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File No. 12154

VIA EMAIL ONLY

November 8, 2019

Sonya Watson, CAO
 Municipality of Brockton
 100 Scott Street, Box 68
 Walkerton, ON N0G 2V0

Dear Sonya

**Re: Master Plan for the East Ridge
 Business Park Servicing Expansion**

Please be advised that the 30-day public commenting period for the above noted Master Plan ended on October 21, 2019. The Master Plan was completed in accordance with the procedural requirements set out for Municipal Class Environmental Assessments. The Master Plan identifies a preferred strategy for the expansion of municipal roads, water, wastewater and stormwater services within the East Ridge Business Park in Walkerton. The purpose of this letter is to 1) provide a summary of the comments received following issuance of the Notice of Completion; 2) summarize the requirements related to habitat compensation for endangered bird species previously identified in the East Ridge Business Park; and 3) identify the next steps related to the extension of municipal services within the Business Park.

1. Master Plan Comments

During the commenting period that followed the issuance of the Notice of Completion, there were no comments or Part II Order requests submitted by the public. Several review agencies provided comments on the Master Plan. The comments received and responses are summarized in the following table:

Agency	Comment	Response
Saugeen Valley Conservation Authority (SVCA)	<ul style="list-style-type: none"> Noted there are hazard lands present in northwest corner of study area (related to Saugeen River tributary). Asked to review detailed stormwater management report when available. Noted requirement to address SVCA stormwater management guidelines. Noted the stormwater outlet will be required to be above the Hurricane Hazel Flood Event elevation. A permit is required prior to any works in regulated areas. 	<ul style="list-style-type: none"> The detailed stormwater management report is expected to be completed in conjunction with final design of infrastructure works. Noted requirements regarding guidelines, outlet elevation and permit requirements.

Agency	Comment	Response
Ministry of Environment, Conservation and Parks (MECP)	<ul style="list-style-type: none"> Recommend further consultation with EMCP during design phase to ensure compliance with Endangered Species Act. 	<ul style="list-style-type: none"> Noted.
Ministry of Heritage, Sports, Tourism, and Cultural Industries	<ul style="list-style-type: none"> Satisfied the archaeological fieldwork and assessments are consistent with Ministry standards. Asked for completed Built Heritage and Cultural Landscape checklist 	<ul style="list-style-type: none"> Built Heritage and Cultural Landscape checklist provided.

No revisions to the Master Plan were recommended or needed as a result of the comments received. In this regard; the Schedule 'B' projects identified in the Master Plan including the construction of new roads, construction of a stormwater management pond, and extension of municipal water, wastewater and stormwater services are considered approved within the Class EA process. Council can proceed to formally adopt the Master Plan.

2) Habitat Compensation

During the Master Plan, it was identified that portions of the Business Park were habitat for Eastern Meadowlark and Bobolink. These species and their habitat are protected under the Endangered Species Act. To meet the requirements of the Endangered Species Act and O. Reg 242/08, the Municipality was required to complete Development Plans, outlining habitat creation/compensation activities and impact mitigation measures. Initially, a Development Plan was submitted for Phase 1 of the Business Park. The first Development Plan allowed the development of the soccer fields to proceed. A second Development Phase was submitted in September 2019 for a 1.5 ha portion of habitat in the southwestern area of the Business Park. The Development Plans detail the habitat compensation lands created in the former Brant Landfill.

The Development Plans have been submitted to the MECP and no comments have been received. Under the Development Plans, the Municipality is required to annually monitor the compensation lands at the Brant Landfill for a 5-year period. A qualified biologist should be retained to undertake this activity.

With the creation of habitat compensation lands and submission of the Development Plans, development can now proceed in the Business Park. The only remaining requirement for the lands in the Business Park is that the Eastern Meadowlark/Bobolink habitat in the southwestern area is removed outside of the breeding window of May 1 to August 31. This can be accomplished through either ploughing the area or keeping the grass cut short. For the remainder of the Business Park, it is recommended that the lands are either ploughed in early spring or the grass is kept cut short to deter Eastern Meadowlark and Bobolink from utilizing the area. If the Municipality rents out any of the lands for agricultural uses, the rental agreements should specify soybean or corn crops only.

3. Next Steps

At this time, Council can formally adopt the Master Plan. Following adoption, the Municipality may proceed with final design and approvals for the infrastructure components identified in the Master Plan. It should be noted that the stormwater management pond must be included in any first phase of design and construction in order to accommodate stormwater flows from any potential developments. We note that the final design of the sanitary and storm related infrastructure will require approval from both the SVCA and MECF prior to construction.

In addition to the above, sign-off from Bruce County for the new entrance road and access to the County road corridor will likely be required in conjunction with the final design.


It is also recommended that the Master Plan is reviewed on a 5-year basis to evaluate the accuracy of key assumptions (e.g. condition of existing infrastructure, availability of funding, development needs) and updated to reflect any changes in the environmental setting or local conditions.

Should you have any questions, please feel free to contact me.

Yours very truly

B. M. ROSS AND ASSOCIATES LIMITED

Per



Lisa J. Courtney, MCIP, RPP
Environmental Planner

LJC:hv