



STAFF REPORT

Department/Function: Public Works

Chair: Councillor Jim Crawford

Meeting Date: November 11, 2015

Report No.: **PW-2015-92**

Report Title: **Grandview Beach Paradise Point Update**

RECOMMENDATION:

That report PW-2015-92 regarding the Grandview Beach Paradise Point project be received;

And that staff be authorized to proceed with Immediate Term Interim Measures at such time as the Part II Order requests have been resolved.

INTRODUCTION/BACKGROUND:

This report reviews the current status and issues related to the Grandview Beach and Paradise Point Class Environmental Assessment.

The study got underway with the notice of commencement on July 10, 2014. There were three public open houses (Public Information Centres). The second and third of these had the same content and occurred on June 6, 2015 and provided the draft preferred solution for discussion. The notice of completion was issued on September 10, 2015. In keeping with the Class Environmental Assessment process, there was then a 30-day review period which includes the option for members of the public make requests for further study to the Minister of Environment and Climate Change. The Minister did receive some requests and the Township is working to resolve the issues that were raised.

ANALYSIS:

The study's problem and opportunity statement included three elements. These were: the quality and year around provision of drinking water, the level and adequacy of sewage treatment, and the current development and building permit restrictions. The preferred solution the study is the provision of year around municipal services. The three sentences above are the 'long story short' version of a large, complex, detailed study.

Notice of Completion and Part II Orders

Following the Notice of Completion about 45 responses (email and letter) were received by the Township. Staff has responded to all of these. Four of the letters received were copies of requests to Minister for a Part II Order. The Ministry of Environment and Climate Change (MOECC) also received some letters of concern that were not requests for Part II Orders.

Members of the public who are not in agreement with a Class Environmental Assessment can request that the Minister of Environment and Climate Change review the project file and issue an order for the completion of more work. The Minister will review the concerns raised and usually there is an attempt to resolve differences between the member of the public and the proponent. The Minister has the option of accepting the project file as written. Usually, the Ministerial review is focus on process gaps or errors of fact. A package has been provided to MOECC for staff to begin their review on behalf of the Minister.

Affordability

As members of Council are aware, the overwhelming majority of the requests identified affordability of the project as the major issue. Below is a typical section in many of my response letters.

"We had heard the message about affordability clearly throughout the study process. In recognition of that, the final report acknowledges that the costs are high and presents some interim measures that could be implemented until funding could be secured from the provincial and/or federal governments to reduce the cost to the benefiting property owners. Staff will be recommending that approach to Council when we report later this month or in November.

Members of Council are aware of this concern and we will make sure it is clearly stated when we report to them."

The project team was aware that cost would be an issue and ranked cost as very important in the evaluation process. At such time as the Part II Order issues have been resolved staff will report to Council to establish the process

and amounts of outside funding that will be required. In addition, the study reviewed funding and financing options.

Wells and Septic Systems

One of the other items noted with some frequency in the letters was the notion that just fixing wells and septic systems would solve the problem. However, even if up-grading wells and septic systems may be completed at low cost, it will not solve the problems.

While existing defective septic systems and wells can be repaired, there are limited means of enforcing improvements. For septic systems, the Township can only enforce septic standards in place when the system was installed. This means that the Township cannot force owners of a defective system to bring it to modern standards. Further, although septic systems may be brought to a better condition, it does not bring it up to a standard that will prevent contamination to groundwater due to the density of the homes and cottages in the area. Further, given the MOECC guidelines regarding developments of vacant properties, on-site systems (septic tanks and wells) may not be installed on the existing lots in the community because of the density of development. The hydrogeological setting in the area also allows contamination of the groundwater from other sources.

Given the hydrogeological conditions in the area, new wells (or better-constructed wells) will not necessarily mean that they will draw clean water. In many cases, the testing conducted throughout the study area showed that properly-constructed and/or new wells failed bacteriological testing.

Immediate Term Interim Measures

Given the high cost of the preferred option a series of interim measures, that could be put in place until additional funding from senior levels of government is secured, was included in the study. The immediate term items are included below.

8.1 Immediate Term

Full implementation could be delayed and, subject to Council approval, a series of interim measures could be put in place to:

1. Reduce the cost of implementing the preferred option that would be payable by affected property owners.
2. Mitigate and monitor potential health risks associated with private on-site wells.

Description

Seek funding to facilitate implementation of the preferred option.

Provide residents with a well and septic fact sheet.

Create a local drop off point for well water samples.

Require all properties connected to both well and seasonal water to isolate systems from each other (i.e. install backflow prevention valves).

Responsibility and Resources

- Township
- Township
- Health Unit
- Health Unit
- Township
- Township
- Affected Property Owners

At such time as the Part II Order issues have been resolved it is recommended that staff work to implement the Immediate Term Interim Measures.

SUSTAINABILITY PLAN:

This project supports many of the elements of the Sustainability Plan.

FINANCIAL/BUDGET IMPACT:

This report does not have a direct budget impact.

CONCLUSION:

The Notice of Completion for the Grandview Beach and Paradise Point Servicing Class Environmental Assessment has been issued. Staff has responded to many letters and email and are working with the MOECC to resolve outstanding questions.

Date Prepared: November 4, 2015

Prepared By:

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Reviewed By:

Date: November 4, 2015

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