

PROVINCIAL PUBLIC WORK CLASS ENVIRONMENTAL ASSESSMENT PROCESS FOR THE MINISTRY OF INFRASTRUCTURE

CONSULTATION AND DOCUMENTATION REPORT (C&D Report)

This report is completed and signed by Ministry of Infrastructure (MOI), Infrastructure Ontario (IO) or other Agency under MOI (MOI/IO/Agency) staff or its agents for all Category "B" and Category "C" undertakings. This is an electronic form available from the MOI/IO/Agency. The form is designed so that any field can be enlarged to incorporate all required information. The form may be used in either electronic or hard copy form. All questions must be addressed, as appropriate.

Project Information

Proponent staff or service provider's name: Greg Faaren, Director, St. Lawrence Parks Commission Joanna Brown, Technical Services Lead, Colliers Project Leaders Behnaz Bakhit, Environmental Planner, WSP Canada Inc. Sarah MacKinnon, Environmental Planner, WSP Canada Inc.	Phone: 613-543-3704, ext. 4239 613-453-8665 289-835-2688 416-342-2947
Project number and name: Ingleside Sewage Connection Project (1086849-272985)	
PIMS Installation number (N#): N/A	PIMS Building (B#) or Land (P#) number(s): N/A
Brief description of undertaking (see Class EA list of undertakings and/or Appendix 1): Project Management and Development – Decommissioning, Construction of New Facility, Building Alteration and Restoration, Landscaping The St. Lawrence Parks Commission (SLPC) is proposing to connect four SLPC sites (McLaren Campground, Woodlands Campground, Woodlands Beach, including the Family Lodge, and Long Sault Trailor Dump Station) to the community of Ingleside water and sanitary municipal infrastructure (Ingleside Sewage Connection, Project 1086849-272985). This Consultation & Documentation Report (C&D) has been prepared to address the works proposed at the four sites. The proposed scope of work includes extending an existing watermain along the Long Sault Parkway from a connection in the Town of Ingleside at the intersection of the Long Sault Parkway and County Road 2, with connections from the new main to the facilities at the respective sites. Municipal sanitary services are proposed to consist of a series of gravity sewers, pumping stations and forcemains along the Long Sault Parkway discharging to the Ingleside Wastewater Treatment Plant (WWTP). The sanitary connection in Ingleside is proposed to be directly to the WWTP headworks. Gravity sewers or prefabricated pumping stations at each site are proposed to convey the sewage along the chain of gravity sewers and pumping stations located along the Long Sault Parkway. The combined sanitary pipe routing across all the sites is proposed to range between 5 km to 5.5 km. Watermain pipe routing across all sites is proposed as approximately 5 km. Potable water and sanitary lines will share a common trench, where appropriate. The Project will also include decommissioning of all connected septic tanks, leaching beds and piping to be abandoned in place. All existing wells are proposed to be decommissioned. All areas will be graded and landscaped following project completion.	
Review of alternatives to the undertaking (optional): Not Applicable. Due to the nature of the activities, the assessment of alternatives to this type of undertaking is not examined under the Class EA for Category B Assessments. The assessment of alternatives has taken place within another planning framework or policy process by the client agency in the assessment of program needs.	

NOTE: All following sections must be completed if appropriate (e.g. If questions/sections are not applicable, N/A (Not Applicable) should be entered).

PART I – PROJECT AND SITE DESCRIPTION	
1. Identify Undertaking(s)	
Property Management and Development	Realty Transactions and Approvals
<input type="checkbox"/> Building Additions <input checked="" type="checkbox"/> Building Alteration and Restor'n (Int & Ext) <input type="checkbox"/> Building Maintenance or Repair (Int & Ext) <input type="checkbox"/> Co-development Agreements <input type="checkbox"/> Contaminant Search <input checked="" type="checkbox"/> Construction of New Facility - installation of municipal sewage and sanitary services <input checked="" type="checkbox"/> Decommissioning <input type="checkbox"/> Demolition <input type="checkbox"/> Design Services <input type="checkbox"/> Feasibility Studies <input type="checkbox"/> Grounds Maintenance <input checked="" type="checkbox"/> Landscaping <input type="checkbox"/> Reconstruction <input type="checkbox"/> Relocation – Heritage Only <input type="checkbox"/> Market & Realty Services <input type="checkbox"/> Building Maintenance (Interior & Exterior) <input type="checkbox"/> Other (describe):	<input type="checkbox"/> Acquisition <input type="checkbox"/> Disposition <input type="checkbox"/> Disposition w/ESA, to Conservation Body <input type="checkbox"/> Disposition w/ESA, to Non-Conservation Body <input type="checkbox"/> Easements <input type="checkbox"/> Expropriations <input type="checkbox"/> Lease Purchase <input type="checkbox"/> Leasing, or Licensing From, No Change in Use <input type="checkbox"/> Letting, or Licensing To, No Change in Use <input type="checkbox"/> Leasing, or Licensing From, w/Change in Use <input type="checkbox"/> Letting, or Licensing To, w/Change in Use <input type="checkbox"/> Planning Approvals (Land Development) <input type="checkbox"/> Sale of Density or Air Rights <input type="checkbox"/> Severance <input type="checkbox"/> Voltage Rights (Power Poles & Guy Wires) <input type="checkbox"/> Other (describe):
2 Client Ministry, Agency, Board or Commission: St. Lawrence Parks Commission	
3. Site Tenant: SLPC	
4. Client's Intended Land Use for Site: Municipal water and sewage services	
5. Site Description and Features (Attach Site Plan if available):	
<p>The Project consists of connecting McLaren Campground, Woodlands Campground, Woodlands Beach and Long Sault Trailer Dump Station to municipal potable water and sanitary infrastructure from the Town of Ingleside. The study area is illustrated in Figure 1. The following provides a description of each of the four sites.</p> <p>McLaren Campground: McLaren Campground is located on West Woodlands Island (also known as McLaren Island) approximately 1 km from the Town of Ingleside. The campground has over 200 campsites, over half of which are serviced with water and electricity. There are three washroom facilities and one trailer dump station within the campground. One washroom facility is in the centre of the campsite serviced by a potable well and gravity septic system. The septic bed has failed and as a result the tank is pumped bi-weekly. Another washroom facility is located in the west end of the campsite and is serviced by two wells, one potable for toilets and the potable well that services the other washroom facility. The third washroom is located in the east end of the campsite and is serviced by its own potable well and gravity septic system. The septic bed has been problematic in the past and is being treated with active cultures to mitigate future failures.</p> <p>Woodlands Campground: The Woodlands Campground is located on Centre Woodlands Island and East Woodlands Island, approximately 3 km from the Town of Ingleside. The campground has nearly 200 campsites, most of which are serviced with water and electricity. There are three washroom facilities on the site. One washroom facility is located in the centre of the campsite and is serviced by a well and a gravity septic system. A second washroom is located in the east end of the campsite and is serviced by a well and gravity septic system. This septic system has failed in the past during heavy rains. The third washroom is located in the west end of the campsite, separated from the main campsite, and is serviced by its own well and gravity septic system. The Family Lodge is located just east of the main Woodlands Campground. The lodge is a seven-person cabin with a three-piece washroom and kitchen. The lodge is serviced by its own well and a sewage holding tank.</p> <p>Woodlands Beach: Woodlands Beach is located on the south side of East Woodlands Island, approximately 3 km from the Town of Ingleside. There are two washrooms facilities at the beach. The washroom facility located on the west side of the beach is serviced by a potable well and a gravity septic system. The washroom facility located on the east side of the beach is serviced by a non-potable well (for toilets), the potable well that services the washroom facility in the west, as well as its own gravity septic system.</p> <p>Long Sault Trailor Dump Station: The Long Sault Trailor Dump Station consists of a trailer dump station and shower building and is located in between McLaren and Woodlands campgrounds on Centre Woodlands Island</p>	

approximately 2 km from the Town of Ingleside. The facility is used by campers from both campgrounds. The site is serviced by a potable well and a pumped septic system.

Legal Address (if available): N/A

Municipal Address: 15020 Long Sault Parkway, Ingleside, Ontario

Site Area: The proposed municipal services for each sites are as follows:

- **McLaren Campground:** located along the north area of the McLaren Campground within the existing road network with an approximate area of 2.16 ha.
- **Woodlands Campground:** located within the existing road network of the Woodlands Campground with an approximate area of 3.91 ha.
- **Woodlands Beach:** located along the north portion of the Woodlands Beach within the existing road network with an approximate area of 1.17 ha.
- **Long Sault Trailor Dump Station:** located within the Long Sault Trailor Dump Station, with an approximate area of 0.15 ha.

Brief Description of Site Features (Optional): The Ingleside Sewage Connection Project study area is a generally flat recreational area, with a gentle southern slope, located directly adjacent to the St. Lawrence River. The area consists of parkland, treed and beach areas. Although there are significant naturalized areas in the surrounding area, the majority of the work will be occurring in landscaped and/or developed portions of the site. See above for further details.

PART II – PROVISIONAL ENVIRONMENTAL ASSESSMENT CATEGORIZATION

(Ref: Class EA Section 2)

1. Does client ministry/municipality have an applicable Class EA process or approval for the proposed undertaking? Yes No

If YES, receive written confirmation from client that it intends to use its own process. (Document identified as Item 8 in Appendix 4 to be completed and kept in project file.) In this case, no further EA work is required by Proponent.

If NO, continue.

2. Identify provisional EA Category of Project using the Class EA, Fig.2.1 (Flowchart), Category Listing Matrix, and Appendix 1.

If Category is in doubt, use Class EA Table 2.1 Category Identification Table.

Provisional Category A B C D

3. Provisional Environmental Assessment Categorization Summary

- For Category A projects, proceed without further EA action unless a heritage feature of the site or building is involved.
- **For Category B projects, complete remainder of this report and Sign-Off Declaration in Part V.**
- For Category C projects, complete remainder of this report and Sign-Off Declaration in Part V and then refer to Class EA, Section 5 for next steps.

PART III – SITE ANALYSIS, CONSULTATION AND DOCUMENTATION (“YES” answers require resolution in Part IV of this report. Ref: Class EA Section 4).

1. EXISTING LAND USE STATUS (Under “Source” give name & phone number of Authority contact that provided the information. If information was derived from public records, give cross-reference.)

a. **Current Official Plan and Zoning Designations:**

According to the United Counties of Stormont, Dundas and Glengarry Official Plan schedules, the Ingleside Sewage Connection Project study area is designated as Rural District and Urban Settlement Area as per Schedule A4 (see **Figure 2**) and Special Land Use Area as per Schedule SLA4a (see **Figure 3**). The Rural District designation is intended to accommodate uses appropriate for rural locations such as agricultural uses, forestry and conservation, natural resource management activities and open space.

As per Section 5.5.7 of the United Counties of Stormont, Dundas and Glengarry Official Plan, an Environmental Impact Study (EIS) is required to be completed if proposed development / site alteration will occur within or adjacent to a natural heritage feature in support of a planning application. The proposed development / site alteration will occur within and adjacent to Significant Woodlands part of the United Counties of Stormont, Dundas and Glengarry's Natural Heritage System as per Schedule B3 (**Figure 4**).

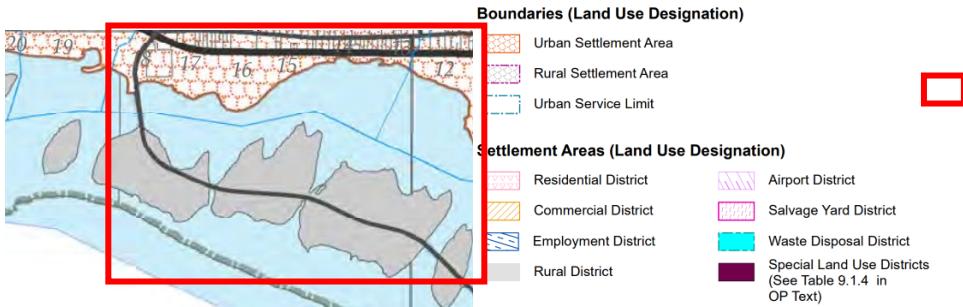


Figure 2: Schedule A4 of The United Counties of Stormont, Dundas and Glengarry Official Plan

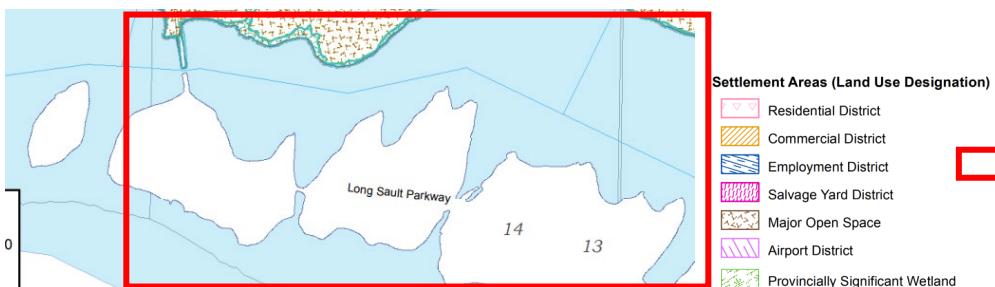


Figure 3: Schedule SLA4a of the United Counties of Stormont, Dundas, and Glengarry Official Plan



Figure 4: Schedule B3 (Natural Heritage Systems) of the United Counties of Stormont, Dundas, and Glengarry Official Plan

As illustrated in **Figure 5**, the study area is zoned as Open Space in the Zoning Schedule of Township of South Stormont's Zoning By-Law No. 2011-100, with permitted uses including agricultural use, conservation use, outdoor recreational facilities and parks.



Figure 5: Township of South Stormont Zoning Schedule - Zoning By-Law No. 2011-100

Sources:

- United Counties of Stormont, Dundas and Glengarry Official Plan, approved 2018
- The Corporation of the Township of South Stormont Zoning By-Law No. 2011-100, 2011 (July 2021 Office Consolidation)

b. Floodplain Designation:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Source:	Raisin Region Conservation Authority, Lissa Deslandes - Regulations Officer, lissa.deslandes@rrca.on.ca
If yes, describe:	The Raisin Region Conservation Authority (RRCA) noted that part of the site is in the 100-year floodplain; in particular, the regulated areas include 100-year flood elevation of 74.3m Canadian Geodetic Vertical Datum (CVGD) of 2013.
c. Designated Prime Agricultural Areas where Specialty Crop Lands and Prime Agricultural Lands (Class 1, 2 and 3) predominate:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Source:	United Counties of Stormont, Dundas and Glengarry Official Plan, approved 2018
If yes, describe:	N/A
d. Environmentally Significant Areas (ESAs):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Source:	United Counties of Stormont, Dundas and Glengarry Official Plan, approved 2018
If yes, describe:	The site is located within and adjacent to Significant Woodlands part of the United Counties of Stormont, Dundas and Glengarry's Natural Heritage System as per Schedule B3 of the United Counties of Stormont, Dundas and Glengarry Official Plan (see Figure)
e. Surface or underground easements?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Source:	WSP Canada Inc. 2022. Phase I Environmental Site Assessment – 1086849-272985 Ingleside Sewer Connection.
If yes, describe:	N/A
f. From the above contacts / research, in your opinion, will the undertaking require an application under the <i>Planning Act</i> to bring current land use into conformity with intended land use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If YES, has the Proponent, or anyone else, applied for a change in land use under the <i>Planning Act</i> ?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
As per Section 5.5.7 of the United Counties of Stormont, Dundas and Glengarry Official Plan, an Environmental Impact Study (EIS) is required to be completed if proposed development / site alteration will occur within or adjacent to a natural heritage feature in support of a planning application.	

An EIS is being undertaken to assess the potential impact of the Project on natural heritage features, including bird, bats, frogs and Species at Risk habitat. The Project will abide by any identified mitigation and / or monitoring measures including any permits and / or approvals required as a result of the completion of the EIS.

g. Directly adjacent to major transportation routes? If yes, describe and determine whether proposed undertaking will negatively impact local traffic:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
N/A – No traffic impacts are anticipated as a result of the proposed works.	

h. Canadian Environmental Assessment Act trigger? (For example, identified on the List of Physical Activities). If YES, follow federal-provincial co-ordination guidelines.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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2. ENVIRONMENTAL CONDITION OF THE PROPERTY

In order to complete this Section, the Proponent or its Service Provider has the option of completing a Phase 1 Environmental Site Assessment Report (by a qualified assessor) or completing a visual inspection.

If a Phase 1 Environmental Site Assessment report has been completed and is on file with Proponent please detail reference information: WSP Canada Inc. (2022). *Phase 1 Environmental Site Assessment – 1086849-272985 Ingleside Sewer Connection*.

Describe resolution of any issues in Part IV.

Site inspection date: October 25, 2021, October 22, 2020	
a. Was there evidence on the land or in buildings of any of the following: (X for YES)	
<input type="checkbox"/> Incineration <input type="checkbox"/> Leaking or unprotected above ground storage tanks <input type="checkbox"/> Stained surfaces <input type="checkbox"/> Oily sheens on water <input type="checkbox"/> Unprotected industrial drums <input type="checkbox"/> PCB ballasts/transformers <input type="checkbox"/> Vegetation damage <input checked="" type="checkbox"/> Underground storage tank(s) – Septic tank	<input checked="" type="checkbox"/> Fill added - Sand is periodically brought in and placed on the McLaren Campground and Woodlands Beach area, and gravel is brought in periodically to repair roads. <input checked="" type="checkbox"/> Leaded paint (any building constructed prior to 1980 may contain leaded paint) – <input type="checkbox"/> Discarded batteries <input type="checkbox"/> Friable asbestos <input type="checkbox"/> Pesticide/herbicide containers <input type="checkbox"/> Signs of above-noted items on adjacent properties <input checked="" type="checkbox"/> Other potential contaminants (specify): – McLaren Campground: Wooden storage sheds contain small quantities of cleaning products, lawnmower and trimmer fuelling and maintenance products, insecticide and repellent. A propane aboveground storage tank (AST) is present. Air conditioning units are present in the registration office of the campground.

b. Record the results of environmental review or summarize Phase 1 Environmental Site Assessment with respect to:	
i. current and past uses of site: The study area consists of three islands connected by the Long Sault Parkway as well as lands on the northern shore of the St. Lawrence River impacted by the construction activities of the new sewer connection. The study area has 37 buildings on the Long Sault Parkway, including registration offices, washrooms, cabins, electrical sheds and a shower building. All buildings are single-level, slab-on-grade construction. An additional 15 buildings are fully or partially located in the study area and are municipally or privately owned. The area was developed as campgrounds around the 1960s. The area surrounding the site was intentionally flooded in 1958 as part of the construction of the seaway.	
ii. adjacent uses: <ul style="list-style-type: none"> ▪ The Town of Ingleside (residential and commercial properties) is situated north of the Project Area. ▪ The St. Lawrence River is located south of the Project Area ▪ The St. Lawrence River and the Ingleside wastewater treatment facility, undeveloped lands, County Road 2 and residential dwellings is located east of the Project Area. 	

iii. A car dealership, parkland, County Road 2 is located west of the Project Area.

underground and aboveground storage tanks: The site is serviced by a pumped septic system, gravity septic systems, sewage holding tanks, and potable wells. An propane AST is present. No records of fuel storage were identified for the Site. Two records of fuel storage were identified within the Study Area, including two delisted expired fuel tanks at Ingleside Bait and Tackle O/A Collettes Bait & Tackle Shop at 15026 Colonial Drive, Ingleside. The tanks are about 136.8 m northwest of the Phase 1 property and are registered as expired propane tanks.

iv. **records of old landfills or previous complaints or violations on site:**

- On November 5, 1995, the water pollution control plant (WPCP) in Ingleside reported a leak or failed valve, causing raw sewage to discharge to the ditch of the St. Lawrence River. The spill was determined to have potentially caused an environmental impact on the land and watercourse.
- On January 19, 1996, the WPCP Pumping Station in Ingleside reported a wastewater discharge of raw sewage to the ditch of the St. Lawrence River. The spill was determined to have potentially caused an environmental impact on the land and watercourse.
- On October 11, 2001, the WPCP in Ingleside reported a shutdown/interruption due to equipment failure causing untreated sewage in the drainage swale. The spill was determined to have potentially caused an environmental impact on the land.
- On August 22, 2017, the Woodlands Campground septic system reported an overflow and saturation of the site's septic bed at 15175 Long Sault Parkway, Ingleside. The incident was reported and assessed to be a minor environmental concern or health hazard due to the nature of the gray water.

(Source: WSP Canada Inc. 2022. *Phase I Environmental Site Assessment – 1086845-272976 Ingleside Sewer Connection*. Prepared for: Colliers Project Leaders Inc.)

v. **use of potentially hazardous substances on site:** A small quantity of cleaning materials, as well as insecticides and repellants, are stored within the on-site buildings. Small quantities of diesel, fuel conditioners, lubricants and oils are stored on-site.

vi. **other local findings (e.g. natural gas wells, radon gas, radioactivity, etc.):** No Potentially Contaminating Activities (PCAs) were identified within the study area that could contribute to potential environmental concerns.

vii. **Have other contaminant assessments taken place on this site?**
If yes, reference information:
WSP Canada Inc. (2020). *Designated Substances and Hazardous Materials Assessment 1078807-272428 St. Lawrence Parks Commission Washrooms*
WSP Canada Inc. (2023). *Designated Substances and Hazardous Materials Assessment 1086849-272985 Ingleside Sewage Connections*

c. In your opinion, does the site contain evidence of actual contamination? Yes No

A "YES" answer is warranted if there is question of the nature or extent of contamination or the use of hazardous substances.

If YES, document any proposed investigation in Part IV.

3. ENVIRONMENTALLY SIGNIFICANT AREAS (ESA) (Ref: Class EA, Glossary)

These areas will consist of those that have been designated by any of the agencies listed in this Section.

a. **MNR Contact Name:** Kristen Wagner - District Planner, Kemptville District, (Kristen.wagner@ontario.ca)

Wetlands? Yes No

Areas of Natural and Scientific Interest (ANSIs)? Yes No

Habitats designated by *Endangered Species Act*? Yes No

Habitats designated or proposed of rare, vulnerable, threatened or endangered species? Yes No

Floodplains (MNR responsible for floodplain management where no Conservation Authorities exist)? Yes No
 N/A

The MNR identified the following within and adjacent to the study area:

- Confirmed fisheries nursery areas
- Significant Wildlife Habitat – Waterfowl Stopover and Staging Areas (Aquatic)
- Significant Wildlife Habitat – Bald Eagle and Osprey Nesting, Foraging and Perching Habitat

b. **Conservation Authority Contact Name:** Raisin Region Conservation Authority, Lissa Deslandes - Regulations Officer, lissa.deslandes@rrca.on.ca

Yes No
 Yes No

<p>Floodplains? The Raisin Region Conservation Authority noted that part of the site is in the 100-year floodplain; in particular, the regulated areas include 100-year flood elevation of 74.3m CVGD 2013.</p>	
<p>c. Municipal Contact Name: N/A – Official Plan consulted online</p> <p>ESA designation in Official Plans?</p> <p>Groundwater recharge or discharge sites?</p>	
<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>d. Is any portion of the property designated by the:</p> <p>i. Niagara Escarpment Plan as Natural or Rural Protection Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>ii. Oak Ridges Moraine Conservation Plan as Natural Core Area, Natural Linkage Area and/or as a Key Natural Heritage Feature? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>e. Is any part of the property an ESA?</p> <p>Is site adjacent to an ESA?</p>	
<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If No, proceed to 4.</p>	
<p>If YES, describe: The site is located within and adjacent to Significant Woodlands part of the United Counties of Stormont, Dundas and Glengarry's Natural Heritage System as per Schedule B3 of the United Counties of Stormont, Dundas and Glengarry Official Plan.</p>	
<p>f. If the site is part of an ESA, and a sale or disposal is intended, is the purchaser a conservation body, and if so, is the intended use for conservation purposes?</p>	
<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> N/A</p>	
<p>g. In your opinion, based on the above contacts and any current, relevant Proponent feasibility studies, could the intended undertaking cause any local, long term changes significant enough to threaten the ESA?</p>	
<p>If YES, document measures to mitigate such impacts in Part IV, OR proceed with a Category C assessment.</p>	
<p>4. DISTINCTIVE ENVIRONMENTAL FEATURES</p>	
<p>a. Does visual inspection or research reveal any natural features (other than ESAs noted above) such as floodplain, high groundwater level, groundwater wells, streams, rivers, natural corridors (e.g., hedgerows), woodlots, wetlands, springs, water bodies, topography, prevailing slope direction, steep slopes, ravines, and rock outcrops?</p>	
<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>If NO, then proceed to b.</p>	
<p>If YES, describe: A Biological and Species at Risk (SAR) Report was completed by WSP and included a Natural Heritage Desktop Analysis, Site Inspection, and Biological and SAR Survey within the study area to collect existing conditions data and evaluate the potential environmental impacts associated with the proposed works.</p>	
<p>The following provides a summary of the natural features present within the study area, as documented in the report. Further information regarding the Natural Environment Features within the study area are included in the Biological and Species at Risk Report (WSP, 2024).</p>	
<ul style="list-style-type: none"> ▪ The study area is located within a Parkland area including a mixture of manicured grass with mature planted and/or naturally occurring/selected trees. ▪ A willow thicket swamp abundant with trees and shrubs is adjacent to the study area to the east and a poplar mixed forest is adjacent to the study area in the west. ▪ Candidate Significant Wildlife Habitat was identified within the study area in the form of Turtle Wintering Area and Turtle Nesting Areas. ▪ Open shoreline/maintained sandy beach areas occur along the St. Lawrence River shoreline. ▪ Potential habitat for three Species of Conservation Concern (SCC) was confirmed during the Ecological Land Classification assessment. ▪ Fish habitat is present in the St. Lawrence River. The habitat within the Study Area provides potential nursery, rearing, and foraging habitat for many species. Suitable habitat for SAR Bats in the form of several large diameter cavity trees is present within the study area. ▪ Significant Woodlands are present in McLaren Campground and Woodlands Campground. 	

The study area is located in a Highly Vulnerable Aquifer area according to MECP's Source Protection Information Atlas.

Sources:

WSP Canada Inc. (2024). *Long Sault Sewage Connection - Biological and Species at Risk Report*

Ministry of the Environment, Conservation and Parks (2024). *Source Protection Information Atlas*.

b. Do municipal or other authorities or interest groups contacted above identify any Distinctive Environmental Features as described in 4 a. above that warrant protection? Yes No
 N/A

If NO, then proceed to c.

If YES, describe: N/A

Source:

c. Is there a potential to impact any species at risk and their habitats, as designated by the Species at Risk Act and the Endangered Species Act? Yes No

Source: WSP Canada Inc. (2024). *Ingleside Sewage Connection - Biological and Species at Risk Report*.

d. In your opinion, would any of the observed features be affected by the implementation of the undertaking as currently planned? Yes No
 N/A

If YES, describe effects and any required mitigation and monitoring in Part IV, below.

5. SERVICING CAPACITY RE: SEWERAGE, WATER, ROADS, GAS, HYDRO, ETC.

a. Is a septic system present? Yes No
b. Is a new septic system proposed or is expansion proposed to existing system? Yes No

If YES, note in Part IV and if applicable, attach technical research supporting site's capacity to sustain a septic system.

b. Is potable groundwater well(s) present or proposed? Yes No

If NO, then proceed to d.

c. Is groundwater used for potable purposes? Yes No
 N/A

If NO, specify why and if applicable, note in "Contaminants" section above and describe resolution in Part IV, below.

The site is serviced by potable wells. This Project will consist of the design and construction of new potable water and sanitary infrastructure connections to the Ingleside Sewage Connection Project area from the nearby community of Ingleside. As a result, the existing wells, sewage holding tanks, and septic tanks will be decommissioned.

If YES, and if the proposed undertaking is anticipated to cause any negative effects to local potable water supply(ies), describe resolution in Part IV, below.

d. Based on information gathered, will the undertaking require new or different servicing? Yes No

If YES, specify anticipated resolution of new or different service in Part IV, below.

6A. BUILT HERITAGE/CULTURAL LANDSCAPE ANALYSIS

Background

a. Are there any building(s) present on the subject property? Yes No

If NO, then proceed to c.

b. What is the date of construction of the building(s)? Around the 1960s

Source: WSP Canada Inc. (2022). *Phase I Environmental Site Assessment – 1086849-272985 Ingleside Sewer Connection*.

Protection and Recognition

c. Is the property (check all applicable):

i. Designated under Part IV of the <i>Ontario Heritage Act</i> , or	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Listed under Part IV of the <i>Ontario Heritage Act</i> , or	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Part of a conservation district under Part V of the <i>Ontario Heritage Act</i> ?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iv. Subject to a municipal heritage easement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
v. Subject to an Ontario Heritage Trust easement?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If YES, provide reference(s):

Contact Proponent heritage staff for information to complete this section, as required.

For each protection mechanism describe whether or not it will affect the undertaking.

If the protection mechanism affects the undertaking, document the appropriate mitigation measures in Part IV of this document.

Proponent Heritage Management Process (to be completed with information supplied by Proponent Heritage Staff)

Proponent Heritage Staff Contact Name: Deborah Hossack – Heritage Advisor, Ministry of Citizenship and Multiculturalism, (416) 314-7120

d. Has the local community been contacted regarding heritage interest in the property? Yes No

If YES, provide contact information and response:

- Ross Gellately, Director of Public Works, Township of South Stormont – Confirmed that the Township does not have additional information on the sites in the project area within the Township. The contact information for Jim Brownell, President of the Lost Villages Museum, was provided. Mr. Gellately requested that the Cultural Heritage Report be submitted to him for archival purposes once finalized.
- Deborah Hossack, Heritage Advisor, Ministry of Citizenship and Multiculturalism (MCM) - Provided comments on archaeological resources and built heritage resources and cultural heritage landscapes, noting that proponents must follow the recommendations of the archaeological assessment report(s) and all technical cultural heritage studies and their recommendations be addressed and incorporated into this C&D Report.
- Kevin De Mille, Natural Heritage Coordinator, Ontario Heritage Trust - The Ontario Heritage Trust responded and confirmed that the OHT does not have any conservation easements or Trust-owned properties within the study area.

Source: Archaeological Services Inc. 2021. *Cultural Heritage Report: Existing Conditions, Preliminary Heritage Identification, and Heritage Evaluation – St. Lawrence Parks Commission: Water and Sanitary Infrastructure Improvements – Townships of South Stormont and Front of Yonge, Ontario*.

If NO, provide rationale: N/A

e. Has the building/property been the subject of an Proponent heritage evaluation? Yes No

If YES, provide reference: Archaeological Services Inc. 2021. *Cultural Heritage Report: Existing Conditions, Preliminary Heritage Identification, and Heritage Evaluation – St. Lawrence Parks Commission: Water and Sanitary Infrastructure Improvements – Townships of South Stormont and Front of Yonge, Ontario*.

If NO, document findings of the Proponent Heritage Staff review and relevant effects in Part IV of the document and proceed to h.

<p>f. Have the recommendations in the heritage evaluation been confirmed by the appropriate provincial body?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<p>If NO, contact Proponent heritage staff and document appropriate mitigation measures in Part IV of this document, proceed to g.</p>	
<p>If YES, is this a Provincially Significant Property?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<p>If NO, this property is not considered a Provincially Significant Heritage Property; proceed to 6B.</p>	
<p>g. If the property is a Provincially Significant Heritage Property, is there an Strategic Conservation Plan?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<p>If NO, contact Proponent heritage staff and document appropriate mitigation measures in Part IV of this document).</p>	
<p>If YES, is the undertaking accommodated by the Plan?</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
<p>If NO, contact Proponent heritage staff and document appropriate mitigation measures in Part IV of this document.</p>	
<p>6B. ARCHAEOLOGICAL ANALYSIS (Applies to all projects)</p>	
<p>h. Does this property have archaeological potential per the Ministry of Citizenship and Multiculturalism's <i>Standard and Guidelines for Consultant Archaeologists 2012</i> 'Determining Archaeological Potential' or as per existing archaeological reports for the property?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>i. Will the undertaking:</p> <ul style="list-style-type: none"> i. Cause a below grade ground disturbance (i.e., site grading, trenching)? ii. Involve new construction? iii. Involve a disposition (sale or transfer), easement, or acquisition? 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>If YES (or unknown), procure a licensed archaeologist to conduct a Stage 1 & 2 Archaeological Assessment and provide the draft final report to IO heritage staff for comment and direction.</p>	
<p>A Stage 1 Archaeological Assessment was completed by Archaeological Services Inc. (ASI) in December 2021 to determine the presence and extent of archaeological potential within the study area. The results of the assessment concluded that parts of the study area exhibit archaeological potential and are subject to a Stage 2 Archaeological Assessment prior to any proposed construction activities.</p>	
<p>A combined Stage 1-2 Archaeological Assessment was completed by ASI in February 2024. The Stage 1-2 property survey was conducted from July 24-28, July 31-August 3, and August 13-14, 2023. Approximately 35.66 percent of the Study Area (2.6 hectares) was determined to have been previously assessed and did not require a Stage 2 survey. An additional 16.8 percent (1.25 hectares) of the Study Area was determined to have been previously disturbed. Approximately 0.09 percent of the Study Area (0.0068 hectares) was documented as being permanently low and wet. These areas were not subject to the Stage 2 assessment. The remaining 47.45 percent of the Study Area (3.55 hectares), comprising manicured lawns, woodlots and scrubland, was subject to test pit survey at five metre intervals, and judgmental test pit survey at 10 metre intervals to confirm previous disturbance.</p>	
<p>The areas were cleared and no further archaeological assessment is required.</p>	

j. Indigenous Engagement: The Proponent has a statutory duty to accommodate Indigenous interests that may be articulated by the Class EA process.

Are there likely Indigenous interests based on geographical proximity or cultural affiliation (via archaeological evidence) for the property/undertaking that may be adversely affected by the proposed undertaking?

Yes No
 N/A

Key Indigenous communities have been invited to participate in both the archaeological work and the Class EA and information and comments have been incorporated.

If YES or UNKNOWN, contact the Proponent for direction and include resolution in Part IV.

6C ARTWORK (Not Applicable for Undeveloped Land)

k. Are there any murals, artwork, sculptures, stained glass, or other similar features present in the location of the undertaking?

Yes No
 N/A

If YES, does the Archives of Ontario consider the artwork significant?

Yes No
 N/A

Include reply on file and, if YES, describe effects, mitigation and monitoring requirements in Part IV.

7. SOCIO-ECONOMIC EFFECTS (use MOI/IO/Agency electronic socio-economic analysis tool as needed)

a. Does the undertaking involve an application under the *Planning Act*?

Yes No

If NO, proceed to b.

If YES, then defer socio-economic analysis to planning approval process and proceed to Part IV.

As per Section 5.5.7 of the United Counties of Stormont, Dundas and Glengarry Official Plan, an Environmental Impact Study (EIS) is required to be completed if proposed development / site alteration will occur within or adjacent to a natural heritage feature in support of a planning application. An EIS is being undertaken to assess the potential impact of the Project on natural heritage features, including bird, bats, frogs and Species at Risk habitat. The Project will abide by any identified mitigation and / or monitoring measures including any permits and / or approvals required as a result of the completion of the EIS.

b. Could the undertaking cause significant long-term changes to the social structure or the demographic characteristics of the surrounding community?

If the answer to this Question is YES then there must be a study completed to assess the impacts and identify mitigation and monitoring requirements.

Yes No
 N/A

**PART IV – ANALYSIS OF ENVIRONMENTAL EFFECTS, AND REQUIRED MITIGATION AND MONITORING
(Ref: Section 7 of Class EA)**

Part IV of the C&D Report is used to discuss environmental effects and identify any required mitigation and monitoring that, when implemented, would negate or reduce the significance of any environmental effects.

See Appendix A for a list of parties contacted. See Appendix B for a list of issues raised and resolutions

1. EXISTING LAND USE STATUS (e.g. Planning Policies, etc.)

There is no change to the land use status anticipated. The Raisin Region Conservation Authority (RRCA) noted that part of the site is in the 100-year floodplain; in particular, the regulated areas include 100-year flood elevation of 74.3m CVGD 2013.

Summary of Environmental Effects: No changes to the existing land uses are anticipated.

Mitigation Measures: The Conservation Authority Act does not apply on provincial lands and no permit is required. Best practices will be followed in the design.

Monitoring Measures: It is the Project Manager and/or Designates responsibility to confirm that any permits / approvals required are in place prior to commencing work.

2. ENVIRONMENTAL CONDITION OF THE PROPERTY

Based on the findings of the Phase I Environmental Site Assessment, no Potentially Contaminating Activities (PCAs) were identified that could contribute to potential environmental concerns.

A project specific Designated Substances and Hazardous Materials Assessment was completed that reviewed all equipment and building materials that are expected to be impacted by the Project. None of the samples collected were considered to be asbestos-containing, as defined under O.Reg. 278/05. A total of thirteen (13) of the nineteen (19) distinct paints sampled contained a detectable presence of lead and therefore considered to be lead-containing. Benzene is not expected to be present in the buildings/assessed areas but is expected to be present in the fuel contained in the jerry cans observed in the storage shed. Mercury is presumed to be present in fluorescent lights observed in the buildings assessed. Building materials and components known to contain crystalline silica were observed throughout the buildings being assessed. Although no samples were analyzed for PCBs, it may be present in fluorescent light ballasts observed in various buildings. Ozone Depleting Substances (ODS) containing equipment was identified in the MC Registration Office, WC Cottage #1, and WC Cottage #2 in the form of fridges/freezers and a ductless air condition unit.

Summary of Environmental Effects:

Potential impacts include:

- Disturbance of existing of impacted soil/groundwater resulting in potential impacts to adjacent areas and water bodies
- Disturbance and release of designated substances and/or hazardous materials resulting in risks to staff health and safety

Mitigation Measures:

- The Contractor will be provided with the Designated Substance and Hazardous Materials Survey to inform abatement, personal protective equipment needs and appropriate handling/management/disposal procedures..
- Standard demolition dust control measures will be implemented to control airborne dust and minimize exposure to silica.
- If soil / groundwater contamination is encountered, work will stop and an environmental consultant will be hired to advise. All work must be completed in accordance with O.Reg. 153 and under the supervision of a Qualified Person.

Monitoring Measures: It is the responsibility of the Project Manager and/or Designate to meet with staff periodically to ensure the mitigation measures are in place.

3. ENVIRONMENTALLY SIGNIFICANT AREAS

The site is located within and adjacent to Significant Woodlands part of the United Counties of Stormont, Dundas and Glengarry's Natural Heritage System as per Schedule B3 of the United Counties of Stormont, Dundas and Glengarry Official Plan. The RRCA noted that part of the site is in the 100-year floodplain; in particular, the regulated areas include 100-year flood elevation of 74.3m CVGD 2013.

Summary of Environmental Effects:

- There is potential for releases of materials such as fuel, lubricating oils, designated substances and general refuse, that could impact the floodplain as identified by the RRCA, St. Lawrence River and source water including the Highly Vulnerable Aquifer and Intake Protection Zone.
- There is a potential for erosion of soils and sediment throughout the work activities and resulting releases to the St Lawrence River and source water protection areas.
- The direct impact of clearing vegetation within the construction area has the potential to result in the permanent loss of cavity trees that could potentially be used by SAR species.
- Temporary and minimal direct impacts of displacement, injury, or death of wildlife resulting from contact with heavy equipment during clearing and grading activities.

Mitigation Measures: The following mitigation measures are required prior to and/or throughout the duration of the proposed activities.

- An emergency spill procedure and contingency plan will be developed and implemented as part of the Project including the availability of spills kits and staff training.
- Re-fueling will be discouraged on site. If required, it will occur more than 30m from any waterbodies, will include appropriate measures to prevent releases to the soil. Spill kits will be maintained in the vicinity of any designated re-fueling area.
- An Erosion and Sediment Control (ESC) Plan will be developed and implemented as part of the Project. All measures will be implemented prior to commencing work and remain in place until groundcover is re-established to prevent potential impacts to the St. Lawrence River and SAR species habitat. The ESC Plan will include, but not be limited to:
 - Heavy-duty silt fencing barriers and other erosion control mechanisms will be installed prior to commencing work and must be maintained in place until groundcover is re-established.
 - Sediment control devices within catch basins will be installed.
 - Construction activities involving soil movement will not be undertaken when heavy rains are forecast.
 - All soil stockpiles must be stored a minimum of 30 m from the St. Lawrence River. Stockpile covers and other erosion control mechanisms must be used to prevent soil loss near the St. Lawrence River.
- Clearing of trees will be avoided during the bird breeding season and bat active season – generally from April 1 to November 30. If trees must be removed during this period, it will not include potential bat roosting trees. Other trees may be removed during this period but bird nest sweeps must occur no more than 48 hours before the trees are removed and must confirm that no active nests are present.

Monitoring Measures: It is the responsibility of the Project Manager and/or Designate to ensure that staff are aware of and trained in the emergency spill procedure and contingency plan and ESC Plan and understand their roles and responsibilities pertaining to mitigation measures. The Project Manager and/or Designate will meet with staff periodically to review the application of mitigation measures.

4. DISTINCTIVE ENVIRONMENTAL FEATURES

A Biological and Species at Risk (SAR) Report was completed by WSP and included a Natural Heritage Desktop Analysis, Site Inspection, and Biological and SAR Survey within the study area to collect existing conditions data and evaluate the potential environmental impacts associated with the proposed works.

The following provides a summary of the distinctive environmental features on site as described in the report:

Vegetation Communities and Trees: Vegetation within the study area consists of manicured grass with mature planted trees. The construction of the municipal water and sewer services will involve removal of vegetation within the study area.

Wildlife and Significant Wildlife Habitat: Significant Wildlife Habitat that have been identified as potentially occurring within the Study Area include: candidate Turtle Wintering and Nesting Areas; candidate Waterfowl Stopover and Staging Areas (Aquatic); and, candidate Reptile Hibernaculum. Significant Woodlands are present on McLaren Campground and Woodlands Campground.

Fish: Fish Habitat is present in the Study Area in the form of the St. Lawrence River. The St. Lawrence River is known to support a diverse community of warm, cool, and cold-water species.

Species at Risk: Potential habitat for three (3) SAR was identified within the Study Area. No SAR were directly observed within the Study Area.

Summary of Environmental Effects:

The following provides a summary of the environmental effects of the proposed works. This information is consistent with an Environmental Impact Statement currently being prepared to be submitted to the Municipality.

Vegetation Communities and Trees:

- Disturbance to identified vegetation communities such as Parkland, Meadow, and Forest communities, including adjacent to Significant Woodlands;
- Changes in natural drainage;
- Erosion and sedimentation into adjacent vegetation communities;
- Direct impact and permanent loss of, or disturbance to trees;
- Decreased biodiversity, reduced species abundance, and reduced canopy; and
- Direct impact and permanent loss of habitat for wildlife dependent upon these trees.

Wildlife and Significant Wildlife Habitat (SWH):

- Temporary and minimal direct impacts of displacement, injury, or death resulting from contact with heavy equipment during clearing and grading activities;
- Temporary and minimal indirect impacts of disturbance to wildlife resulting from noise associated with construction activities, particularly during breeding periods;
- The indirect impact of clearing vegetation within the construction area, resulting in the permanent loss of nesting and foraging habitat for birds;
- Potential temporary and direct impacts to breeding birds and their nests resulting from clearing vegetation during construction activities;
- Minor and temporary direct impacts on reptiles during the period of construction activities required for site clearing and other construction activities;
- Potential harm to turtle nesting features that may be present within the Study Area;
- Potential for permanent loss and direct impact to candidate roost trees due to tree removals; and,
- Potential for permanent and direct impacts of accidental displacement, injury, or death of bats, which may be using trees as temporary roosting habitat during the roosting period.

Fish:

The proposed works have the potential to cause indirect impacts to fish habitat, limited to an increased risk of sediments and pollutants being transported into the St. Lawrence River during construction.

Species at Risk:

- The direct impact of clearing vegetation within the construction area has the potential to result in the permanent loss of cavity trees that could potentially be used by SAR Bats.
- Temporary and minimal direct impacts of displacement, injury, or death resulting from contact with heavy equipment during clearing and grading activities.

Mitigation Measures:

The following provides a summary of the mitigation measures that will be applied to the proposed works. This information is consistent with an Environmental Impact Statement currently being prepared to be submitted to the Municipality. Any amendments requested by the Municipality as a result of this review will also be applied to the Project.

Vegetation Communities

- Orange snow fencing or other suitable security fencing will be used to delineate the construction limits from the adjacent habitat to reduce the risk of encroachment of construction activities into the adjacent natural features, including Significant Woodlands. This fencing should be monitored regularly to confirm it is functioning properly. Any deviancy in the fencing will be dealt with promptly.
- An ESC plan, including erosion and sediment control fencing will be implemented to reduce the risk of sedimentation outside of work areas. The sediment control fencing should be installed according to the guidance provided in Reptile and Amphibian Exclusion Fencing: Best Practices (Ministry of Natural Resources, 2013) to meet the dual measures of sediment control and exclusion fencing. See above 3. Environmentally Significant Areas for further details.
- Landscaping plans should consider the use of appropriate native species to offset the loss of species and biodiversity from vegetation removals.
- Machinery will arrive on-site in a clean condition and will be free of fluid leaks, invasive species, and noxious weeds.
- All excess construction material will be removed from the site and the area restored with seeding of native species upon project completion as required.

Trees

- Retention of healthy, mature, and mid-aged trees should be prioritized where possible.
- High visibility snow fencing (or equivalent) should be installed along the perimeter of construction work limits to reduce impacts to the trees that extend beyond the Project footprint limits.
- Trees to be removed should be clearly marked, and work crews should be informed of the importance of only removing marked/approved trees.
- Tree protection fencing should be installed around all trees that will be retained within and around work areas. Protection fencing around trees shall be installed at the critical root zone (CRZ) to reduce the risk of impacts to this area. The CRZ is calculated as the DBH x 10 cm.
- No material or equipment will be placed/stored within the CRZ of any trees to be preserved.
- Signs, notices, or posters will not be affixed to any tree.

Wildlife Habitat

- Wildlife located within the construction area will be relocated to an area outside of the development into an area of appropriate habitat by a qualified professional, as necessary.

- Construction crews working on-site should be educated on local wildlife and take appropriate measures for avoiding wildlife.
- No removal of suitable bat roosting trees may occur within the bat active season (April 1 to November 30). In the event of storm damage or imminent hazards to human health and safety, the project biologist will conduct an inspection to assess the potential for bat roosting and determine next steps.
- Clearing of vegetation will be **avoided** during the breeding bird season, between **April 1 and August 31**. If trees must be removed during this period, it will not include potential bat roosting trees. Should any clearing be required during the breeding bird season, nest searches conducted by a qualified person must be completed 48 hours prior to clearing activities. If nests are found, an appropriate setback will be established by the qualified professional. No work will be permitted within this setback in accordance with the federal MBCA, 1994.
- A qualified bird rehabilitation centre will be contacted if any birds are injured or found injured during construction activity. Injured birds should be transported to a qualified care facility.
- The construction area will be pre-stressed prior to any vegetation clearing within the proposed development area.
- Wildlife exclusion fencing should be installed around the perimeter of the work zone prior to the commencement of construction activities and before April 1 in order to reduce the risk of turtles entering the worksite. Fencing should be monitored regularly throughout the duration of the Project by an environmental inspector during sensitive time periods and repaired by the environmental inspector if deficiencies are noted.
- Reptile and amphibian exclusion fencing should be installed according to Reptile and Amphibian Exclusion Fencing: Best Practices (Ministry of Natural Resources, 2013).
- Stockpiled soils and aggregate within or adjacent to turtle wintering habitat should be avoided if possible. If stockpiling is required, the materials should be covered during Turtle Nesting Season (May 15 to July 30) to reduce the risk of turtle nesting.
- Before work is to commence each day, a visual search for reptile species within the construction areas should be conducted by construction contractors. As well, machinery and equipment should be inspected for reptiles prior to starting. This is most important during the peak wildlife activity period from April 15 to November 1. If reptiles are encountered, they should only be handled by a qualified biologist or someone with similar qualifications and be permitted to move the site area on their own accord.

Fish

- Erosion and sediment control measures will be installed prior to construction to reduce the risk of fine sediments or pollutants entering the watercourse.
- Implement applicable DFO measures to protect fish and fish habitat (DFO, 2019), including but not limited to:
 - Stabilize all new or excavated material to reduce the risk of sediment entry to the St. Lawrence River.
 - Maintain all machinery on site in a clean condition and free of fluid leaks to reduce the risk of any deleterious substances entering the St. Lawrence River.
 - Wash, refuel, and service machinery and store fuel and other materials in such a way that reduces the risk of any deleterious substances entering the St. Lawrence River.
 - Develop a response plan to be implemented immediately in the event of a spill of a deleterious substance to reduce the risk of entry to the St. Lawrence River.
- No in water work is anticipated currently. But if work must enter the water, a DFO project review may be required. A qualified biologist will be consulted to provide advice and support including, but not limited to,
 - Advising whether a project review is required;
 - Preparing and submitting the project review to DFO;
 - Coordinating with DFO as required;
 - Reviewing and interpreting the response from DFO and ensuring that appropriate measures are integrated into the project as required to protect fish/fish habitat.
- If a project review is required, no in water work will commence until a response is received from DFO and all required mitigation measures applied.

Species at Risk

- Clearing of potential roosting trees will be avoided during the general active and maternity roosting periods for bats (April 1 to November 30).

Monitoring Measures: It is the responsibility of the Project Manager and/or Designate to ensure that staff are aware of the direct and indirect environmental effects on distinctive environmental features and understand their roles and responsibilities pertaining to mitigation measures. The Project Manager and/or designate will meet with staff periodically to review the application of mitigation measures.

5. SERVICING CAPACITY

This Project will consist of the design and construction of new potable water and sanitary infrastructure connections to the Ingleside Sewage Connection Project study area from the nearby community of Ingleside. All existing wells, gravity septic tanks and sewage holding tank will be decommissioned.

Summary of Environmental Effects: The impact of the construction work is addressed throughout the C&D Report. Non-compliance decommissioning of septic tanks and wells could result in soil and groundwater impacts. **Mitigation Measures:** All wells will be decommissioned in accordance with O.Reg. 903. Septic systems and related infrastructure will be decommissioned in accordance with applicable industry standards.

Monitoring Measures: It is the responsibility of the Project Manager and/or Designate to ensure that staff are aware of the direct and indirect environmental effects related to servicing and understand their roles and responsibilities pertaining to mitigation measures. The Project Manager and/or designate will meet with staff periodically to review the application of mitigation measures.

6A. BUILT HERITAGE ANALYSIS

A Cultural Heritage Report: Existing Conditions, Preliminary Heritage Identification, and Heritage Evaluation completed in November 2021 found that the site does not have potential to have physical or design value, historical or associative value, or contextual value.

Summary of Environmental Effects: Not applicable.

Mitigation Measures: None.

Monitoring Measures: None.

6B. ARCHAEOLOGICAL AND FIRST NATIONS ANALYSIS (see Part III, Section 6B for Declaration on the Protection of Archaeological Resources)

A Stage 1 Archaeological Assessment was completed by Archaeological Services Inc. (ASI) in December 2021 to determine the presence and extent of archaeological potential within the study area. The results of the assessment concluded that parts of the study area exhibit archaeological potential and are subject to a Stage 2 Archaeological Assessment prior to any proposed construction activities.

A combined Stage 1-2 Archaeological Assessment was completed by ASI in February 2024. The Stage 1-2 property survey was conducted from July 24-28, July 31-August 3, and August 13-14, 2023. Approximately 35.66 percent of the Study Area (2.6 hectares) was determined to have been previously assessed and did not require a Stage 2 survey. An additional 16.8 percent (1.25 hectares) of the Study Area was determined to have been previously disturbed. Approximately 0.09 percent of the Study Area (0.0068 hectares) was documented as being permanently low and wet. These areas were not subject to the Stage 2 assessment. The remaining 47.45 percent of the Study Area (3.55 hectares), comprising manicured lawns, woodlots and scrubland, was subject to test pit survey at five metre intervals, and judgmental test pit survey at 10 metre intervals to confirm previous disturbance. The areas were cleared and no further archaeological assessment is required.

Summary of Environmental Effects:

- There is the potential to encounter previously undiscovered archaeological artefacts in the areas that have been assessed.

There is the potential for impacts if work extends into previously unassessed areas.

Mitigation Measures:

- Should the proposed work extend beyond the current Study Area, or should changes to the project design or temporary workspace requirements result in the inclusion of previously un-surveyed lands, work will not proceed until these lands are subject to a Stage 2 archaeological assessment.
- Should any artifacts be encountered during the course of work, work should stop immediately and the Project Manager notified. The Project Manager must notify Colliers Project Leaders, who will notify the Proponent.
- Photographs should be taken and the location of the artefacts clearly documented. No work in the area should recommence until the situation has been assessed by a licensed archaeologist and authorization to proceed has been given. Any measures identified by the archaeologist must be followed.
- If deeply buried archaeological deposits are discovered in the course of construction, Ministry of Citizenship and Multiculturalism (MCM) (416-314-1177) should be notified immediately. Should previously undocumented archaeological resources be discovered, they may be new archaeological sites 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 a determination of their nature and significance.
- If human remains are encountered during construction, the Cemeteries Regulation Unit of the Ministry of Consumer Service (1-800-889-9768) should be notified. In situations where, human remains are associated with archaeological resources, the MCM should also be contacted to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act.

Monitoring Measures: It is the responsibility of the Project Manager and/or Designate to ensure that staff are aware of the direct and indirect environmental effects related to archaeology and understand their roles and responsibilities pertaining to mitigation measures. The Project Manager and/or designate will meet with staff periodically to review the application of mitigation measures.

6C. ART WORK

No art work has been identified within the study area.

Summary of Environmental Effects: Not applicable.

Mitigation Measures: None

Monitoring Measures: None

7. SOCIO-ECONOMIC EFFECTS (attach or have on file, completed MOI/IO/Agency socio-economic analysis tool as needed)

Summary of Environmental Effects: The proposed work will interfere with park operations and some areas may be off limits and/or closed during part or all of the construction duration.

Mitigation Measures: The contractor will work closely with SLPC to identify appropriate timing and phasing of work to minimize impacts on park operations. Considerations will include the closure of camping areas, recreational areas, roads, infrastructure and appropriate fencing and signage.

Monitoring Measures: N/A

8. OTHER ENVIRONMENTAL EFFECTS AND OTHER ISSUES - CONSTRUCTION

Summary of Environmental Effects: There are various environmental impacts common to construction project including, but not limited to, noise, dust, vibration, general health and safety, and local and construction traffic.

Mitigation Measures: The potential effects arising from construction are well understood, and easily mitigated through use of industry best practices. Mitigation measures will be protected for spill prevention, dust suppression, noise, vibration, construction waste, and health and safety measures (e.g. use of PPE, etc.). Any wastes or materials generated or used during the proposed project will be stored and contained appropriately. Any hazardous materials will be removed off-site and disposed of at a certified waste disposal facility.

Additional mitigation measure may be provided during the Site Plan approval process.

Monitoring Measures: It is the responsibility of the Project Manager and/or Designate to ensure mitigation measures are in place. Specifically, full time supervision will be provided by a qualified consultant for the duration of the construction work who will be responsible for ensuring the application of the above noted mitigation measures.

8A. OTHER ENVIRONMENTAL EFFECTS AND OTHER ISSUES – CLIMATE CHANGE

Summary of Environmental Effects: During construction activities and while in operation, the Site may contribute marginally to short term and localized effects from greenhouse gas (GHG) emissions.

Mitigation Measures: Due to the relatively small scale of this Project, the significance of its potential environmental effects on climate change is expected to be minimal. Standard construction equipment and techniques will be used. The emission of GHG from construction equipment is expected to be consistent with the use of similar equipment for short-term construction projects and is considered minimal. All equipment will be inspected and maintained to ensure emissions systems are operating as intended. Equipment and on-Site vehicles will not be idled unnecessarily. The GHG emitted during construction activities, as well as during operation of the Site, are considered marginal.

Monitoring Measures: The Site Supervisor will ensure all equipment is inspected prior to the onset of the Project and at regular intervals during construction and will monitor idling durations of vehicles and equipment during construction activities.

PART V – CONFIRMATION OF CATEGORY OF ENVIRONMENTAL ASSESSMENT AND SIGN-OFF DECLARATION

I hereby certify, to the best of my knowledge at this date, that the above description of the undertaking and affected site is correct, and that relevant directly affected parties noted in this C&D Report have been consulted by the Proponent. The issues raised by the directly affected parties with regard to the above seven point site-specific analysis, including any environmental effects, mitigation, net effects and monitoring have been dealt with as described in this C&D Report and any appended attachments. The results of these investigations conclude that the undertaking(s) qualifies to be assessed under the Class EA process for the Proponent as a:

Category B Undertaking
 Category C Undertaking (Requires the Completion of an Environmental Study Report)

.....
NAME AND SIGNATURE OF RESPONSIBLE
MOI/IO/AGENCY SERVICE
PROVIDER(S)/ENVIRONMENTAL PRACTITIONER:

Behnaz Bakhit

Behnaz Bakhit
Environmental Planner, WSP

.....
NAME AND SIGNATURE OF RESPONSIBLE
PROJECT MANAGER:

.....
DATE:

October 21, 2025

.....
DATE:

Project Number and Name: 1086849-272985 – Ingleside Sewage Connection Project

Technical Reports: *This C&D Report has summarized the relevant findings from technical reports that were used to inform this Class EA. These reports have not been appended to this C&D Report but may be made available to the public upon request (e.g. FOI request). See Appendix C.*

Appendix A: List of Parties Contacted and Meetings Held During Consultation Stage

Name of Ministry/Agency/Department/Organization	Name, Title	Contact Information	Consultation Method	Response Received? (Yes or No)	Comments or Concerns Received? (Yes or No) (If "Yes", provide information in Appendix B)
Provincial					
Ministry of Natural Resources (MNR)	Kristen Wagner, District Planner, Kemptville District Adam Kennedy, Regional Planner, Southern Region	kristen.wagner@ontario.ca Adam.Kennedy@ontario.ca	Emailed letter on April 5, 2022 and July 30, 2025.	Yes	Yes
Ministry of Natural Resources (MNR)	Gillian Hartman, Supervisor (A)	sr.planning@ontario.ca	Emailed Notice of Study Update letter on July 30, 2025,	No	No
Ministry of Natural Resources (MNR)	Cara Holtby, Regional Planning Coordinator	sr.planning@ontario.ca	Emailed Notice of Study Update letter on July 30, 2025.	No	No
Ministry of Citizenship and Multiculturalism (MCM)	Deborah Hossack, Heritage Planner	Deborah.Hossack@ontario.ca	Emailed letter on April 20, 2022 and July 30, 2025..	Yes	Yes
Ministry of Environment, Conservation and Parks - Eastern Region (MECP)	Jon Orpana, Environmental Resource Planner & EA Coordinator	jon.orpana@ontario.ca	Emailed letter on April 5, 2022; Telephone conversation on April 22, 2022. Emailed letter on July 30, 2025.	Yes	No

Name of Ministry/Agency/Department/Organization	Name, Title	Contact Information	Consultation Method	Response Received? (Yes or No)	Comments or Concerns Received? (Yes or No) (If "Yes", provide information in Appendix B)
Raisin Region Conservation Authority (RRCA)	Lissa Deslandes, Regulations Officer	lissa.deslandes@rrca.on.ca	Emailed letter on April 5, 2022; Email on April 30, 2022. Emailed letter on July 30, 2025.	Yes	Yes
SAR Ontario	N/A	SARontario@ontario.ca	Emailed Notice of Study Update letter on July 30, 2025.	No	No

Local Elected Representatives

MPP, Stormont - Dundas - South Glengarry	Mr. Jim McDonell, MPP	jim.mcdonell@pc.ola.org	Emailed letter on April 5, 2022	No	No
MPP, Stormont - Dundas - South Glengarry	Mr. Nolan Quinn, MPP	nolan.quinn@pc.ola.org	Emailed letter on July 30, 2025.	No	No
Township of South Stormont	Mr. Andrew Guindon, Councillor (2022), Deputy Mayor (2025)	aguindon@southstormont.ca	Emailed letter on April 5, 2022 and on July 30, 2025.	No	No
Township of South Stormont	Ms. Jennifer MacIsaac, Councillor	jmacisaac@southstormont.ca	Emailed letter on April 5, 2022 and on July 30, 2025.	No	No
Township of South Stormont	Ms. Cindy Woods, Councillor	cwoods@southstormont.ca	Emailed letter on April 5, 2022 and on July 30, 2025.	No	No
Township of South Stormont	Mr. David Smith, Deputy Mayor	dsmith@southstormont.ca	Emailed letter on April 5, 2022	No	No
Township of South Stormont	His Worship Bryan McGillis, Mayor	bmcgillis@southstormont.ca	Emailed letter on April 5, 2022 and on July 30, 2025.	No	No
Township of South Stormont	Mr. Reid McIntyre, Councillor	rmcintyre@southstormont.ca	Emailed letter on July 30, 2025.	No	No
United Counties of Stormont, Dundas and Glengarry	Her Worship Carma Williams, Warden	info@sdgcounties.ca	Emailed letter on April 5, 2022	No	No

Name of Ministry/Agency/Department/Organization	Name, Title	Contact Information	Consultation Method	Response Received? (Yes or No)	Comments or Concerns Received? (Yes or No) (If "Yes", provide information in Appendix B)
Municipal					
Township of South Stormont	Mr. Ross Gellately, Director of Public Works	rgellately@southstormont.ca	Emailed letter on April 5, 2022	No	No
Township of South Stormont	Mr. Derek McMillan, Director of Public Works	dmcmillan@southstormont.ca	Emailed letter on July 30, 2025. Followed up via phone call and left a voice mail message on August 27, 2025 to inquire of interest in the Project.	Yes	Yes
Township of South Stormont	Mr. Karl Doyle, Director of Planning and Building	kdoyle@southstormont.ca	Emailed letter on April 5, 2022 and on August 8, 2025. Followed up via phone call and left a voice mail message on August 27, 2025 to inquire of interest in the Project.	No	No
Township of South Stormont	Ms. Debi LucasSwitzer, CAO	dlucasswitzer@southstormont.ca	Emailed letter on April 5, 2022 and on August 8, 2025. Followed up via phone call and left a voice mail message on August 27, 2025 to inquire of interest in the Project.	No	No
United Counties of Stormont, Dundas and Glengarry	Mr. Tim Simpson, CAO	tsimpson@sdgcounties.ca	Emailed letter on April 5, 2022	No	No

Name of Ministry/Agency/Department/Organization	Name, Title	Contact Information	Consultation Method	Response Received? (Yes or No)	Comments or Concerns Received? (Yes or No) (If "Yes", provide information in Appendix B)
United Counties of Stormont, Dundas and Glengarry	Ms. Maureen Adams, CAO	madams@sdgcounties.ca	Emailed letter on July 30, 2025.	Non	No
United Counties of Stormont, Dundas and Glengarry	Ms. Kimberley Casselman, Director of Corporate Services/Clerk	kcasselman@sdgcounties.ca	Emailed letter on April 5, 2022 and on July 30, 2025.	No	No
United Counties of Stormont, Dundas and Glengarry	Mr. Benjamin de Haan, Director of Transportation and Planning Services	bdehaan@sdgcounties.ca	Emailed letter on April 5, 2022	No	No
United Counties of Stormont, Dundas and Glengarry	Mr. Peter Young, Director of Planning & Economic Development Services	pyoung@sdgcounties.ca	Emailed letter on July 30, 2025.	No	No
United Counties of Stormont, Dundas and Glengarry	Mr. Cameron Harper, Director of Transportation Services	charper@sdgcounties.ca	Notice of Study Update letter was shared by Peter Young to Cameron Harper.	Yes	Yes
Indigenous Communities					
Métis Nation of Ontario	Consultation Unit	consultations@metisnation.org	Emailed letter on April 5, 2022	No	No
Council of the Wendat Nation	Dominic Ste-Marie, Land Management Advisor	Dominic.Sainte-Marie@wendake.ca	Email on April 20, 2022	Yes	Yes
Council of the Wendat Nation	Grand Chief Rémy Vincent (2022)	administration@cnhw.qc.ca	Emailed letter on April 5, 2022	No	No

Name of Ministry/Agency/Department/Organization	Name, Title	Contact Information	Consultation Method	Response Received? (Yes or No)	Comments or Concerns Received? (Yes or No) (If "Yes", provide information in Appendix B)
	Grand Chief Pierre Picard (2025)		Emailed Notice of Study Update letter on July 30, 2025. Followed up via phone call and left a voice mail message on August 27, 2025 to inquire of interest in the Project.		
Mohawks Council of Akwesasne	Grand Chief Abram Benedict	grand.chief@akwesasne.ca	Emailed letter on April 5, 2022	No	No
Mohawks Council of Akwesasne	Mr. Adam Jacobs	adam.jacobs@akwesasne.ca	Emailed letter on July 30, 2025. Followed up via phone call and left a voice mail message on August 27, 2025 to inquire of interest in the Project.	No	No
Mohawks of the Bay of Quinte	Chief R. Donald Maracle	rdonm@mbq-tmt.org	Emailed letter on April 5, 2022	No	No

Appendix B: Comments/Concerns/Issues and Resolutions

Comments/Concerns/Issues	Resolutions
1. EXISTING LAND USE STATUS	
N/A	
2. ENVIRONMENTAL CONDITION OF THE PROPERTY	
<p>Ministry of Natural Resources and Forestry (May 19, 2022): The MNRF provided information to guide in identifying and assessing natural features and resources as required by applicable policies and legislation. MNRF identified the following information for the study area:</p> <ul style="list-style-type: none"> ▪ Significant woodlands are most likely present within the study area, based on the minimum criteria provided by MNRF to the municipal planning authority. ▪ Confirmed Walleye Nursery Area within study area ▪ Significant Wildlife Habitat – Waterfowl Stopover and Staging Area (Aquatic) ▪ Significant Wildlife Habitat – Bald Eagle and Osprey Nesting, Foraging and Perching Habitat 	<p>The information provided by MNRF was considered as part of the Biological and Species at Risk report prepared for the project and incorporated into the C and D report, where applicable.</p>
<p>The MNRF also identified the following requirements under the applicable regulations:</p> <p>Fish and Wildlife Conservation Act</p> <p>Please note, that should the project require:</p> <ul style="list-style-type: none"> ▪ The relocation of fish outside of the work area, a Licence to Collect Fish for Scientific Purposes under the Fish and Wildlife Conservation Act will be required. ▪ The relocation of wildlife outside of the work area (including amphibians, reptiles, and small mammals), a Wildlife Collector's Authorization under the Fish and Wildlife Conservation Act will be required. <p>Public Lands Act & Lakes and Rivers Improvement Act</p> <p>Some Project may be subject to the provisions of the Public Lands Act or Lakes and River Improvement Act.</p>	

<p>Ministry of Natural Resources (August 6, 2025): The MNR confirmed receipt of the Notice of Study Update letter and provided the MNR Southern Region Information Package – for External Proponent Environmental Assessments, which helps proponents to understand MNR's role as a commenting agency and interests related to environmental assessment within the Ministry's mandate.</p>	
<p>Raisin Region Conservation Authority (November 17, 2021): Raisin Region Conservation Authority (RRCA) provided a response to an RRCA Property Inquiry submitted as part of the Phase 1 Environmental Site Assessment background review.</p> <p>RRCA noted the following:</p> <ul style="list-style-type: none"> ▪ The subject property includes area regulated under Ontario Regulation 175/06. The RRCA has no mapped floodplain for the subject lands, however the regulated areas include 15m from the 100-year flood elevation of 74.3m CVGD 2013. As such, a permit may be required prior to any in-water work, site alterations, shoreline alterations, or construction within these areas. ▪ The subject property contains areas that are identified as unevaluated wetland. The combined area of the unevaluated wetland is approximately 27.46 hectares. ▪ The subject property contains area identified as significant woodlands in the United Counties of Stormont, Dundas, and Glengarry Official Plan (SDG OP). Tree cutting on this property is not an activity regulated by the RRCA. The SDG OP indicates that clear cutting is strongly discouraged, and rural landowners are encouraged to retain natural tree cover on their properties. ▪ The subject property is within an Intake Protection Zone. A clearance notice from the Source Protection Risk Management Official may be required prior to applying for a building permit from the township. ▪ The subject property overlaps a 1km² grid where a provincially tracked species have been noted. Natural Heritage Information Center data identifies 7 species of conservation concern. <p>There are opportunities to enhance tree cover and riparian habitat areas on this property. The RRCA is offering grants for tree planting in the region.</p>	<p>The information provided by RRCA was considered as part of the Phase One Environmental Site Assessment and Biological and Species at Risk report prepared for the project and incorporated into the C and D report, where applicable.</p> <p>The information provided by RRCA regarding source water protection was incorporated into the C and D report, where applicable.</p>

Raisin Region Conservation Authority (August 14, 2025): Raisin Region Conservation Authority (RRCA) provided a response to the Notice of Study Update letter on August 14, 2025, with information on Source Water Protection and a map of Intake Protection Zones around the Project Area.	
Township of South Stormont (August 27, 2025): The Township of South Stormont provided comments on the presence of Significant Woodlands in the study area; capacity constraints at the Long Sault Regional Water Plant; and provincial standards on watermain and sanitary sewer construction.	The information provided by Township of South Stormont was incorporated into the C and D report, where applicable.
3. ENVIRONMENTALLY SIGNIFICANT AREAS	
N/A	
4. DISTINCTIVE ENVIRONMENTAL FEATURES	
N/A	
5. SERVICING CAPACITY	
N/A	
6A. BUILT HERITAGE ANALYSIS	
Ministry of Citizenship and Multiculturalism (September 9, 2025): The MCM provided comments on archaeological resources and built heritage resources and cultural heritage landscapes, noting that proponents must follow the recommendations of the archaeological assessment report(s) and all technical cultural heritage studies and their recommendations be addressed and incorporated into this EA project.	The information provided by MCM regarding archaeological resources and built heritage resources and cultural heritage landscapes was incorporated into the C and D report, where applicable.
6B. ARCHAEOLOGICAL AND FIRST NATIONS ANALYSIS	
Huron-Wendat Nation (HWN) (April 20, 2022): HWN noted that they would send a monitor for any archaeological assessment for this project, especially for the areas that are recommended for a Stage 2 AA and requested for the availability of funding to ensure their participation.	Colliers Project Leaders (Colliers) noted that the archaeological investigations for these St. Lawrence Parks Commission projects were being undertaken by Archaeological Services Inc (ASI). Colliers noted that ASI had engaged the HWN at all stages of archaeological work related to this project.
6C. ART WORK	
N/A	
7. SOCIO-ECONOMIC EFFECTS	
N/A	
8. OTHER ENVIRONMENTAL EFFECTS AND OTHER ISSUES	
N/A	

Appendix C: List of Technical Reports

Archaeological Services Inc. (ASI). (2021). *Cultural Heritage Report: Existing Conditions, Preliminary Heritage Identification, and Heritage Evaluation – St. Lawrence Parks Commission: Water and Sanitary Infrastructure Improvements – Townships of South Stormont and Front of Yonge, Ontario.*

ASI. (2021). *Stage 1 Archaeological Assessment Canteen Buildings (Various Lots and Concessions; Former Townships of Osnabruck and Cornwall, Stormont County; and Former Township of Front of Yonge, Leeds County) – Township of Front of Yonge, United Counties of Leeds and Grenville; and Township of South Stormont, United Counties of Stormont, Dundas, and Glengarry, Ontario.*

ASI. (2024). *Stage 1-2 Archaeological Assessment Ingleside Sewage Connections Lots 12-18 and Common, Concession 1, (Geographical Township of Osnabruck, Stormont County) Township of South Stormont, United Counties of Stormont, Dundas, and Glengarry, Ontario.*

WSP Canada Inc. (2020). *Designated Substances and Hazardous Materials Assessment 1078807- 272428 St. Lawrence Parks Commission Washroom*

WSP Canada Inc. (2022). *Phase I Environmental Site Assessment - 1086849-272985 Ingleside Sewer Connection*

WSP Canada Inc. (2023). *Designated Substances and Hazardous Materials Assessment 1086849- 272985 Ingleside Sewage Connections*

WSP Canada Inc. (2024). *Ingleside Sewage Connection - Biological and Species at Risk Report*

WSP Canada Inc. (2024). *Long Sault and Ingleside Sewer Connections – Phase 1 ESA Recommendation Review*