzijig may embrace the legitimacy of the Activity:

- a) Environmental and protection/monitoring agreements
- b) Stewardship agreements
- c) Co-Management or Recognition agreements respecting resources/jurisdiction
- d) Impact benefits/revenue sharing/ agreements
- e) Compensation
- f) Equity and Partnership agreements
- g) Protection of Intellectual Property and Confidentiality agreements
- h) Lease/royalty/licensing agreements
- i) Training/employment/education and scholarship opportunities

Deshkan Ziibiing expects the Crown to act honourably and provide assistance as requested in the consultation process including in the negotiation of accommodation measures which must be agreed to before the Activity begins.

#### **24. Dispute Resolution Mechanisms**

**24.1.** In the event that Parties have disagreements throughout the consultation process, Deshkan Ziibiing's expects:

- a) Good faith discussions would take place between senior decision makers in an attempt to resolve the dispute.
- b) In the event those efforts fail, the parties may resort to mediation where a mediator is agreed to by all Parties.

- c) Where mediation fails to resolve the disagreement within 60 days, parties may resort to the appropriate court for adjudication of the issue.
- d) The Crown and/or Proponent shall bear all costs of dispute resolution.

Deshkan Ziibiing expects a hold will be placed on the Activity, pending resolution of the issue in dispute.

## **25. APPENDICES**

A. COTTFN Consultation Map

B. Consultation Flow Chart

C. Consultation Service Fees

This protocol is subject to revision and further development as determined by Chief and Council reflecting the consent of Deshkan Ziibiing edbendaagzijig.

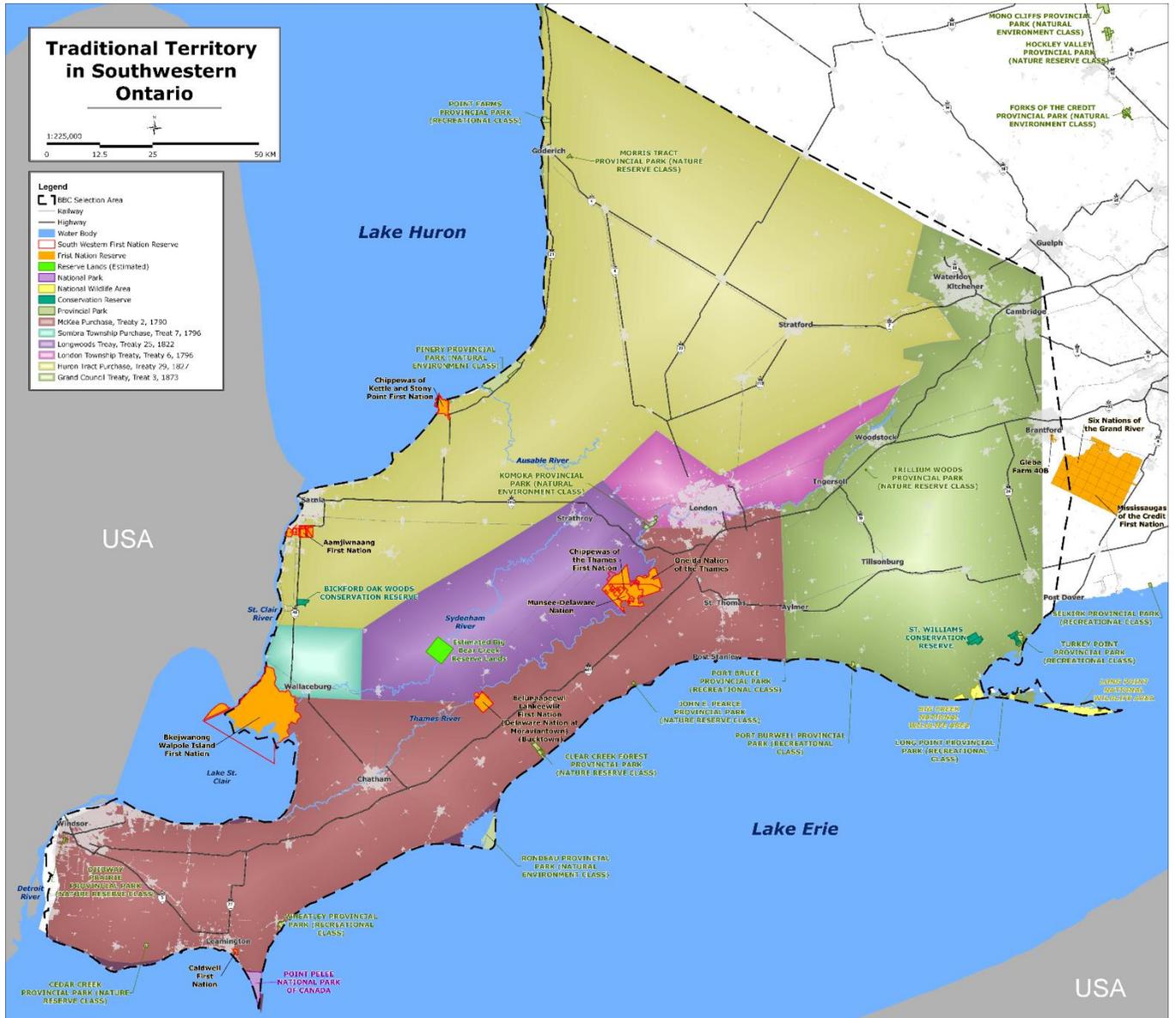
For use with permission of Deshkan Ziibiing/Chippewas of the Thames.

**APPENDIX “A”**  
**COTTFN Consultation Map**

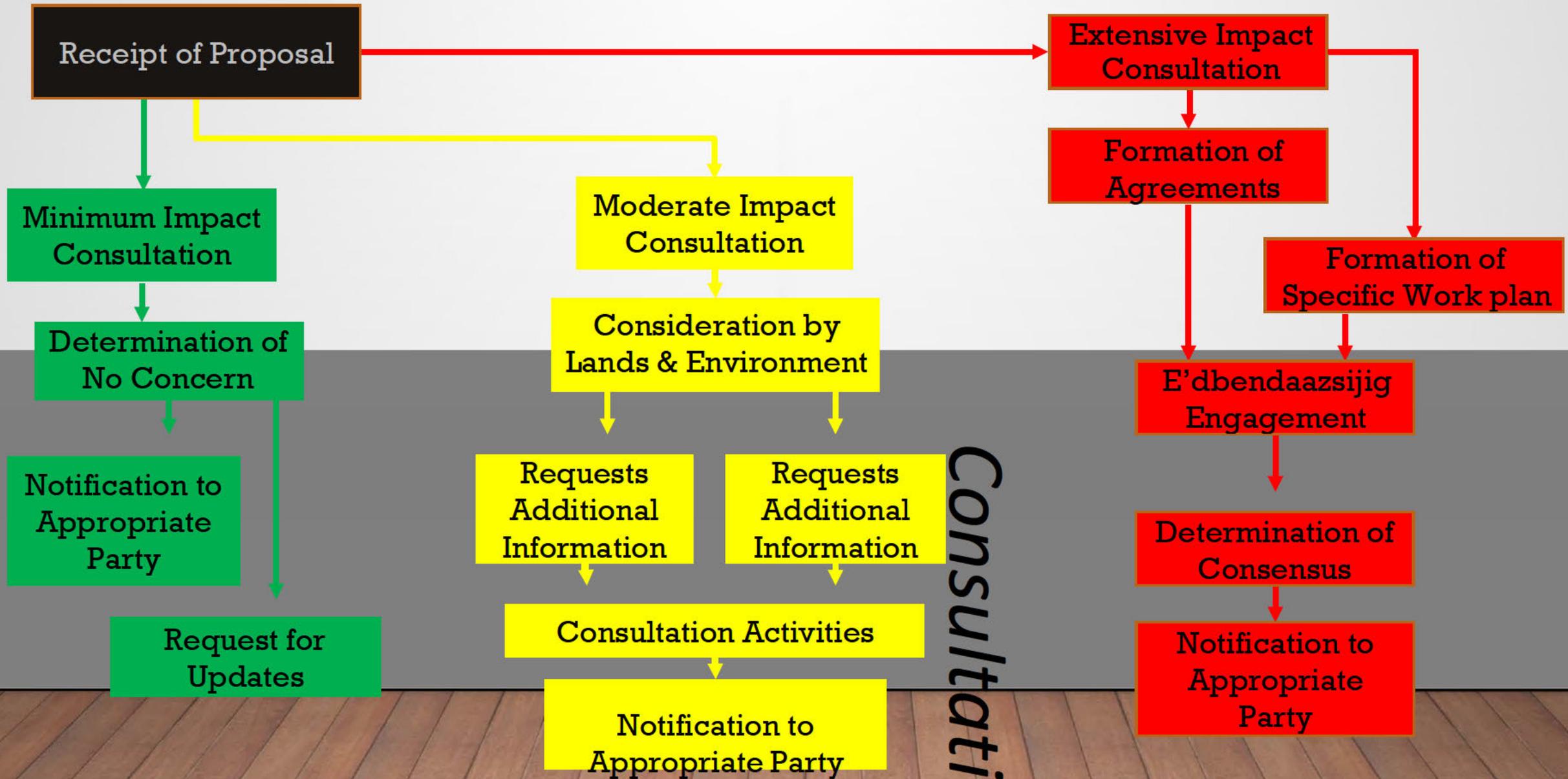
As recognized in these treaties, the ancestral lands of Deshkan Zibiing includes all the lands and waters between Lake Huron to the north and Lake Erie to the south and stretching eastward from the eastern banks of the St. Clair and Detroit rivers to the Mississaugas of New Credit 1792 treaty lands (see Appendix A for Consultation map). In addition, Deshkan Zibiing’s territory extends into what are now the American states of Michigan and Ohio. Historically, Deshkan Zibiing managed portions of our territory in common with other Anishinaabe nations, and at times in partnership with the Haudenosaunee. However, the lands bordering the northern bank of the Thames River have been solely in the stewardship and possession of Deshkan Zibiing since before the treaty era.

**NOTE – COTTFN engages in consultation in the area within the dotted black line (see map on next page). The boundary line for Big Bear Creek Land Selection Area is an approximation, not the exact outline. The Consultation Map is not a comprehensive or definitive outline of the Nation’s Traditional Territory. It is used for consultation purposes.**

# Consultation Map



# Deshkan Ziibiing Consultation Flow Chart



**Appendix C – Consultation Service Fees**

As a department within COTTFN’s Administration, Treaties, Lands & Environment is tasked with carrying out the administrative aspects of Consultation for the Nation. The Nation responds to requests for engagement under the Duty to Consult to protect its rights and interests. The Consultation Unit receives minimal government funding that has not kept with the scale of activities occurring within the Nation’s Treaty and Traditional Territory Nations should not bear the financial burden of consultation, as affirmed in case law.<sup>2</sup> For this reason, the Consultation Unit operates on the principle of cost recovery, whereby projects are invoiced for the time and effort involved in engaging on the project. The payment of these fees does not fulfill the Duty to Consult.

COTTFN has developed three levels of response based on the impacts of the project, which are in turn based on several factors that the First Nation has developed to ensure appropriate identification and response required on behalf of the Nation.

By identifying various response levels to project proponents, the First Nation is better able to plan for the resourcing that each project requires and to communicate to project proponents the supports or resourcing that may be required for more complex, high impact projects.

The rates listed below are subject to change.

**Colour Coded Ranking of Projects**

Definition	Colour
Level 1: Minimal Impact	Costs Associated-Standard
Level 2: Moderate Impact	Costs Associated-Standard
Level 3: Extensive Impact	Costs Associated-Standard

<sup>2</sup> For example, Saugeen First Nation v. Ontario (MNRF), 2017 ONSC 3456  
 Revision: 5                                      Revision Date: June 12, 2023

## LIST OF STANDARD RATES

ITEM	DESCRIPTION OF ACTIVITY	RATE
Filing fee	<p>Fee charged to accept a project for processing and filing retention.</p> <p>Multiple sites for the same project may be submitted as one project with one filing.</p>	\$500 per project
COTTFN staff time  (excluding members of COTTFN Senior Management)	Hourly rate for technical services, including assessing project risks, issuing correspondence, meeting with proponents, preparing briefings for Chief and Council, etc.	\$200/hour
TLE Director or another member of COTTFN Senior Management (excluding Executive Administrator)	Hourly rate for project review or meeting attendance.	\$250/hour
Executive Administrator	Hourly rate for project review or meeting attendance.	\$300/hour
Introductory meeting	Flat rate for an introductory meeting for a new project, up to 2 hours in length. The standard staff time rate applies for subsequent meetings and correspondence.	\$500 per meeting
Treaties, Lands and Environment Committee	Reviews projects that have been submitted by the Treaties, Lands and Environment Department and approves recommendations by staff and/or provides further direction on the project.	\$500 per meeting
COTTFN Council meeting	Reviews projects, deliberates, and provides overall direction to Department.	\$1000 per meeting
Councillor	Attendance by a member of Council on a project-related committee	\$250 per meeting (subject to change without notice per Council's honorarium policy)
Travel	For proponent meetings, open houses, site visits.	0.58 per km (subject to change without notice based on CRA quarterly rates)
Community engagement costs	Venue rental, catering costs, Elder honoraria, door prizes, etc.	Varies by item  At cost
Administration Charge	Charge that contributes to central mail, phone and internet service, as well as financial services (e.g. payroll, accounts payable and receivable).	15% applied to sub-total

## LEVEL 1-ENGAGEMENT EXAMPLE

ENGAGEMENT, CONSULTATION AND ACCOMMODATION					
Level 1					
Project Notice					
Minimal Impact					
Task/Persons Involved	Activity	Daily	Hourly	Units Estimated	
Filing Fee	Fee charged to accept a document for processing and filing retention.	\$ 500.00		1	\$ 500.00
Introductory Meeting	Introductory meeting for new project, up to 2 hours.	\$ 500.00		1	\$ 500.00
Senior Environment Officer	Environmental review for impacts to traditional territory and based on First Nation concerns, such as, but not limited to: noise, air, waste, contaminants, discharges, greenhouse gases, permitting required, cumulative effects. Development of Recommendations and support to the COTTFN Environment Committee.		\$ 200.00	2	\$ 400.00
Consultation Coordinator	Receipt of Information, Risk Identification, Internal Notification of Projects, Entry into Database, Issuing Correspondence, Maintenance of filing system, Library Services. Report production for the COTTFN Environment Committee and administrative support.		\$ 200.00	4	\$ 800.00
				<b>SUB-TOTAL</b>	\$ 2200.00
<b>ADMINISTRATION CHARGE 15%</b>	Central Mail, Financial Services: payroll, reimbursement procedures, accounts payable and receivable, production of financial statements, year-end audit. Photocopying, phone and internet service.			15%	\$ 330.00
				<b>TOTAL:</b>	\$ 2530.00

*\*\*These prices are effective June 12, 2023.*

## LEVEL 2-CONSULTATION EXAMPLE

ENGAGEMENT, CONSULTATION AND ACCOMMODATION					
Level 2					
Project Notice					
Moderate Impact					
	Activity	Daily	Hourly	Units Estimated	Projected Cost
Filing Fee	Fee charged to accept a document for processing and filing retention.	\$ 500.00		1	\$ 500.00
Introductory meeting	Introductory meeting for new project, up to 2 hours.	\$ 500.00		1	\$ 500.00
Director	Review, attending meetings and providing high level direction to staff on the First Nation's response.		\$ 250.00	1	\$ 250.00
Senior Environment Officer	Environmental review for impacts to traditional territory and based on First Nation concerns, such as, but not limited to: noise, air, waste, contaminants, discharges, greenhouse gases, permitting required, cumulative effects.		\$ 200.00	4	\$ 800.00
Consultation Coordinator	Receipt of Information, Risk Identification, Internal Notification of Projects, Entry into Database, Issuing Correspondence, Maintenance of filing system, Library Services. Report production for the COTTFN Environment Committee and administrative support.		\$ 200.00	5	\$ 1000.00
Events Coordinator	Development of internal community consultation communication website and social media update, and event planning		\$ 200.00	5	\$ 1000.00
Treaty Research	Identification of project in relation to traditional territory, Treaty areas, unceded areas, historical occupation.		\$ 200.00	1	\$ 200.00
COTTFN Environmental Committee	Reviews projects that have been submitted by the Treaty, Lands and Environment Department and approves recommendations by staff, and/or provides further direction on the project.	\$ 500.00		1	\$ 500.00
COTTFN Band Council	Reviews projects, deliberates, and provides overall direction to Treaty, Lands & Environment	\$ 1000.00		1	\$ 1000.00
				<b>SUB-TOTAL</b>	<b>\$ 5750.00</b>
<b>ADMINISTRATION CHARGE 15%</b>	Central Mail, Financial Services: payroll, reimbursement procedures, accounts payable and receivable, production of financial statements, year-end audit. Photocopying, phone and internet service.			15%	\$ 862.50
<b>TRAVEL</b>	For proponent meetings, workshops, open houses, public meetings.			0.58 / km	TBD
				<b>GRAND TOTAL:</b>	<b>\$ 6612.50</b>

*\*\*These prices are effective June 12, 2023.*

*\*This does not include all engagement costs, such as venue rentals or Elder honoraria.*

*\*These prices do not include any archaeological monitoring costs.*

## LEVEL 3- HIGH IMPACT EXAMPLE

ENGAGEMENT, CONSULTATION AND ACCOMMODATION					
Level 3					
Negotiations and/or Hearings					
Extensive Impact					
Tasks/Persons Involved	Activity	Daily	Hourly	Units Estimated	Projected Cost
Filing Fee	Fee charged to accept a document for processing and filing retention.	\$ 500.00		1	\$ 500.00
Introductory meeting	Introductory meeting for new project, up to 2 hours.	\$ 500.00		1	\$ 500.00
Director	Reviewing, attending meetings, and providing high level direction to staff on the First Nation's response.		\$ 250.00	2	\$ 500.00
Senior Environment Officer	Environmental review for impacts to traditional territory and based on First Nation concerns, such as, but not limited to: noise, air, waste, contaminants, discharges, greenhouse gases, permitting required, cumulative effects. Development of Recommendations and support to the COTTFN Environment Committee.		\$ 200.00	6	\$ 1200.00
Consultation Coordinator	Receipt of Information, Risk Identification, Internal Notification of Projects, Entry into Database, Issuing Correspondence, Maintenance of filing system, Library Services. Report production for the COTTFN Environment Committee and administrative support.*		\$ 200.00	10	\$ 2000.00
Events Coordinator	Development of internal community consultation communication website and social media update, and event planning		\$ 200.00	5	\$ 1000.00
Treaty Research	Identification of project in relation to traditional territory, Treaty areas, unceded areas, historical occupation		\$ 200.00	1	\$ 200.00
COTTFN Environmental Committee	Reviews projects that have been submitted by the Treaty, Lands and Environment Department and approves recommendations by staff, and/or provides further direction on the project.	\$ 500.00		2	\$ 1000.00
COTTFN Band Council	Reviews projects, deliberates, and provides overall direction to Treaty, Lands & Environment	\$ 1000.00		2	\$ 2000.00
Executive Administrator	Reviewing, attending meetings, and providing high level direction to staff on the First Nation's response.		\$ 300.00	3	\$ 900.00
				<b>SUB-TOTAL</b>	<b>\$ 9800.00</b>
<b>ADMINISTRATION CHARGE</b>	Central Mail, Financial Services: payroll, reimbursement procedures, accounts payable and receivable, production of financial statements, year-end audit. Photocopying, phone and internet service.			<b>15%</b>	<b>\$ 1470.00</b>
<b>TRAVEL</b>	For proponents meetings, workshops, open houses, public meetings.			<b>0.58 / km</b>	<b>TBD</b>
				<b>GRAND TOTAL:</b>	<b>\$ 11270.00</b>

\*\*These prices are effective June 12, 2023.

\*This does not include all engagement costs, such as venue rentals or Elder honoraria.

\*These prices do not include any archaeological monitoring costs.

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Fee Schedule Revision History

Revision Number	Date	Description of Changes	Requested By
N/A	3-Dec-13	Design of form	M. Alikakos
1	13-Jan-14	Edition of linked worksheets and COTTFN Band Council rates	M. Alikakos
2	02-Apr-16	Formatted, changed processing fee dates	M. Alikakos
3	14-Jul-16	Name change, removal of flow chart, removal of levels of concern.	F. Burch
4	29-Nov-18	Added filing fee and increased staff fees	F. Burch
5	12-June-23	Increased fees, unified staff hourly rate	F. Burch



January 5, 2023

Munsee-Delaware Nation  
289 Jubilee Road, RR1  
MUNCEY, ON N0L 1Y0

**ATTENTION: Chief Mark Peters**

**RE: Servicing Master Plan Notice of Project Initiation:**

The Municipality of Middlesex Centre has retained Stantec Consulting Ltd. to assist with the development of a Servicing Master Plan.

**Scope:** The study will produce a long-range strategy to guide the Municipality in supporting growth and achieving its vision for Middlesex Centre. The study is being conducted in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment planning process.

**Schedule:** Study Initiation – 2022; round 1 consultation (Needs and Opportunities) – January 2023; anticipated round 2 consultation (Draft Findings) – spring/summer 2023; study completion – 2023

**Consultation and Input:** In addition to other means of providing input, there will be two Public Information Centres (PICs) where residents and stakeholders can review information and ask questions. The first PIC will take place on January 11, 2023, from 6-8 p.m.

**Servicing Master Plan**

Since the completion of the 2010 Master Servicing Plan, the Municipality has experienced growth in some settlement areas which has prompted servicing extensions and infrastructure upgrades not captured or envisioned in the previous study. As such, this Servicing Master Plan (SMP) will examine the servicing systems by:

- Reviewing new planning policies;
- Considering population and development growth projections;
- Reviewing current and future needs and issues that exist within the Municipality;
- Aligning with and supporting the Municipality's Official Plan and other strategic plans and policies; and
- Supporting planned growth within the Municipality to the year 2042.

**Web link:** <https://www.middlesexcentre.on.ca/articles/servicing-master-plan>

**Contact Information**

If you wish to schedule a discussion, or have any questions, please contact the undersigned.

Sincerely,

Rob Cascaden, P.Eng.  
Director of Public Works and Engineering  
Municipality of Middlesex Centre  
10227 Ilderton Road  
Ilderton, ON N0M 2A0519-666-0190 Ext. 5245



January 5, 2023

Onedia Nation of the Thames  
2210 Elm Avenue  
SOUTHWOLD, ON N0L 2G0

**ATTENTION: Chief Todd Cornelious**

**RE: Servicing Master Plan Notice of Project Initiation:**

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Rob Cascaden, P.Eng.  
Director of Public Works and Engineering  
Municipality of Middlesex Centre  
10227 Ilderton Road  
Ilderton, ON N0M 2A0519-666-0190 Ext. 5245



September 19, 2023

Aamjiwnaag First Nation  
978 Tashmoo Avenue  
SARNIA, ON N7T 7H5

**ATTENTION: Chief Chris Plain**

**RE: Servicing Master Plan Notice of Second Public Information Centre:**

The Municipality of Middlesex Centre has retained Stantec Consulting Ltd. to assist with the development of a Servicing Master Plan.

**Scope:** The study will produce a long-range strategy to guide the Municipality in supporting growth and achieving its vision for Middlesex Centre. The study is being conducted in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment planning process.

**Schedule:** Study Initiation – 2022; round 1 consultation (Needs and Opportunities) – January 2023; anticipated round 2 consultation (Draft Findings) – fall 2023; study completion – anticipated December of 2023

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**Web link:** <https://www.middlesexcentre.on.ca/articles/servicing-master-plan>

**Contact Information**

If you wish to schedule a discussion, or have any questions, please contact the undersigned.

Sincerely,

Rob Cascaden, P.Eng.  
Director of Public Works and Engineering  
Municipality of Middlesex Centre  
519-666-0190 Ext. 5245  
cascaden@middlesexcentre.ca



September 19, 2023

Bkejwanong Territory (Walpole Island)  
117 Tahgahoning Road  
WALLACEBURG, ON N8A 4K9

**ATTENTION: Chief Charles Sampson**

**RE: Servicing Master Plan Notice of Second Public Information Centre:**

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Sincerely,

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Municipality of Middlesex Centre  
519-666-0190 Ext. 5245  
cascaden@middlesexcentre.ca



September 19, 2023

Caldwell First Nation  
14 Orange Street  
LEAMINGTON, ON N8H 1P5

**ATTENTION: Chief Mary Duckworth**

**RE: Servicing Master Plan Notice of Second Public Information Centre:**

The Municipality of Middlesex Centre has retained Stantec Consulting Ltd. to assist with the development of a Servicing Master Plan.

**Scope:** The study will produce a long-range strategy to guide the Municipality in supporting growth and achieving its vision for Middlesex Centre. The study is being conducted in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment planning process.

**Schedule:** Study Initiation – 2022; round 1 consultation (Needs and Opportunities) – January 2023; anticipated round 2 consultation (Draft Findings) – fall 2023; study completion – anticipated December of 2023

**Consultation and Input** In addition to other means of providing input, there will be a second Public Information Centres (PICs) where residents and stakeholders can review information and ask questions. The second PIC will take place on Thursday October 19, 2023, from 4-7 p.m. at the Komoka Community Centre located at 133 Queen Street, Komoka.

## **Servicing Master Plan**

Since the completion of the 2010 Master Servicing Plan, the Municipality has experienced growth in some settlement areas which has prompted servicing extensions and infrastructure upgrades not captured or envisioned in the previous study. As such, this Servicing Master Plan (SMP) will examine the servicing systems by:

- Reviewing new planning policies;
- Considering population and development growth projections;
- Reviewing current and future needs and issues that exist within the Municipality;
- Aligning with and supporting the Municipality's Official Plan and other strategic plans and policies; and
- Supporting planned growth within the Municipality to the year 2042.

**Web link:** <https://www.middlesexcentre.on.ca/articles/servicing-master-plan>

## **Contact Information**

If you wish to schedule a discussion, or have any questions, please contact the undersigned.

Sincerely,

Rob Cascaden, P.Eng.  
Director of Public Works and Engineering  
Municipality of Middlesex Centre  
519-666-0190 Ext. 5245  
cascaden@middlesexcentre.ca



September 19, 2023

Chippewas of Kettle & Stony Point First Nation  
6247 Indian Lane  
LAMBTON SHORES, ON N0N 1J1

**ATTENTION: Chief Kimberly Bressette**

**RE: Servicing Master Plan Notice of Second Public Information Centre:**

The Municipality of Middlesex Centre has retained Stantec Consulting Ltd. to assist with the development of a Servicing Master Plan.

**Scope:** The study will produce a long-range strategy to guide the Municipality in supporting growth and achieving its vision for Middlesex Centre. The study is being conducted in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment planning process.

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Sincerely,

Rob Cascaden, P.Eng.  
Director of Public Works and Engineering  
Municipality of Middlesex Centre  
519-666-0190 Ext. 5245  
cascaden@middlesexcentre.ca



September 19, 2023

Delaware Nation (Moravian of the Thames)  
14760 School House Line, RR3  
THAMESVILLE, ON N0P 2K0

## **Servicing Master Plan Notice of Second Public Information Centre:**

The Municipality of Middlesex Centre has retained Stantec Consulting Ltd. to assist with the development of a Servicing Master Plan.

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**Web link:** <https://www.middlesexcentre.on.ca/articles/servicing-master-plan>

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Sincerely,

Rob Cascaden, P.Eng.  
Director of Public Works and Engineering  
Municipality of Middlesex Centre  
519-666-0190 Ext. 5245  
cascaden@middlesexcentre.ca



September 19, 2023

Deshkan Ziibiing  
Chippewas on the Thames First Nation  
320 Chippewa Road  
MUNCEY, ON N0L 1Y0

**ATTENTION: Fallon Burch, Consultation Coordinator**

**RE: Servicing Master Plan Notice of Second Public Information Centre:**

The Municipality of Middlesex Centre has retained Stantec Consulting Ltd. to assist with the development of a Servicing Master Plan.

**Scope:** The study will produce a long-range strategy to guide the Municipality in supporting growth and achieving its vision for Middlesex Centre. The study is being conducted in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment planning process.

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Sincerely,

Rob Cascaden, P.Eng.  
Director of Public Works and Engineering  
Municipality of Middlesex Centre  
519-666-0190 Ext. 5245  
cascaden@middlesexcentre.ca



September 19, 2023

Munsee-Delaware Nation  
289 Jubilee Road, RR1  
MUNCEY, ON N0L 1Y0

**ATTENTION: Chief Mark Peters**

**RE: Servicing Master Plan Notice of Second Public Information Centre:**

The Municipality of Middlesex Centre has retained Stantec Consulting Ltd. to assist with the development of a Servicing Master Plan.

**Scope:** The study will produce a long-range strategy to guide the Municipality in supporting growth and achieving its vision for Middlesex Centre. The study is being conducted in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment planning process.

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**Contact Information**

If you wish to schedule a discussion, or have any questions, please contact the undersigned.

Sincerely,

Rob Cascaden, P.Eng.  
Director of Public Works and Engineering  
Municipality of Middlesex Centre  
519-666-0190 Ext. 5245  
cascaden@middlesexcentre.ca



September 19, 2023

Onedia Nation of the Thames  
2210 Elm Avenue  
SOUTHWOLD, ON N0L 2G0

**ATTENTION: Chief Todd Cornelious**

**RE: Servicing Master Plan Notice of Second Public Information Centre:**

The Municipality of Middlesex Centre has retained Stantec Consulting Ltd. to assist with the development of a Servicing Master Plan.

**Scope:** The study will produce a long-range strategy to guide the Municipality in supporting growth and achieving its vision for Middlesex Centre. The study is being conducted in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment planning process.

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## **Contact Information**

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Sincerely,

Rob Cascaden, P.Eng.  
Director of Public Works and Engineering  
Municipality of Middlesex Centre  
519-666-0190 Ext. 5245  
cascaden@middlesexcentre.ca

MECP  
30-Day Review  
Period Comments

---

**From:** Macki, Monika (MECP) <[Monika.Macki@ontario.ca](mailto:Monika.Macki@ontario.ca)>  
**Sent:** Thursday, August 22, 2024 4:30 PM  
**To:** Hohner, Paula <[Paula.Hohner@stantec.com](mailto:Paula.Hohner@stantec.com)>; Paul, Jeff <[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)>  
**Subject:** RE: Middlesex Centre Servicing Master Plan

Thanks Paula, Jeff,

1. It's noted that the Deshkan Ziiibiing First Nation responded to the project notification, as seen on the correspondence on page 130 in Appendix A. Did the other indigenous communities provide any acknowledgements to the project? If not, this should be noted somewhere in the report / appendix.
2. The consolidated project tables should have the full words instead of acronyms, so it is clearer and more understandable to the readers. For example, "SPS" "PS2" "FM" ...etc

Thanks,

**Monika Macki**

Environmental Resource Planner/Environmental Assessment Coordinator  
Environmental Assessment Branch  
Ministry of the Environment, Conservation and Parks  
[monika.macki@ontario.ca](mailto:monika.macki@ontario.ca)

---

---

**From:** Hohner, Paula <[Paula.Hohner@stantec.com](mailto:Paula.Hohner@stantec.com)>  
**Sent:** Monday, July 22, 2024 2:48 PM  
**To:** Macki, Monika (MECP) <[Monika.Macki@ontario.ca](mailto:Monika.Macki@ontario.ca)>; Paul, Jeff <[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)>  
**Subject:** RE: Middlesex Centre Servicing Master Plan

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Hi Monika,

I updated the permissions – try this link and see if that helps you:  [Middlesex Centre SMP - MECP](#)

Thanks  
Paula

**Paula Hohner**

Team Lead, Assessment & Permitting

Direct: 519 675-6666  
Mobile: 226 926-6682  
[Paula.Hohner@stantec.com](mailto:Paula.Hohner@stantec.com)

Stantec  
400-1305 Riverbend Road  
London ON N6K 0J5

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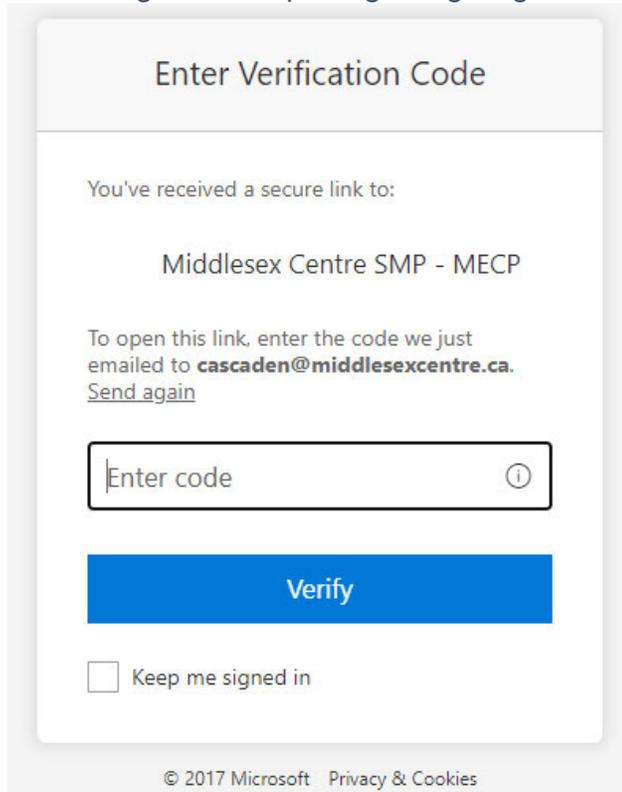
---

**From:** Macki, Monika (MECP) <[Monika.Macki@ontario.ca](mailto:Monika.Macki@ontario.ca)>  
**Sent:** Monday, July 22, 2024 2:36 PM  
**To:** Paul, Jeff <[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)>

**Cc:** Hohner, Paula <[Paula.Hohner@stantec.com](mailto:Paula.Hohner@stantec.com)>  
**Subject:** RE: Middlesex Centre Servicing Master Plan

Hi Jeff,

I'm having trouble opening, it's giving me this:



**Monika Macki**

Environmental Resource Planner/Environmental Assessment Coordinator  
Environmental Assessment Branch  
Ministry of the Environment, Conservation and Parks  
[monika.macki@ontario.ca](mailto:monika.macki@ontario.ca)

---

**From:** Paul, Jeff <[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)>  
**Sent:** Thursday, July 18, 2024 10:20 AM  
**To:** Macki, Monika (MECP) <[Monika.Macki@ontario.ca](mailto:Monika.Macki@ontario.ca)>  
**Cc:** Hohner, Paula <[Paula.Hohner@stantec.com](mailto:Paula.Hohner@stantec.com)>  
**Subject:** Middlesex Centre Servicing Master Plan

**CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Monika,

The Municipality of Middlesex Centre retained Stantec Consulting Ltd. to complete their Servicing Master Plan, Municipal Class Environmental Assessment study. The final draft report is now available for MECP's 30-day review in the following OneDrive folder. Please let me know if you have any issues accessing the report.

 [Middlesex Centre SMP - MECP](#)

Please let me know if you have any questions or comments.

Thank you!

**Jeff Paul** P.Eng.  
Managing Senior Principal, Water

Direct: 519 675-6604  
Mobile: 519 319-5806  
Fax: 519 645-6575  
[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)

Stantec  
400-1305 Riverbend Road  
London, Ontario N6K 0J5

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Master Plan  
30-Day Review  
Period

---

**From:** Robert Cascaden <cascaden@middlesexcentre.ca>

**Sent:** Thursday, October 24, 2024 1:19 PM

**To:** Paul, Jeff <jeff.paul@stantec.com>

**Cc:** Eric Joudrey <joudrey@middlesexcentre.ca>

**Subject:** FW: MSP Project Public Comments from 1571145 Ontario Limited/Todd Powell owner of 22447 Komoka Property Rd

Hi Jeff,

Here are comments regarding the SMP. I have not reviewed yet, if you have a chance to go over these just let me know if there is anything of concern.

Thanks  
Rob



**Rob Cascaden, P.Eng.**

Director of Public Works and Engineering

**Municipality of Middlesex Centre**

519-666-0190 Ext. 5245 | [cascaden@middlesexcentre.ca](mailto:cascaden@middlesexcentre.ca)  
[middlesexcentre.ca](http://middlesexcentre.ca)

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---

**Sent:** October 24, 2024 12:39 PM

**To:** Robert Cascaden <[cascaden@middlesexcentre.ca](mailto:cascaden@middlesexcentre.ca)>

**Cc:** [REDACTED]

**Subject:** MSP Project Public Comments from [REDACTED]

**CAUTION:** This email originated from outside of the Middlesex Centre email system. DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Good afternoon Rob,

Please see the attached the Project Public Comments from [REDACTED] [REDACTED] for the Middlesex Centre Master Servicing Plan (MSP) Study that I am submitting on behalf [REDACTED]

This submission is within the time frame identified in the Notice of Study Completion-Servicing Master Plan and in compliance with the Municipal Class Environmental Assessment (MCEA) process requirements under the Environmental Assessment Act.

Should you have any questions, or wish to discuss further any presented issues, please contact me.

I appreciate your cooperation.

Best regards,



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October 23, 2024

Municipality of Middlesex Centre 10227 Ilderton Road  
Ilderton ON N0M 2A0

Attention: Rob Cascaden, P.Eng.  
Director, Public Works and Engineering

**RE: Municipality of Middlesex Centre Master Servicing Plan (MSP). prepared by Stantec Consulting Ltd. MSP Project Public Comments** [REDACTED]

The purpose of this letter on behalf of [REDACTED] is to present to the Municipality of Middlesex Centre with public comments on the MSP project.

I, Berta Bella Krichker M.Eng., P. Eng., F. E. C., have been retained [REDACTED] to developed and submit comments.

The Municipality of Middlesex Centre MSP, prepared by Stantec, undertook reviews of existing infrastructure servicing for water, wastewater, stormwater and solid management and identified remediation/mitigation, design and construction of various infrastructure servicing solutions that are intended to be equally significantly and beneficial for the Municipality of Middlesex Center, the Middlesex County, private lands and new land developments within all of the identified catchment areas.

Based on my review of the Middlesex Centre MSP, that focused on the reviews existing conditions and recommended servicing solutions/infrastructure for the Komoka Area and specifically the proposed **SWM Pond No. 1** (Powell Property Pond), our comments are as follows:

- As identified in the MSP reports, some of the studies, which were completed prior to this MSP, such as the Municipality of Middlesex Centre Settlement Area Stormwater Master Plan/Municipal Class Environmental Assessment (EA ) (2020); and the Community Stormwater Master Plan Update (October 2023). Both were accepted by Middlesex Centre Council and the MECP and have been carried forward into the MSP.
- Although the MSP stated that **these study have been carried forward into this MSP**, in the MSP Main Report and in the MSP Appendix D-Stormwater Servicing Report (SSR) (Section 2.1.1.3-Komoka Glendon Drive Area), main references to “the facility to discharge directly to the Thames River” and a new storm outlet was identified that “is intended to be constructed by Middlesex Centre in the near future”, we are missing the clearly identified and specific references to the Komoka Drain #1 catchment/drainage area, the proposed SWM Pond No. 1 (Powell Property Existing Pond ), and a Komoka Road new storm outlet discharging directly to the Thames River. In our opinion, **it is critical that the proposed storm/drainage and SWM Pond No. 1 and all applicable servicing components be consolidated and part of Middlesex Centre MSP infrastructure servicing solutions recommended for the Komoka Area, specifically reaffirmed for the Komoka Drain #1 drainage area.**
- In our opinion, the main intend of the above noted studies to be “carried forward into the MSP” is to reaffirm the previously identified and accepted planing decisions, recommended storm/drainage and SWM infrastructure servicing solutions related to **the Komoka Drain #1 drainage area**, needs to clarify and incorporate the following additional critically important information:
  1. In the MSP, Table 1: Consolidated Project List, specifically in the scope definition, we need to assume that Stantec’s reports referring to the **SWM Pond No. 1** (Powell Property Pond) stating that “Construct a wet stormwater facilities to service existing lands and growth in central Komoka.” The estimated cost for this proposed SWM Pond is identified as \$4.3 M and was likely estimated in 2020 dollars and needs to be updated and is scheduled to be constructed in 2025. In the MSP Appendix D-SSR we did not find any references of all SWM Pond #1 components

- identified as the servicing solution for the Komoka Drain #1. Please provide the required references and all required clarifications for the subject system and all components.
2. There is no mention of the actual size of the SWM Pond No. 1, nor is there any mention of the actual size of the catchment area that the MSP is proposing, which is needed as stated above. In our opinion, it is critical that the proposed storm/drainage and SWM Pond No. 1 and all applicable servicing components be consolidated and part of Middlesex Centre MSP infrastructure servicing solutions recommended for the Komoka Area, specifically reaffirmed for the Komoka Drain #1 drainage area.
  3. Identify if LID control or other SWM quality/quantity systems are recommended to be included as addition components to the proposed SWM Pond No.1 for the Komoka Drain #1 catchment area.
  4. Required clarifications if LID or other infiltration facilities may be considered or applicable for the added catchment area, subject to the geotechnical and hydrogeological condition on the subject lands. The LDS Geotechnical Report (2024) for the subject site has identified a high groundwater table in some areas near the existing Pond and on this site. Also at the previous meetings, the MECP had requested that the design of the proposed SWM Pond No.1 will deliver a complete separation between the groundwater table (shallow aquifer) and surface/storm/drainage discharges to eliminate/minimize any groundwater infiltration. To ensure this separation, a clay liner was recommended to **deliver the required protection to the existing sub-surface (shallow aquifer) and groundwater** and together with the proposed new storm outlet to the Thames River to address [REDACTED] groundwater contamination and surface flooding concerns.
  5. On page 516 in the MSP, the South Komoka area is identified as the southern portion of the Komoka Drain No.1 catchment area. The MSP states that the Official Plan (OP) has since been amended and three (3) additional areas have been assigned to a residential land use designation within the South Komoka Study area. The MSP is considering that these new areas will be serviced by the Komoka Drain No.1. However, the MSP does not refer that the OP was approved, not amended, and that all of these three properties have been appealed under OPA 59.
  6. There is no mention of the Ontario Land Tribunal (OLT) decision/settlement and order regarding [REDACTED] [REDACTED] that was issued on October 11, 2023. After several meetings, seven engineers identified and agreed that a Stormwater Management Pond No. 1 (SWM Pond No. 1) will be constructed on the subject lands. A land transfer of 2.135 ha from [REDACTED] to Middlesex Centre in accordance with the terms of an agreement of purchase and sale would occur. It was agreed that the SWM Pond will include a new storm drainage outlet (storm sewer) that is proposed to be located on Komoka Road that will convey stormwater flows from this Pond southward to the Thames River. It was agreed that the SWM Pond will be designed to accommodate stormwater/drainage flows from the identified catchment/drainage area presented in the MCSASMP, which is approximately 59.6 ha as shown on Figure one on page 7. This OLT decision predates the MSP, however, there is no mention of this Order in the MSP as should be required.
  7. Also, the MSP need to acknowledge, as it was identified in the Municipality of Middlesex Centre Settlement Area Stormwater Master Plan/Municipal Class EA and discuss with the MECP, there is untreated sewage from the municipal outlet, which for a number of years is continuously flowing into the private pond located on the subject lands. The Municipal Drains in combination with municipal roads surface/drainage/runoff discharges and contribute to environmental/ecological pollution of the existing Retention Pond. Furthermore, these Municipal Drains contamination/pollution that are directly discharging to the existing Retention Pond and through this pond storm outlet continue to distribute/discharge pollution further to another 4-5 private ponds and finally potentially it getting and likely impacting adversely the Thames River water quality and create cumulative environmental/ecological adverse impacts. Also, downstream we have a Provincial Park and the Provincial SWM Facility that are receiving storm/drainage flows from the Komoka area. A portion of this Provincial Park SWM Facility is designated as a Provincially Significant Wetland (PSW) and additional pollution contribution may create substantial environmental/ecological adverse impacts on water quality conditions and features and functions of this PSW.
  8. The Municipality of Middlesex Centre Settlement Area Stormwater Master Plan/Municipal Class EA (2020) identified and recommended that the Municipal Drains should have abandoned approximately 5 years ago. Therefore,

the Municipal Drains identified within the Komoka Drain #1 drainage/catchment area need to be abandoned as soon as possible to meet the requirement of the Drainage Act and the Ontario Water Resources Act (OWRA), which prohibits discharges of Municipal Drains to Municipal's Infrastructure in order to minimize the municipal accountability and liability for existing lands where these deficiencies have occurred.

9. **I am under the opinion that the following issues should also be included to the MSP :** a) mitigate climate change conditions during extreme events; b) reduce existing surface flooding and erosion; and c) deliver water quality treatment, not only for storm/drainage flows from the subject land, but also to provide storage and water quality treatment for flows from existing external and future development lands. All these proposed measures meet municipal/provincial objectives to minimize erosion and changes in water balance and prepare for the impacts of a changing climate through the effective management of stormwater.

10. **Potentially the SWM Pond #1 (or others) may also provide an emergency containment for existing roads drainage and industrial flows discharges during extreme (spills) and storm events under climate change conditions and specific provision should be identified.** Furthermore, the identified additional estimated flow storages will also assist to address and mitigate the UTRCA concerns regarding storage losses under possible long term groundwater level increases that will meet **municipal/provincial objectives to 'minimize, or, where possible, prevent increases in contaminant loads; "**

I trust the information presented is sufficient to provide the requested clarifications.

Yours truly

[REDACTED]

[REDACTED]

Cc:

[REDACTED]  
Chis Traini P.Eng.-Deputy CAO/County Engineer

Mark Badali, PMP, CET-Senior Project Evaluator at Ontario Ministry of the Environment, Conservation and Parks

[REDACTED]  
**Sent:** Tuesday, October 22, 2024 2:38 PM

**To:** Paul, Jeff <[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)>

**Cc:** Robert Cascaden <[cascaden@middlesexcentre.ca](mailto:cascaden@middlesexcentre.ca)>; Hohner, Paula <[Paula.Hohner@stantec.com](mailto:Paula.Hohner@stantec.com)>

**Subject:** Re: MXC Servicing Master Plan

[REDACTED]  
Mr Paul

Thank you responding to my question and filing my comments in your final report.

[REDACTED]  
On Tue, Oct 22, 2024, 1:52 p.m. Paul, Jeff <[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)> wrote:

[REDACTED]  
Thanks for providing your comments on the Servicing Master Plan. We will ensure these comments are included in the final copy of the report.

With regard to your question, our role in this Master Plan is to provide recommendations and advice to the Municipality and Council and, within the context of the Class EA, provide an approval structure within which they can implement those recommendations. The Municipality may then choose to implement those recommendations either now or in future or they can choose to take no action.

Thanks,

**Jeff Paul** P.Eng.  
Managing Senior Principal, Water

Direct: 519 675-6604

Mobile: 519 319-5806

Fax: 519 645-6575

[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)

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[REDACTED]  
**Sent:** Tuesday, October 22, 2024 11:02 AM

**To:** Paul, Jeff <[jeff.paul@stantec.com](mailto:jeff.paul@stantec.com)>

[REDACTED]  
**Subject:** MXC Servicing Master Plan

[REDACTED]  
Dear Mr Paul

The SMP is a waste of taxpayers money if Council and Staff fail to follow through on recommendations.

Stantec, a recognized consulting leader, gives sound advice in its reports. Unfortunately, this advice is not always followed.

Case in point is the recommendation to have Municipal Drains in Settlement Areas abandoned.

This recommendation is in the current SMP and the 2020 Stormwater Master Plan which was also completed by Stantec.

The Union Ave Municipal Drain was not abandoned after repairs in 2023. I requested that Council abandon this Drain as per the SWM Plan in September 2023. I was disappointed that staff presented three choices rather than just recommending abandonment. Council voted to leave it as is.

In this new SMP, Stantec again recommends abandoning municipal drains in Settlement areas.

Perhaps you can explain the reluctance of Staff and Council to follow your advice.

Yours

[Redacted signature]

[Redacted contact information]

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