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Schedule 'B' Municipal Class Environmental Assessment

Beachfront Water Servicing Strategy

Communication and Consultation Plan

September 2025

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A. Project Contact List

1 Introduction

1.1 Background

GEI Consultants (GEI) was retained by the Town of Fort Erie (Town) to undertake a Schedule B Municipal Class Environmental Assessment (Class EA) to assess water servicing strategies for the beachfront neighbourhoods along Colony Road, Windmill Point Lane East/West, and Staniland Park Road. The area is currently serviced by an existing 3 km watermain which is experiencing operational, maintenance, and servicing issues due to its age and location. This study identifies and evaluates water servicing alternatives to develop a long-term solution to alleviate the existing operational issues while maintaining appropriate service levels for local residents.

This Class EA study was undertaken in accordance with the Municipal Class Environmental Assessment (MCEA) process developed by the Municipal Engineers Association (MEA) (October 2000, as amended in 2007, 2011, 2015, 2023 and 2024), which is approved under the Ontario Environmental Assessment Act. This study was completed as a Schedule B Class EA, satisfying Phases 1 and 2 of the Class EA process. This study defines the problems and opportunities associated with the study area, developed and evaluated alternative strategies, determined a feasible solution, and identified methods to avoid or minimize impacts to the community and natural environment.

As with any Environmental Assessment Process, it is as much about public relations as it is about technical solutions. Allowing either approach to dominate may impede the process as the study proceeds. The success of the study rested with the ability of the project team to solicit, process and respond to public input. This document outlines the Communication and Consultation Plan that was implemented through the study process. The document is a living document and was updated throughout the Class EA process and will ultimately become an integral part of the Public Consultation File supporting the Class EA Study.

1.2 Purpose and Approach

The purpose of the Communication and Consultation Plan is to provide a framework for informing and obtaining input from parties involved in the study and any outside parties interested in providing input. This Plan provides the necessary amount of guidance for all aspects of the communication and public consultation process for the project.

In planning the communication and consultation program, the overall approach was to:

- Meet the public and agency notification and consultation requirements for Phases 1 and 2 of the MEA Class EA process (October 2000, as amended 2007, 2011, 2015, 2023 and 2024); and,
- Align with the Town's public engagement and communications policies and protocols

- Leverage knowledge and lessons learned on past initiatives in reaching and engaging the Town audiences, to better understand and anticipate potential sensitivities or issues related to the Environmental Assessment study.

1.3 Goals and Objectives

Effective consultation with stakeholders, agencies, First Nations and the public was one of the keys to success in this study. Thus, a primary goal and objective of this plan was to ensure meaningful consultation and to encourage two-way communication with the community, regulatory agencies, stakeholders and City staff.

Methods outlined in this Plan are intended to:

- Present clear and concise information to stakeholders at key stages in the study process;
- Meet MEA Class EA consultation requirements;
- Solicit community, regulatory agency and Town staff input;
- Ensure that factual information is provided to interested and affected stakeholders as soon as reasonably possible; and,
- Make contact with external agencies to obtain legislative or regulatory approvals, or to collect pertinent technical information.

More specifically, the Communication and Consultation Plan:

- Provides estimated timelines for meetings, workshops, presentations and Public Information Centres (PICs);
- Provided an outline of project documentation required, including comments management tracking, project website and a citizens document;
- Provided details on how and when external agencies will be able to be involved in the project; and,
- Provided details for First Nations consultation as required.

Clear and effective communication, coordination and cooperation with all stakeholders started at the earliest stages and continued throughout. Different methods were used to ensure effective and efficient two-way communication including public notices (with full contact information and invitations to participate), direct mailings, informative website content, and meaningful and clear information available at the PICs.

2 Communication Plan

2.1 Class EA Study

2.1.1 Study Contact List

Any and all relevant agencies, stakeholders and interested parties were included in the project distribution list. A list of relevant review agencies and interested and affected parties was prepared for this project based on the RFP, the Consultant's Project Team knowledge of the study area, and information provided by the Town. The list includes federal departments and agencies, provincial ministries and agencies, municipal departments and agencies, utilities, emergency services, First Nations, and other special interest groups who have previously enquired about similar studies. The contact list is attached in **Appendix A**.

Further to the study contact list, residents and local businesses within the study area received notification via mail and/or email.

Throughout the Class EA process, the study contact list was revised, as appropriate, to reflect only those agencies/parties who wish to continue to be directly notified. In this manner, the project contact list was constantly updated to ensure that all possible effort was made to include all interested agencies/parties throughout the EA process.

2.1.2 Study Notifications

Public Notices for this project were distributed starting March 2024. Notices were published in the following the Fort Erie Observer local newspaper.

In addition to the newspaper and website notices, the project team prepared a notice in letter format and mailed to the established list of stakeholders, residents and local businesses. The project team followed up with select agencies in person, by mail, e-mail or phone to facilitate the collection of information relevant to the study. A tracking file was maintained with all correspondence sent and received from these agencies.

2.1.3 Notice of Study Commencement

A Notice of Study Commencement was sent in March 2024. The Town published the Notice of Commencement in the local newspaper and the project website. The Notice was also sent via email / mail to the Study Contact List. Local residents and businesses within the study area also received a copy of the Notice by mail.

2.1.4 Notice of Public Information Centres

There was two (2) Public Information Centre (PIC) planned as part of this project. The Town published the Notice of PIC in the local newspaper and project website.

The Notice was also sent via email / mail to the Study Contact List two (2) weeks in advance of the PIC events. Local residents and businesses within the study area also received a copy of the Notice of PIC by mail and/or email.

2.1.5 Notice of Study Completion

Once the Study was finalized, a Notice of Study Completion was prepared. The purpose of this Notice is to announce the study's completion, summarize the preferred solution and begin the 30 day public review period for the final Class EA report. Copies of the final report are to be filed online on the project webpage for the minimum 30 day review period.

As with all the notices, the Notice of Study Completion was advertised in the local newspaper.

3 Consultation Plan

3.1 Public Consultation Centre

There were two (2) PICs planned for this study.

3.1.1 PIC No. 1

PIC No. 1 was held on July 15, 2024 from 5:00 pm to 7:00 pm and was intended to introduce the study and Class EA process, present the existing conditions and review the long list of strategy alternatives.

The PIC was held in person at the Fort Erie Public Library (Crystal Ridge Branch) which is close to the study area. The PIC followed an “Open House” format with display boards, complimented by project team representatives who were available to answer any questions or concerns.

A PIC No. 1 Summary Report was prepared to provide further details on the event.

3.1.2 PIC No. 2

PIC No. 2 was held on February 25, 2025 from 5:00 pm to 6:00 pm and provided further details about the study and Class EA process, including information on the evaluation of the short-list of alternatives and the selected preferred solution.

The PIC was held virtually and included a 30-minute presentation followed by a moderated online question and answer period.

A PIC No. 2 Summary Report was prepared to provide further details on the event.

3.2 Further Engagement Activity

3.2.1 Project Team Meetings

GEI and the Town met throughout the project’s timeline at key project milestones. The GEI team presented study findings and solicited technical input during each meeting, as well as prepared and distributed agendas and minutes.

3.2.2 Local Residents and Businesses

Local residents and businesses within the study area were included study contact list. The project team provided project updates through Notices and Public Information Centres.

3.2.3 Conservation Authorities

There is one local conservation authority within the study area: Niagara Peninsula Conservation Authority (NPCA). The project team consulted with NPCA throughout the project’s timeline to provide project updates and the preferred solution.

3.2.4 Ministries

A number of provincial and federal Ministries received notifications related to this study throughout the process. Some of the key Ministries include:

- Ministry of Agriculture, Food and Rural Affairs
- Ministry of Citizenship and Multiculturalism
- Ministry of Economic Development, Job Creation and Trade
- Ministry of Municipal Affairs and Housing
- Ministry of Natural Resources and Forestry
- Ministry of the Environment, Conservation and Parks
- Environment and Climate Change Canada
- Impact Assessment Agency of Canada
- Fisheries and Oceans Canada (Canada Centre for Inland Waters)

3.2.5 Municipalities, Agencies, Special Interest Groups

Given the location of the study, the following technical and review agency stakeholders were consulted throughout the process:

- Town of Fort Erie
- Regional Municipality of Niagara
- Niagara Regional Police Service
- Fort Erie Central Fire Station
- Thunder Bay Colony Association
- Windmill Point Homeowners Association
- Staniland Park Property Owners Association

3.2.6 Utilities

The following utilities were consulted throughout the process:

- Bell Canada
- Cogeco Cable Niagara
- Enbridge Gas Inc.
- Niagara Region Broadband Networks

3.2.7 Indigenous Communities

Indigenous and First Nation communities provide valuable information to help identify solutions and measures to mitigate impacts to natural and cultural resources. The Town ensured that engagement with Indigenous Communities was as comprehensive as required and was implemented in a responsible and respectful manner, with the understanding that each Indigenous Community is unique and has their own culture, heritage, traditions, and engagement processes.

The following First Nations were engaged:

- Mississaugas of the Credit First Nation
- Six Nations of the Grand River – both elected and Haudenosaunee Confederacy Chiefs Council (HCCC) / Haudenosaunee Development Institute (HDI)

3.3 Public Documentation

3.3.1 Comments Management Tracking

All the comments received were documented and responded to accordingly. Comment received were considered in the Class EA process and will become part of the Project File Report and will be available for public review at the conclusion of the study.

3.3.2 Citizens Document

This document, along with the additional communication and consultation documentation is part of the citizen document that summarizes the outcome of all public and agency sessions, meetings and workshops. This document will become part of the Project File Report and will be available for public review at the conclusion of the study.

3.3.3 Project Website

At the onset of the project, the Town set up an engagement page of the Let's Talk Fort Erie webpage. This website provided a space for any interested party to obtain information on the project, upcoming events, and contact information. This website included all published Noticed and PIC materials and summarized key dates in the Class EA process.

Appendix A – Study Contact List

Stakeholder Name	Organization	Category (e.g. Utilities, Provincial, Ministry)	Internal / External	Title / Role	Address Line 1	Address Line 2	City / Province	Postal Code	Contact Email	Contact Phone Number
Town of Fort Erie										
Lisa Vespi	Town of Fort Erie	Local Municipality	Internal	Project Manager	1 Municipal Centre Drive		Fort Erie, ON	L2A 2B6	lisa.vespi@developmentmanagement.com	905-818-4770
Alexandra Russell	Town of Fort Erie	Local Municipality	Internal	Infrastructure Accounting Clerk	1 Municipal Centre Drive		Fort Erie, ON	L2A 2B6		905-871-1600
Jordan Reed	Town of Fort Erie	Local Municipality	Internal	Manager, Engineering	1 Municipal Centre Drive		Fort Erie, ON	L2A 2B6	jreed@forterie.ca	905-871-1600
Chris Pisarcic	Town of Fort Erie	Local Municipality	Internal	Manager, Water and Wastewater Division	1 Municipal Centre Drive		Fort Erie, ON	L2A 2B6		905-871-1600
George Stojanovic	Town of Fort Erie	Local Municipality	Internal	Manager, Roads and Fleet Division	1 Municipal Centre Drive		Fort Erie, ON	L2A 2B6		905-871-1600
Nic Chevalier	Town of Fort Erie	Local Municipality	Internal	Supervisor Roads and Stormwater Services, Roads and Fleet Division	1 Municipal Centre Drive		Fort Erie, ON	L2A 2B6	Nchevalier@forterie.ca	905-871-1600
Justin Kelly	Town of Fort Erie	Local Municipality	Internal	Manager, Procurement and Finance	1 Municipal Centre Drive		Fort Erie, ON	L2A 2B6		905-871-1600
Alex Horovitch, MOP, RPP	Town of Fort Erie	Local Municipality	Internal	Director, Planning & Development	1 Municipal Centre Drive		Fort Erie, ON	L2A 2B6		905-871-1600
Kevin Beauchamp	Town of Fort Erie	Local Municipality	Internal	Corporate Communications, Communications	1 Municipal Centre Drive		Fort Erie, ON	L2A 2B6		905-871-1600
Regional Municipality of Niagara										
John Brunet	Regional Municipality of Niagara	Local Municipality	External	Associate Director, Water Operations & Maintenance	3510 Schmon Parkway		Thorold, ON	L2V 4Y6	john.brunet@niagararegion.ca	
Peter Paget	Regional Municipality of Niagara	Local Municipality	External	Area 1 Water Maintenance Manager	3510 Schmon Parkway		Thorold, ON	L2V 4Y6	peter.paget@niagararegion.ca	
Phil Lambert	Regional Municipality of Niagara	Local Municipality	External	Director WW - Acting	3510 Schmon Parkway		Thorold, ON	L2V 4Y6	phil.lambert@niagararegion.ca	
Tony Cimino	Regional Municipality of Niagara	Local Municipality	External	Associate Director WW Engineering	3510 Schmon Parkway		Thorold, ON	L2V 4Y6	tony.cimino@niagararegion.ca	
Michelle Miller	Regional Municipality of Niagara	Local Municipality	External	Capital Projects Manager	3510 Schmon Parkway		Thorold, ON	L2V 4Y6	michelle.miller@niagararegion.ca	
Jocelyn Williams	Regional Municipality of Niagara	Local Municipality	External		3510 Schmon Parkway		Thorold, ON	L2V 4Y6	jocelyn.williams@niagararegion.ca	
Indigenous Communities										
Dawn LaForme	Six Nations of the Grand River	Indigenous Communities	External	Secretary	2498 Chiefwood Road	P.O. Box 5000	Oshweken, ON	N6A 1M0	dlaforme@6nations.ca	
Peter Graham	Six Nations of the Grand River	Indigenous Communities	External	Consultation Supervisor	2498 Chiefwood Road	P.O. Box 5000	Oshweken, ON	N6A 1M0	ircs@6nations.ca	
Daylon Gee	Six Nations of the Grand River	Indigenous Communities	External	Consultation Supervisor	2498 Chiefwood Road	P.O. Box 5000	Oshweken, ON	N6A 1M0	ircs@6nations.ca	
Robbin Vanstone	Haudenosaunee Development Institute	Indigenous Communities	External		2498 Chiefwood Road	P.O. Box 5000	Oshweken, ON	N6A 1M0	ircs@6nations.ca	
Tracey General	Haudenosaunee Development Institute	Indigenous Communities	External			P.O. Box 714	Oshweken, ON	N6A 1M0	traceyghd@gmail.com	
Aaron Dettor	Haudenosaunee Development Institute	Indigenous Communities	External			P.O. Box 714	Oshweken, ON	N6A 1M0	aarondeffor@gmail.com	
Rae Lum-Lidor	Haudenosaunee Development Institute	Indigenous Communities	External			P.O. Box 714	Oshweken, ON	N6A 1M0	rae@6natio.com	
Abby LaForme Lee	Mississaugas of the Credit First Nation	Indigenous Communities	External	Consultation Manager	2789 Mississauga Road	R.R. #6	Hagersville, ON	N0A 1H0	abby.laforme@mnch.ca	
Cathie Jamieson	Mississaugas of the Credit First Nation	Indigenous Communities	External	Environment Sustainability Councilor	2789 Mississauga Road	R.R. #6	Hagersville, ON	N0A 1H0	cathie@mnch.ca	
Mark LaForme	Mississaugas of the Credit First Nation	Indigenous Communities	External	Director of Consultation and Accommodation	2789 Mississauga Road	R.R. #6	Hagersville, ON	N0A 1H0	Mark.LaForme@mnch.ca	905-768-4260
Adam LaForme	Mississaugas of the Credit First Nation	Indigenous Communities	External		2789 Mississauga Road	R.R. #6	Hagersville, ON	N0A 1H0	Adam.LaForme@mnch.ca	
Adrian Blake	Mississaugas of the Credit First Nation	Indigenous Communities	External	Field Archaeologist	2789 Mississauga Road	R.R. #6	Hagersville, ON	N0A 1H0	Adrian.Blake@mnch.ca	905-979-3862
Chief R. Stacey LaForme	Mississaugas of the Credit First Nation	Indigenous Communities	External	Chief	2789 Mississauga Road	R.R. #6	Hagersville, ON	N0A 1H0	stacey.laforme@mnch.ca	905-979-9254
Glen Hare	Assembly of First Nations	Indigenous Communities	External	Regional Chief, Ontario	468 Queen Street E.	Suite 400	Toronto, ON	M5A 1T7	goc.charlotte@afn.ca	416-597-1266
Geoff Stenseth	Association of Iniquis and Allied Indians	Indigenous Communities	External	Office Manager	387 Princess Avenue		London, ON	N6B 2A7	gastenseth@afn.ca	518-434-2751
Derrick Cook	Metis Nation of Ontario, Niagara Region Metis Council	Indigenous Communities	External	President	3250 Schmon Parkway	Unit 1A	Thorold, ON	L2V 4Y6	portid@ghdmail.com	905-682-3487
Jeffrey Dockstader	Metis Nation of Ontario	Indigenous Communities	External						consultations@metisnation.org	
Executive Director	Fort Erie Native Friendship Centre	Indigenous Communities	External		796 Buffalo Road		Fort Erie, ON	L2A 5E1	ExecutiveDirector@fentc.org	905-871-9931
Federal Agencies										
Amy Sen	Impact Assessment Agency of Canada	Federal	External	Regional Director (A), Ontario Regional Office	55 York Street	Suite 600	Toronto, ON	M5J 1R7	amy.sen@iaac-aeic.gc.ca	416-505-1897
	Impact Assessment Agency of Canada	Federal	External	Switchboard	55 York Street	Suite 600	Toronto, ON	M5J 1R7	ontarioregion-regionalontario@iaac-aeic.gc.ca	416-952-1576
	Fisheries and Oceans Canada	Federal	External	Fish and Fish Habitat Protection Program	867 Lakeshore Road		Burlington, ON	L7R 1A1	fisherprotection@fo-mpo.gc.ca	1-855-852-9320
Rob Clavering	Environment and Climate Change Canada	Federal	External	Manager, Environmental Assessment Section, Environmental Protection Branch, Ontario Region	4905 Dufferin Street		Downsview, ON	M3H 5T4	robert.clavering@ec.gc.ca	416-458-9670
Provincial Agencies										
Jessica Post	Ministry of the Environment, Conservation and Parks	Provincial	External	Project Information Form - Online Submission	West Central Region		Peterborough, ON	K9J 8M5	enofication.wcregion@ontario.ca	
Nancy Rutherford	Ministry of Natural Resources and Forestry	Provincial	External	Land Use Planning and Strategic Issues Section Administrative Assistant	300 Water Street, Box 7000	4th Floor, South Tower	Gueth, ON	N1G 4Y2	SR.Planning@ontario.ca	705-761-4839
	Ministry of Agriculture, Food and Rural Affairs	Provincial	External	Rural Planner	1 Stone Road West				nancy.rutherford@ontario.ca	226-962-2139
	Ministry of Agriculture, Food and Rural Affairs	Provincial	External	QMAFRA EA Notices					omafra.ea.notices@ontario.ca	
Heather Watt	Ministry of Municipal Affairs and Housing	Provincial	External	Manager Community Planning and Development (West)	777 Bay Street	13th Floor	Toronto, ON	M5G 2E5	heather.watt@ontario.ca	437-232-9474
Karla Barboza	Ministry of Citizenship and Multiculturalism, Citizenship, Heritage Planning Unit	Provincial	External	Team Lead, Heritage, Heritage Planning Unit	400 University Ave	5th Floor	Toronto, ON	M7A 2R9	karla.barboza@ontario.ca	416-660-1027
Liam Smythe	Ministry of Citizenship and Multiculturalism, Citizenship, Heritage Planning Unit	Provincial	External	Heritage Planner					Liam.Smythe@ontario.ca	416-301-4797
Erin Thompson	Ministry of Economic Development, Job Creation and Trade	Provincial	External	Manager, Corporate Policy Coordination Unit	56 Wellesley St W	11th Floor	Toronto, ON	M5G 2B3	erin.thompson@ontario.ca	437-770-1241
Nathan Hamill	Ministry of Economic Development, Job Creation and Trade	Provincial	External	Manager, Strategic Economic Policy Unit	56 Wellesley St W	11th Floor	Toronto, ON	M5G 2B3	nathan.hamill@ontario.ca	437-882-0990
Local Agencies & Stakeholders										
Bill Fordy	Niagara Regional Police Service	Local	External	Chief of Police	5700 Valley Way		Niagara Falls, ON	L2E 1X8	bill.fordy@niagarapolice.ca	905-688-4111
Dan Savore	Niagara Regional Police Service	Local	External	District 5 Staff Sgt					Dan.Savore@niagarapolice.ca	
Mark Schmitt	Fort Erie Central Fire Station	Local	External	Fire Chief	444 Central Ave		Fort Erie, ON	L2A 3T6	MSchmitt@forterie.ca	905-871-1600
Kevin Hesse	Fort Erie Central Fire Station	Local	External						khesse@forterie.ca	
Conservation Authorities										
Steve Miller	Niagara Peninsula Conservation Authority	Conservation Authority	External	Senior Manager, Infrastructure Engineering & Asset Management	250 Thorold Road West	3rd Floor	Welland, ON	L3C 3W2	smiller@npca.ca	
David Deuze	Niagara Peninsula Conservation Authority	Conservation Authority	External	Senior Manager, Planning & Regulations	250 Thorold Road West	3rd Floor	Welland, ON	L3C 3W2	ddeuze@npca.ca	
Lelani Lee-Yates	Niagara Peninsula Conservation Authority	Conservation Authority	External		250 Thorold Road West	3rd Floor	Welland, ON	L3C 3W2	cmason@npca.ca	
Carly Mason	Niagara Peninsula Conservation Authority	Conservation Authority	External		250 Thorold Road West	3rd Floor	Welland, ON	L3C 3W2	lee-yates@npca.ca	
Brendan Buggen	Niagara Peninsula Conservation Authority	Conservation Authority	External	Manager, Natural Hazard Management & Resiliency	3350 Merriville Highway	Unit 9	Thorold, ON	L2V 4Y6	bbuggen@npca.ca	
Colleen Egan	Niagara Peninsula Conservation Authority	Conservation Authority	External	Senior Watershed Planner, Environmental Planning & Policy	3350 Merriville Highway	Unit 9	Thorold, ON	L2V 4Y6	cbean@npca.ca	905-788-3135 x. 275
Utilities										
Robert Manco	Bel Canada	Utilities	External						robert.manco@bel.ca	
Craig Strachuk	Bel Canada	Utilities (Hospital Contact)	External						craig.strachuk@bel.ca	
Steve Chappell	Bel Canada	Utilities	External	Manager - Network Provisioning and Engineering					steven.chappell@bel.ca	
Craig Krueger	Cogeco Cable Niagara	Utilities	External						craig.krueger@cogeco.com	
Adam Chlusi	Enbridge Gas Inc.	Utilities (Hospital Contact)	External						adam.chlusi@enbridge.com	
Debbie Felcetti	Enbridge Gas Inc.	Utilities (Hospital Contact)	External						Debbie.Felcetti@enbridge.com	
Rob D'Onofrio	Enbridge Gas Inc.	Utilities	External	Planning & Design Special Projects	3401 Schmon Parkway	P.O. Box 1051	Thorold, ON	L2V 5A8	robert.donofrio@enbridge.com	
Rhonda Nicholson	Enbridge Gas Inc.	Utilities	External	Manager, Planning & Customer Connections	3401 Schmon Parkway	P.O. Box 1051	Thorold, ON	L2V 5A8	rhonda.nicholson@enbridge.com	
	Enbridge Gas Inc.	Utilities	External	Notifications					notification@enbridge.com	
	Enbridge Gas Inc.	Utilities	External	Municipal Planning					municipalplanning@enbridge.com	
Jeremy Smith	Niagara Region Broadband Networks	Utilities (Hospital Contact)	External						jeremy.smith@nrbn.ca	
Mark Kuhlmann	Niagara Region Broadband Networks	Utilities	External	Construction Coordinator	4343 Morrison St		Niagara Falls, ON	L2E 6Z9	feidos@nrbn.ca	

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C.2. Notice of Commencement

Notice of Study Commencement

Beachfront Water Servicing Strategy in the Area of Colony Rd, Windmill Point Ln E/W and Staniland Park Rd

The Study

The Town of Fort Erie has initiated a Schedule B Municipal Class Environmental Assessment (Class EA) to assess water servicing strategies for the beachfront neighbourhoods along Colony Road, Windmill Point Lane East/West, and Staniland Park Road. The area is currently serviced by an existing 3 km watermain which is experiencing operational, maintenance, and servicing issues due to its age and location. This study will identify and evaluate water servicing alternatives to develop a long-term solution to alleviate the existing operational issues while maintaining appropriate service levels for local residents.

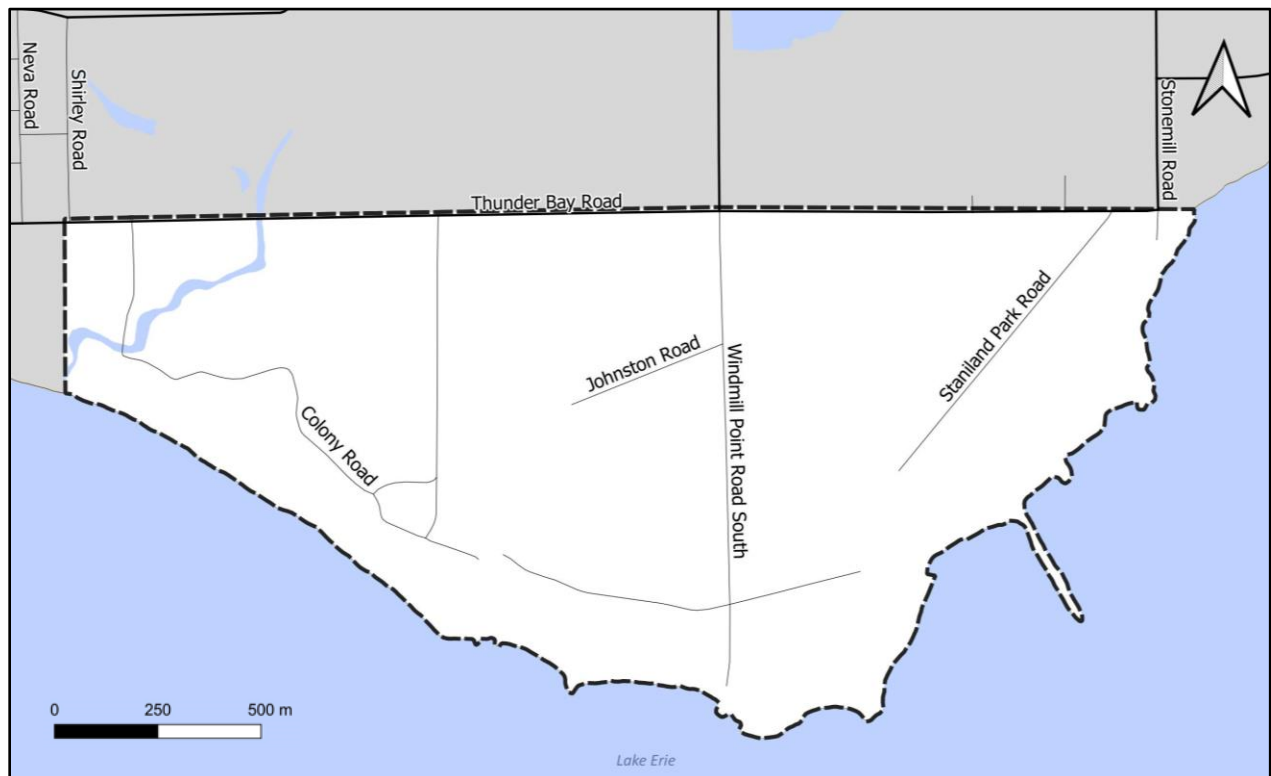


Figure 1 Study Area

The Process

The Town has retained GM BluePlan Engineering to complete the Class EA and conceptual design. The study will be completed as a Schedule B Class EA, satisfying Phases 1 and 2 of the Municipal Engineers Association Municipal Class EA process. This study will define the problems and opportunities associated with the study area, develop and evaluate alternative strategies, determine a feasible solution, and identify methods to avoid or minimize impacts to the community and natural environment. Public and stakeholder input will be sought throughout the process and a Project File Report will be prepared and filed for public review upon project completion.

Get Involved

The Town encourages the public and stakeholders to actively participate in this Class EA process. Throughout the study, we invite the public to share comments and concerns with the Project Team. Additionally, two Public Information Centres will be held to inform the public on study details and to gather input on potential alternative solutions, evaluation methodology and preferred solution. For more information on the study, please visit the project webpage:

<https://letstalk.forterie.ca>

To submit a comment or question via email, or if you have accessibility requirements, please contact a member of the Project Team:

Lisa Vespi, P.Eng., PMP
Project Manager
Town of Fort Erie
LVespi@forterie.ca
Phone: 905-518-4770

Julien Bell, P.Eng.
Project Manager
GM BluePlan Engineering Limited
Julien.Bell@gmblueplan.ca
Phone: 416-254-6247

Information will be collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will be part of the public record.

This notice was first issued on March 28, 2024.

C.3. Public Information Centre No. 1



Schedule 'B' Municipal Class Environmental Assessment

Beachfront Water Servicing Strategy

Public Information Centre No. 1 Summary Report

July 2024

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Appendix D	PIC No. 1 Comment Form

1.0 Introduction

The Town of Fort Erie is undertaking a Schedule B Municipal Class Environmental Assessment (Class EA) to assess water servicing strategies for the beachfront neighbourhoods along Colony Road, Windmill Point Lane East/West, and Staniland Park Road. The area is currently serviced by an existing 3 km watermain which is experiencing operational, maintenance, and servicing issues due to its age and location. This study will be identifying and evaluating water servicing alternatives to develop a long-term solution to alleviate the existing operational issues while maintaining appropriate service levels for local residents.

This Class EA study is being undertaken in accordance with the Municipal Class Environmental Assessment (MCEA) process developed by the Municipal Engineers Association (MEA) (October 2000, as amended in 2007, 2011, 2015, 2023 and 2024), which is approved under the *Ontario Environmental Assessment Act*.

A key aspect of the Class EA process is public and stakeholder involvement. The study ensures meaningful engagement and extensive two-way communication, facilitating information sharing, two-way communication, and resolution of concerns. Effective engagement will be used to obtain valuable comments and feedback on the overall study process and better understand potential concerns.

As part of the public engagement process, two Public Information Centres (PIC) are planned during the course of the study. The PICs serve as a forum for information exchange between the public, interested stakeholders, and the project team. This report summarizes PIC No. 1, including:

- Summary of purpose of PIC No. 1.
- Summary of PIC notification and attendance.
- Comments received, and responses provided to track correspondence in a transparent and traceable manner.

1.1 Class Environmental Assessment Context

This study is being completed as a Schedule B Class EA, satisfying Phases 1 and 2 of the Class EA process (**Figure 1-1**). This study will define the problems and opportunities associated with the study area, develop and evaluate alternative strategies, determine a feasible solution, and identify methods to avoid or minimize impacts to the community and natural environment.

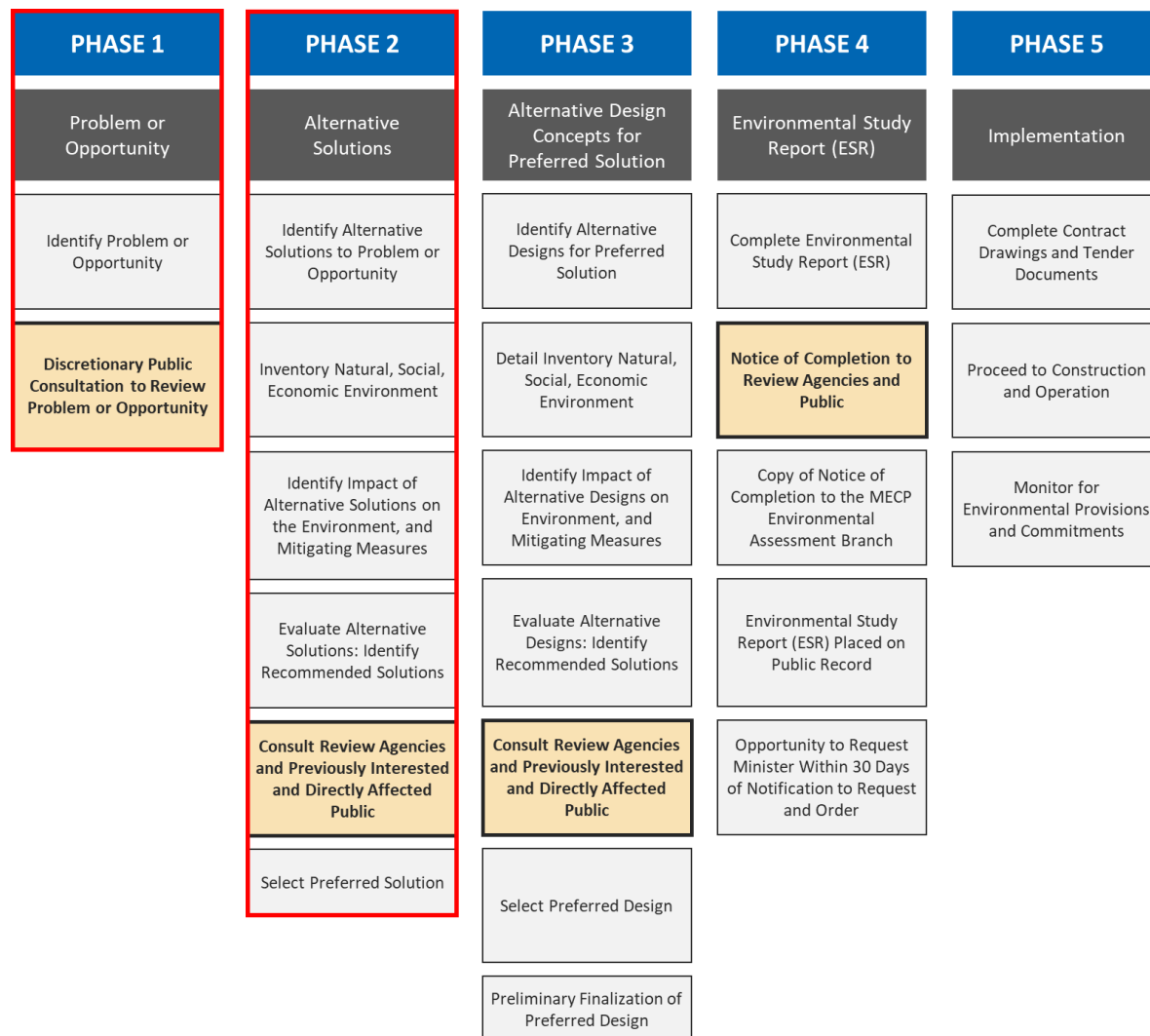


Figure 1-1: Municipal Class Environmental Assessment Process

2.0 Public Information Centre No. 1

2.1 Overview and Purpose

PIC No. 1 was the first of two planned public events for this study. PIC No. 1 was held in-person at the Fort Erie Public Library (Crystal Ridge Branch) on July 15, 2024.

The purpose of this PIC was to introduce the study and Class EA process, present the existing conditions and review the long list of strategy alternatives.

The public review material included printed presentation boards to better illustrate the detailed Class EA process and alternatives. The PIC No. 1 materials are available on the project website.

2.2 Notifications

Stakeholders and the public were informed by local newspaper advertisements, mail and/or email (study contact list), and through the Town of Fort Erie project website.

A copy of the notice is provided in [Appendix A](#). The notice was first distributed on June 20, 2024.

2.2.1 Public Advertisements

The notice was published on June 20, 2024, digitally and as a hardcopy in the Fort Erie Observer local newspaper. A copy of the digital newspaper post can be found in [Appendix B](#).

2.2.2 Online Advertisements

The notice was posted to the Project Webpage. The project webpage includes details for members of the public to stay involved through this study and an opportunity to join the study contact list to receive future study notifications:

<https://letstalk.forterie.ca/beachfront-water-servicing-strategy-in-the-area-of-colony-road-windmill-point-lane-e-w-and-staniland-park-road>

2.2.3 Indigenous and First Nation Communities

Indigenous and First Nation communities provide valuable information to help identify solutions and measures to mitigate impacts to natural and cultural resources. The Town will ensure that engagement with Indigenous Communities is as comprehensive as required and is implemented in a responsible and respectful manner, with the understanding that each Indigenous Community is unique and has their own culture, heritage, traditions, and engagement processes.

The following First Nations were engaged:

- Mississaugas of the Credit First Nation (MCFN)

- Six Nations of the Grand River – both elected and Haudenosaunee Confederacy Chiefs Council (HCCC) / Haudenosaunee Development Institute (HDI)

The Notice of PIC No. 1 was sent to representatives of MCFN, Six Nations of the Grand River, and HDI on June 23, 2024 via email. HDI contacted the Project Team following the receipt of Notice of PIC No. 1 requesting a meeting to further discuss the impacts from this project on established rights (see **Section 2.7.1**). No responses were received from representatives from MCFN or Six Nations of the Grand River.

2.2.4 Contact List Distribution

The Notice of PIC No. 1 was dated June 20, 2024, and mailed and/or emailed to local government, Provincial and Municipal review agencies, and other interested stakeholders, community members and businesses.

Federal Agencies

- Environment and Climate Change Canada
- Impact Assessment Agency of Canada
- Fisheries and Oceans Canada (Canada Centre for Inland Waters)

Provincial Ministries and Agencies

- Ministry of Agriculture, Food and Rural Affairs
- Ministry of Citizenship and Multiculturalism
- Ministry of Economic Development, Job Creation and Trade
- Ministry of Municipal Affairs and Housing
- Ministry of Natural Resources and Forestry
- Ministry of the Environment, Conservation and Parks

Regions and Municipalities

- Town of Fort Erie
- Regional Municipality of Niagara

Utilities

- Bell Canada
- Cogeco Cable Niagara
- Enbridge Gas Inc.
- Niagara Region Broadband Networks

Emergency Services

- Niagara Regional Police Service
- Fort Erie Central Fire Station

Conservation Authorities

- Niagara Peninsula Conservation Authority

Interest and Stakeholder Groups

- Thunder Bay Colony Association
- Windmill Point Homeowners Association
- Local residents

2.3 Study Area Mailout

To ensure the local community was aware of the ongoing Class EA, PIC No. 1 Notices were distributed by mail or email to residents and businesses within the focused study area.

2.4 PIC No. 1 Meeting Details

PIC No. 1 was held on July 15, 2024, from 5:00 pm to 7:00 pm. During the event, the PIC No. 1 materials were available for public review and comment at the Fort Erie Public Library (Crystal Ridge Branch) located at 89 Ridge Road South in Crystal Beach. Materials were also posted on the project webpage starting on the day of the PIC event.

2.5 PIC No. 1 Display Materials

PIC No. 1 introduced the project objectives and Class EA process, presented existing conditions and long list of alternatives as well as the evaluation criteria.

The information was presented on printed boards during the PIC event. Representatives from the Town's project team were also available during the event to answer any questions/concerns.

A copy of the display boards is provided in [Appendix C](#).

2.6 PIC No. 1 Attendance

There was a total of three (3) attendees who signed in during the PIC event.

2.7 Consultation and Engagement

Attendees of the PIC No. 1 were encouraged to complete an online comment form to provide feedback from the PIC No. 1 materials and general public engagement inquiries. The purpose of this comment form was to identify those that are interested or impacted by the study and to provide an opportunity for the public to provide comments and ask questions to the project team.

A copy of the comment form is provided in [Appendix D](#).

2.7.1 Comments Received

Attendees were encouraged to provide comments related to the Class EA at the PIC event. Comments were accepted through the project website, comment form, by phone, by email and/or mailed letters. All comments would then be reviewed and considered by the Project Team. Eight (8) comments were received (**Table 2-1**).

Table 2-1: PIC No. 1 Comments

Date	Stakeholder	Comment	Response
July 15, 2024	Jack McGowan, Niagara Region	Received general field conditions to be considered in the evaluation.	The Project Team will incorporate received comments where required.
July 30, 2024	Resident	Received email from resident with request to reach out to discuss concerns around a newly built house and pipe and easement location.	The Project Team responded by phone call and email follow up providing slides presented at PIC#1.
August 2, 2024	Resident	Phone Call to discuss PIC#1 details and information and provide an opportunity to comment on the project details and alternatives.	N/A
August 2, 2024	Resident	Received email indicating the link providing PIC#1 slides doesn't work and requesting the information in a different format.	The Project Team provided a PDF copy of the PIC#1 slides.
August 5, 2024	Aaron Detlor, Haudenosaunee Development Institute (HDI)	Received email providing a contact to coordinate setting up a meeting. HDI noted the project will impair, infringe and interfere with established rights.	
August 6, 2024	Rae Lumsdon, HDI	Received follow up email to set up a meeting and request to provide dates and times to connect.	The Project Team responded noting dates/times would be provided but inquired if there is a preference for in-person or virtual and if there were any specific topics for discussion.
August 7, 2024	President, Thunder Bay Colony Association	The Project Team sent an email inquiring if there are any comments from the Association members on the PIC material. Also requested contact information for the other area associations if available.	Received email noting a board meeting was occurring that evening and options would be discussed and comments would be provided.

Date	Stakeholder	Comment	Response
August 7, 2024	President, Windmill Point Association	Received a voicemail related to the project.	The Project Team sent an email indicating a voicemail was received, provided PIC No. 1 materials and noted interest in hearing comments from the Association members.
August 20, 2024	Rae Lumsdon, HDI	Received further guidance on meeting purpose, format and related attendance costs.	The Project team provided information on the discipline studies conducted, offered an opportunity for review the reports and guidance on further engagement.

3.0 Next Steps

Following PIC No. 1, the project team will:

- Consider all input received throughout the project
- Evaluate and select the long list of water servicing solutions
- Evaluate and select the preferred water servicing solution.
- Prepare for PIC No. 2.

Appendix A:

Notice of PIC No. 1

Notice of Public Information Centre #1

Beachfront Water Servicing Strategy in the Area of Colony Rd, Windmill Point Ln E/W and Staniland Park Rd

Project Information

The Town of Fort Erie is undertaking a Schedule B Municipal Class Environmental Assessment (Class EA) to assess water servicing strategies for the beachfront neighbourhoods along Colony Road, Windmill Point Lane East/West, and Staniland Park Road. The area is currently serviced by an existing 3 km watermain which is experiencing operational, maintenance, and servicing issues due to its age and location. This study will be identifying and evaluating water servicing alternatives to develop a long-term solution to alleviate the existing operational issues while maintaining appropriate service levels for local residents.

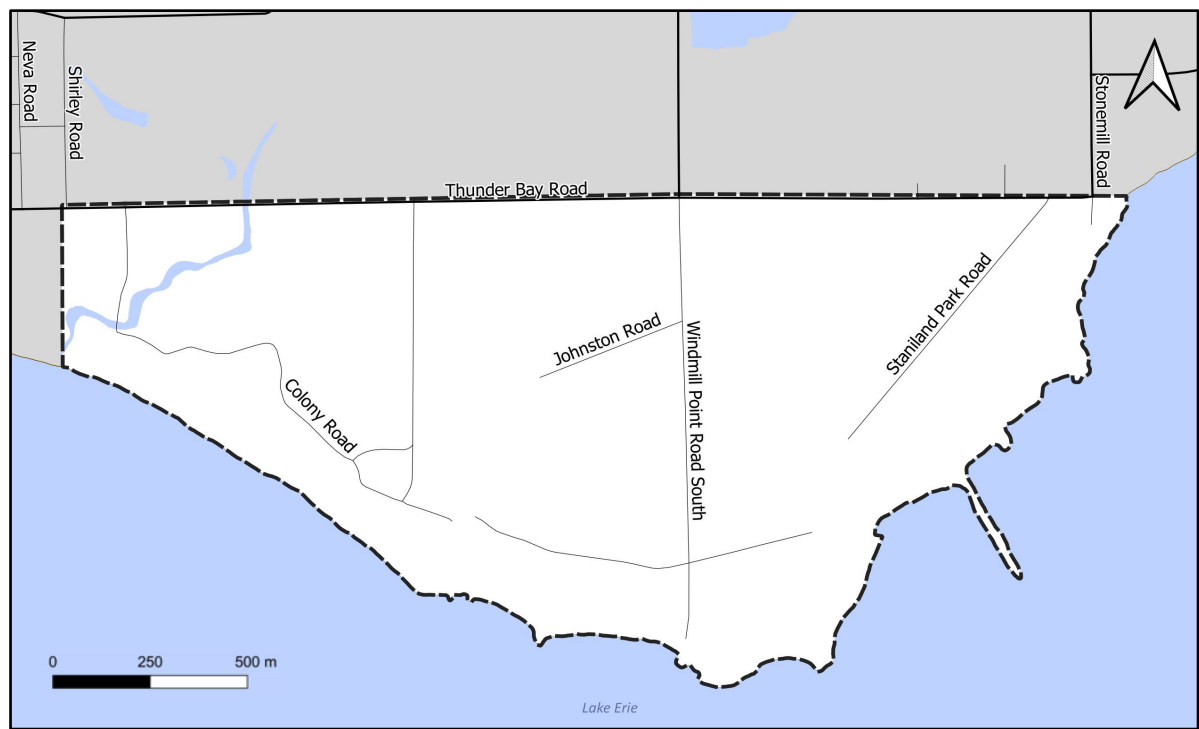


Figure 1 Study Area

The study is being completed as a Schedule B Class EA, satisfying Phases 1 and 2 of the Municipal Engineers Association Municipal Class EA process. This study will define the problems and opportunities associated with the study area, develop and evaluate alternative strategies, determine a feasible solution, and identify methods to avoid or minimize impacts to the community and natural environment. The Town encourages the public and stakeholders to actively participate throughout this Class EA process.

Purpose of Public Meeting #1

The project team is hosting a public meeting to provide details about the study and to provide the public with the opportunity to share comments and concerns. This meeting will be an open house. There is no formal presentation planned. No decisions have been made on preferred solution(s). Public Meeting #1 is your opportunity to provide input to this decision.

Public Meeting #1	
Date and Time	Monday July 15, 2024, 5:00 – 7:00 PM
Location	Fort Erie Public Library – Crystal Ridge Branch 89 Ridge Road South, Crystal Beach, Ontario, L0S 1N0

The information provided will summarize the study problem and opportunity statement, level of service investigation, the process used to identify alternative servicing strategies, and supporting study investigations (environmental, archaeological, geotechnical and hydrogeological).

The project team will also summarize the long list of servicing alternatives and preliminary evaluation criteria being considered as part of the study. Residents and stakeholders will be encouraged to provide feedback on the study. Specifically, we will be looking for feedback on the evaluation criteria and category weightings, as well as input to refine the alternative solutions prior to the evaluation.

Have Your Say

The Town invites residents, agencies, and interested parties to participate in the Class EA process and learn more through attendance at a Public Information Centre. Members of the project team will be available at the meeting to answer questions and discuss the study progress to date.

To submit a comment or question via email, or if you have accessibility requirements, please contact one of the representatives below:

Lisa Vespi, P.Eng., PMP
Project Manager
Town of Fort Erie
LVespi@forterie.ca
Phone: 905-518-4770

Julien Bell, P.Eng.
Project Manager
GEI Consultants
jubell@geiconsultants.com
Phone: 416-254-6247

Information will be collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will be part of the public record. Project information will be available at:

<https://letstalk.forterie.ca/beachfront-water-servicing-strategy-in-the-area-of-colony-road-windmill-point-lane-e-w-and-staniland-park-road>

This notice was first issued on June 20, 2024.

Appendix B:

Newspaper Notice of PIC No. 1



NOTICE OF PUBLIC INFORMATION CENTRE #1

Beachfront Water Servicing Strategy in the Area of Colony Rd., Windmill Point Ln. E/W and Staniland Park Rd.

Project Information

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89 Ridge Road South, Crystal Beach, Ontario,
L0S 1N0

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Lisa Vespi, P.Eng., PMP Project Manager Town of Fort Erie LVespi@forterie.ca Phone: 905-518-4770	Julien Bell, P.Eng. Project Manager GEI Consultants JuBell@geiconsultants.com Phone: 416-254-6247
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Information will be collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will be part of the public record. Project information will be available at:

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This notice was first issued on June 20, 2024.



Diversity is Our Strength But Inclusion is Our Choice

By AUDREY AKHAROH | Photo by SPENCER COOMBES

In the DSBN student leaders champion the vital importance of diverse educational leadership. With 37,000 students across 79 elementary schools in the Niagara region, the call for leaders who reflect the rich tapestry of their communities has never been louder. These young visionaries believe that when leadership mirrors the student body, it fosters an environment where everyone feels valued and empowered to succeed.

As student leader Iqra Kumar claims, “When you don’t see yourself reflected in the people who are representing you, you’re less inclined to want to be in that space. When I see myself represented, I feel it caters to me and who I am. If I see myself in my student body, council, or any important clubs, I feel more welcomed, knowing there’s something for me and a good reason to be there.”

Students were asked whether diversity and representation played a part in their leadership journey. In response, Student Leader Eva Watchel shares, “It’s so important to diversify the education system. For myself, having an anxiety disorder, I understand the importance of being heard and understood, knowing that it’s okay not to be okay. Implementing this understanding into the lives of students with mental illness is vital. Consistently providing them with support and acceptance is essential.”

INSTALLMENT DUE DATES FOR THE 2024 FINAL TAX LEVY FOR RESIDENTIAL, FARMLANDS & MANAGED FOREST PROPERTIES JUNE 28, 2024 - SEPTEMBER 27, 2024 TAX NOTICES WERE MAILED ON JUNE 7, 2024

PAYMENTS:

- 1) **Mail to:** 1 Municipal Centre Drive, Fort Erie, ON L2A 2S6
- 2) **In Person:** a) Town Hall Monday-Friday 8:30 am to 4:30 pm
b) At most Financial Institutions
c) With a cheque in the night depository box in the parking lot of Town Hall
- 3) **Online:** Online or telephone payments through your Financial Institution
- 4) **Credit Card:** Online at the Town’s website www.forterie.ca/eServices
- 5) **Pre-Authorized:** Monthly and installment due date plans are available

PENALTY:

A penalty of 1.25% is added on the amount of unpaid taxes (current) on the first day of each month following the installment date. Penalties may not be waived. Failure to receive a tax bill does not excuse a taxpayer from responsibility for payment of taxes penalty.

**FOR MORE INFORMATION CALL 905-871-1600
WWW.FORTERIE.CA**

Appendix C:

PIC No. 1 Display Boards

Welcome

Public Information Centre #1

Beachfront Water Servicing Strategy in the Area of Colony Rd, Windmill Point Ln E/W and Staniland Park Rd

15 July 2024, 5-7pm

Why are we here?

Public Information Centre (PIC) #1



Key Dates

Notice of Commencement – March 28, 2024

PIC No. 1 – July 15, 2024

PIC No. 2 – Fall/Winter 2024/2025

Notice of Completion – Winter 2024/2025

Stay Engaged!

- ✓ Please sign in and take a comment sheet.
- ✓ Have a look at the project information on display and chat with the Project Team.
- ✓ Provide your feedback regarding the information presented.
- ✓ Take a look at the project webpage – QR code below.

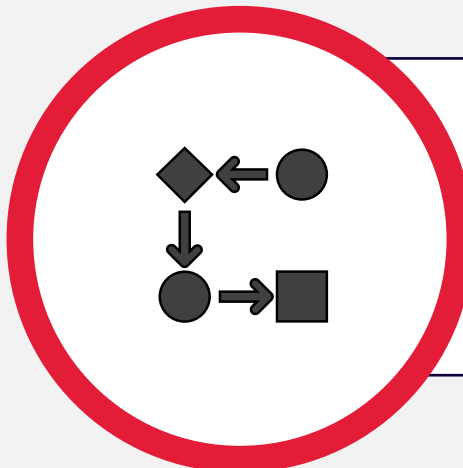
<https://letstalk.forterie.ca/beachfront-water-servicing-strategy-in-the-area-of-colony-road-windmill-point-lane-e-w-and-staniland-park-road>



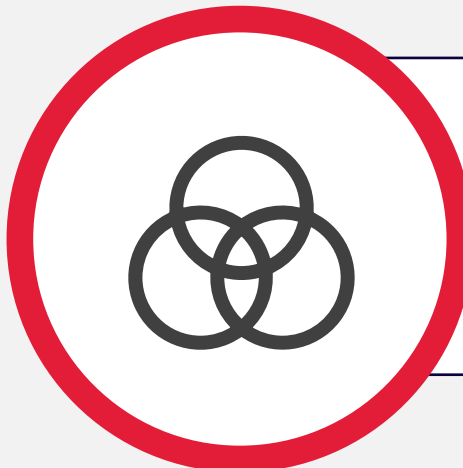
Public Information Centre (PIC) Objectives



Present the study objectives.



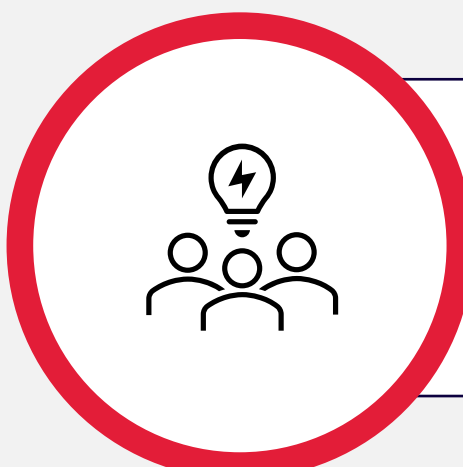
Present the environmental assessment process.



Present area opportunities and constraints.



Present potential water servicing alternatives.



Receive feedback on the study process and servicing opportunities and constraints.

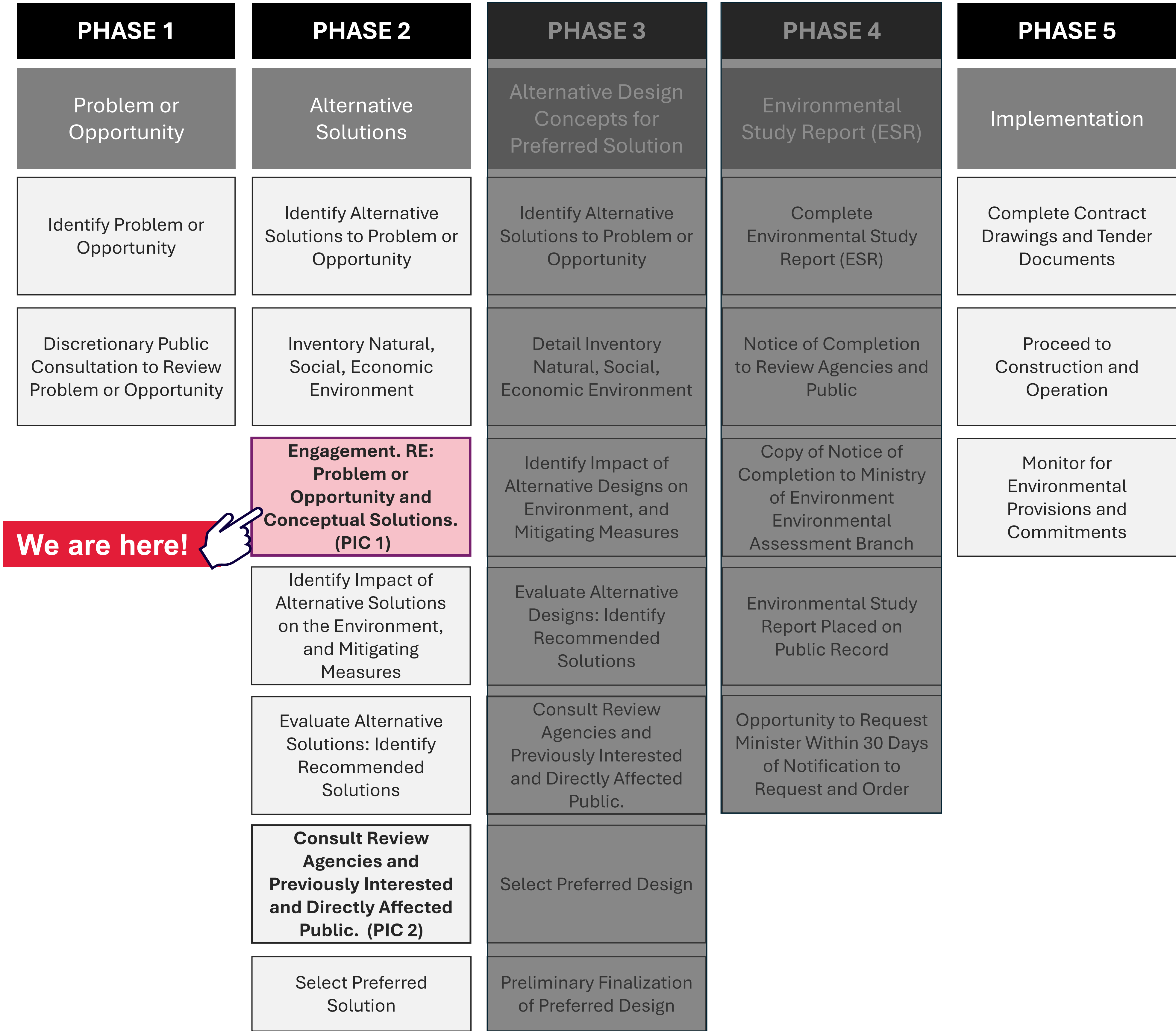
Problem & Opportunity Statement

The Beachfront Water Servicing Strategy in the Area of Colony Rd, Windmill Point Ln E/W and Staniland Park Rd study will identify and develop a water servicing solution which continues to provide a safe drinking water supply and supports fire protection for residents while minimizing long-term operational risk, at an affordable and financially sustainable cost to the Town of Fort Erie.

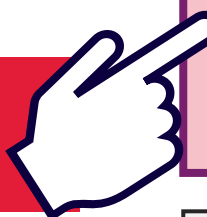


Municipal Class Environmental Assessment Process

- This project is being completed under the Schedule B Municipal Class Environmental Assessment (Class EA) process.
- Schedule B projects follow Phases 1 and 2 of the Class EA process. Once complete, the project may proceed directly to Implementation (Phase 5).
- The public is encouraged to provide feedback to the Project Team throughout this Class EA project.



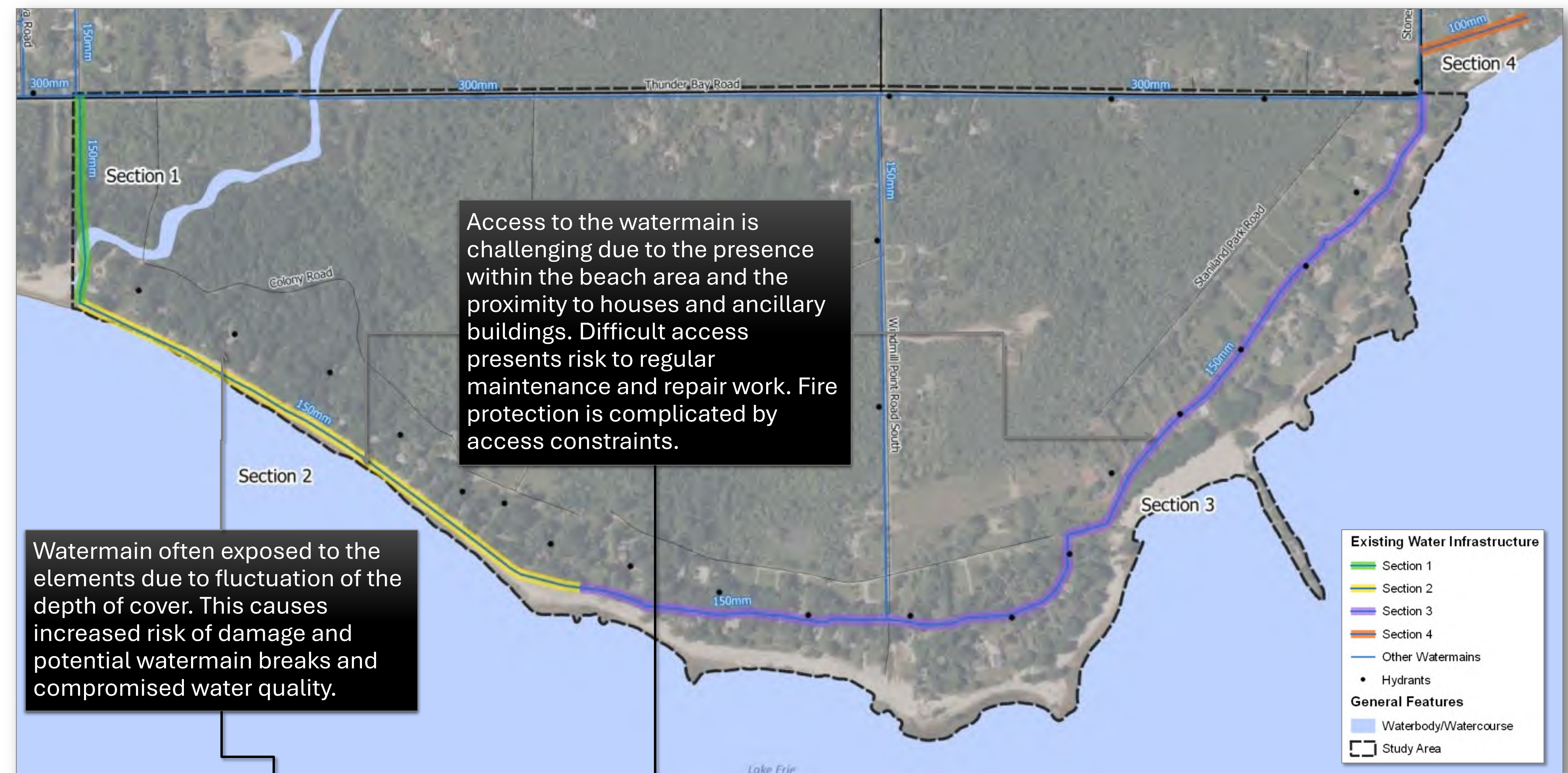
We are here!



Notice of Commencement	March 2024
Desktop Investigations	March to July 2024
Public Information Centre #1	July 2024
Evaluation of Alternatives	Summer 2024
Public Information Centre #2	Fall 2024
Selection of Preferred Alternative	Fall 2024
Notice of Completion for Class EA Process	Winter 2024/2025
Enhanced Conceptual Design	Winter 2024/2025
Project Implementation	2025-2026

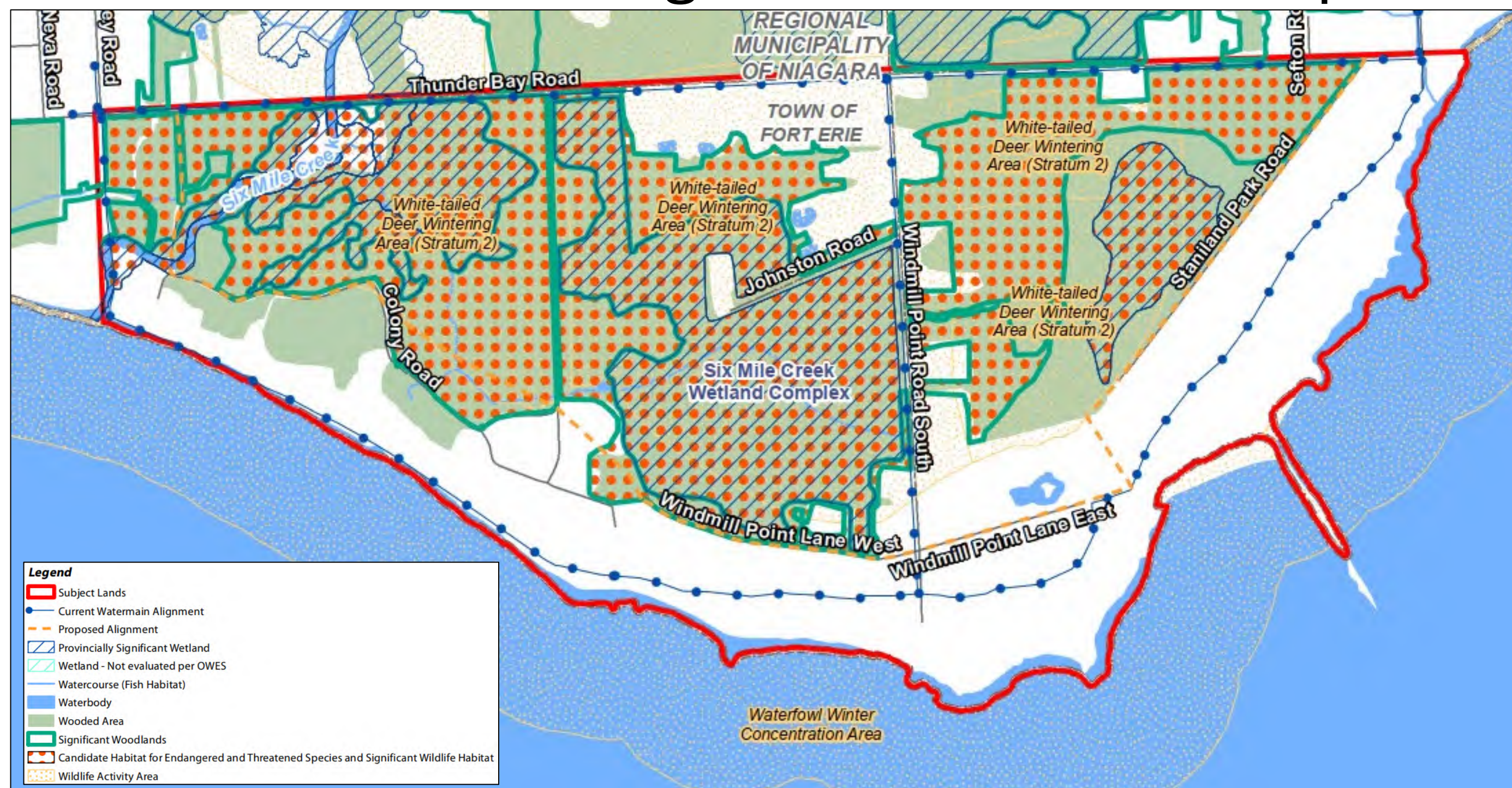
Current Conditions

- The condition of the existing watermain presents operational and maintenance risks due to its location and condition.
- Existing watermain faces challenges in maintaining adequate water pressure, fire flow, and water quality due to the configuration and age of the infrastructure.
- Construction within the area is complicated by the age and density of the naturalized area, as well as the narrow road access. Existing alignment is also challenging due to its location along the beach and proximity to residents.
- Majority of the houses within the study area are seasonal. This results in an increased frequency of flushing required during months with low occupancy. Frequent watermain flushing is required to maintain water quality.



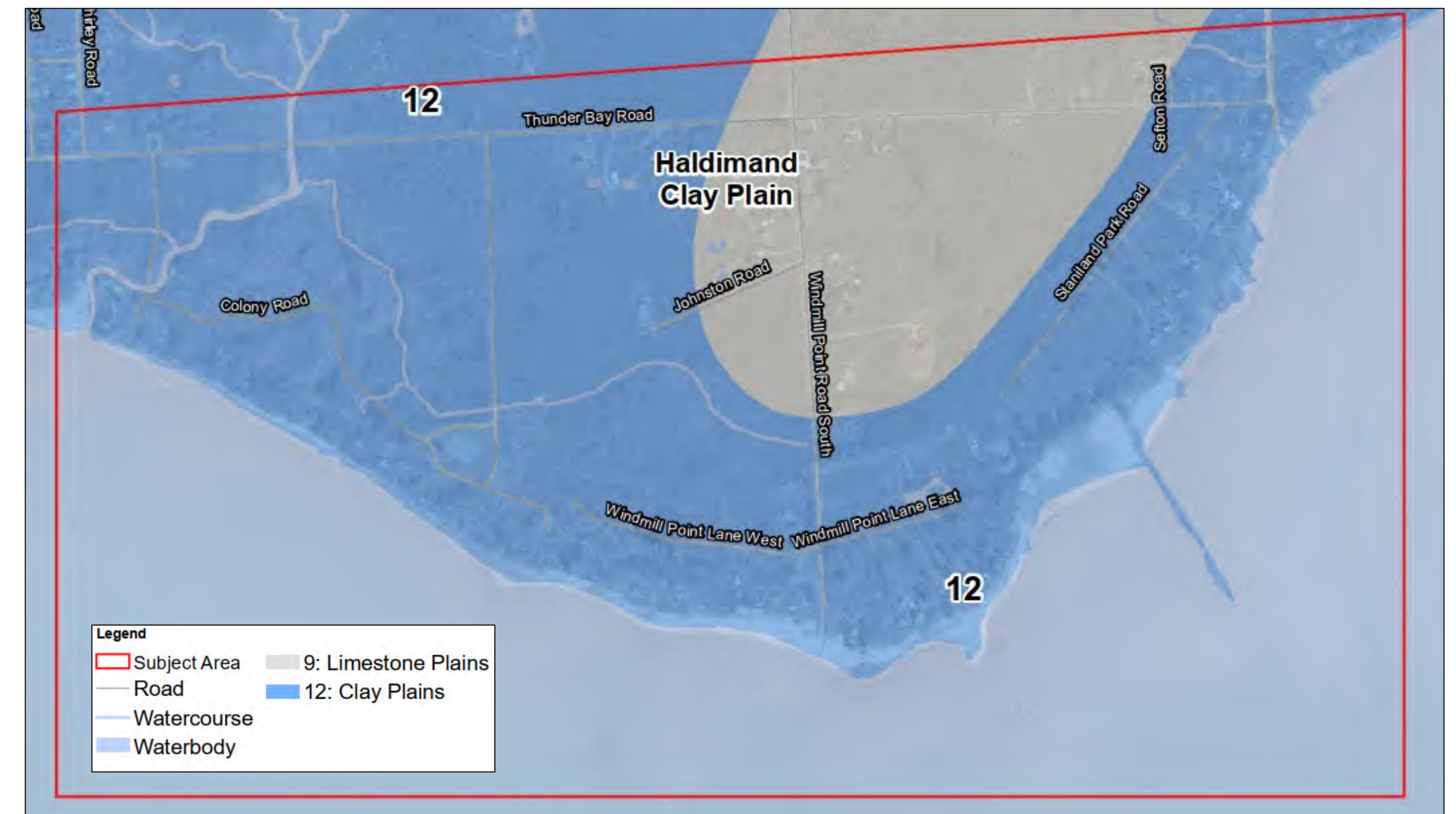
Natural Heritage Desktop Study

- The desktop study identified several significant features within the Study Area, including:
 - Provincially Significant Wetlands as part of the Six Mile Creek Wetland Complex
 - Significant Woodlands
 - Significant Valleylands and Fish Habitat associated with Six Mile Creek
 - White-tailed deer wintering area
 - Waterfowl Winter Concentration Area (on the shoreline of Lake Erie)
 - Habitat for Endangered or Threatened Species



Geotechnical / Hydrogeological Desktop Study

- Bedrock may be encountered at shallow depth. Not expected to be a major constraint due to typical depth of water services.
- Shallow groundwater within the Study Area.
- Subsurface material (organic/peat deposits) within wetlands may present challenging construction conditions.



Cultural Heritage Desktop Study

- The Study Area has a history of rural and residential land use dating back to the early 19th century
- The Study Area contains no known Built Heritage Resources or Cultural Heritage Landscapes
- There are 4 areas with potential heritage sensitivity:
 - Lake Erie
 - Watercourse through the Study Area
 - Northeastern corner where early residential structures may still be present
 - Historical location of the windmill / gristmill on the shoreline



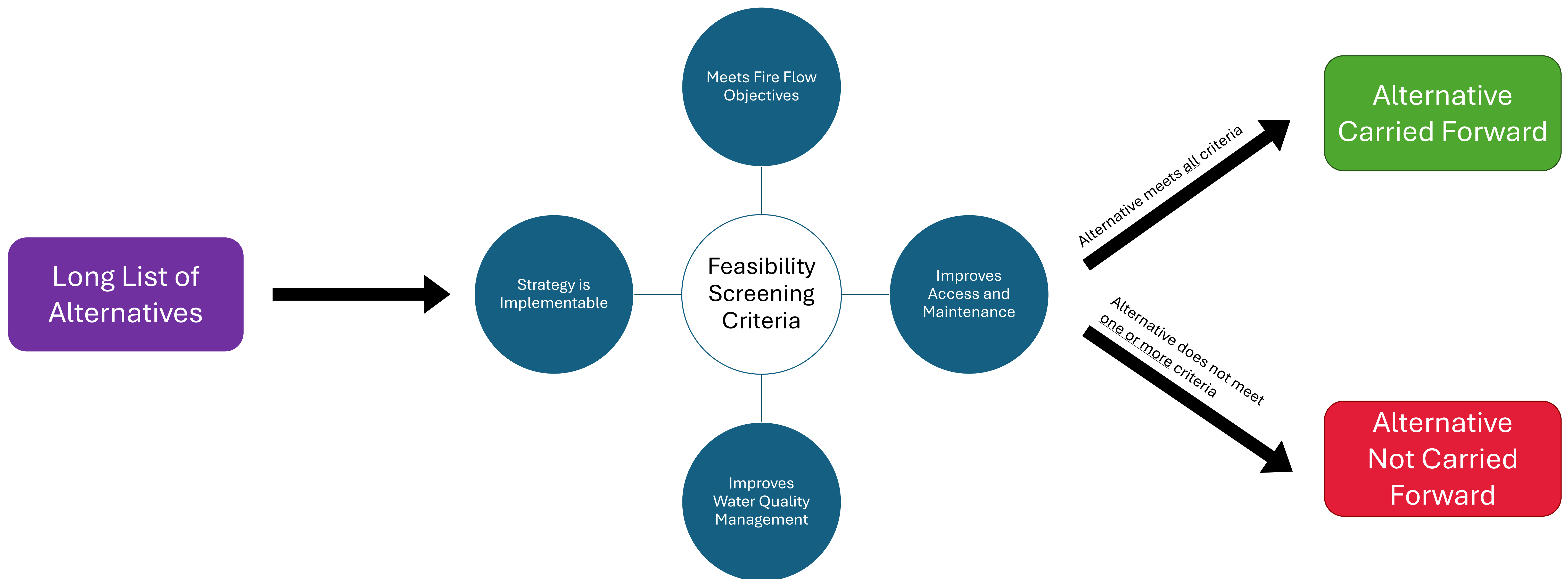
Stage 1 Archaeological Assessment

- The Study Area meets criteria indicative of archaeological potential, including water sources within 300 m, early settlements within 100 m, and early historic transportation routes within 100 m (Thunder Bay Road, Colony Road, Windmill Point Road, and Stonemill Road)
- Stage 2 Archaeological Assessment by test pit survey is required:
 - In the areas that exhibit archaeological potential, which is most of the Study Area
 - To confirm the extent of wetlands and permanently saturated poorly drained soil



Feasibility Screening

- The Project Team developed a long list of alternatives
- Screening criteria were developed to align with the Problem & Opportunity statement
- Alternatives were screened against the feasibility screening criteria, with consideration for water servicing, fire flow, and water quality
 - If alternative meets all criteria, it is **Carried Forward** to the short list of alternatives for detailed evaluation
 - If alternative does not meet one or more criteria, it is **Not Carried Forward** for further evaluation



Long List of Alternatives



Alternative	Water Servicing	Fire Flow
1	Maintain existing infrastructure (do nothing)	Maintain existing hydrants
2	Watermain lining in low-risk areas and replacement with deeper watermain in high-risk areas along the same / similar alignment	Maintained and / or relocated existing hydrants
3	Replace entire length with deeper watermain along same / similar alignment	Maintained and / or relocated existing hydrants
4	Relocate watermain generally along existing roadways	New hydrants along new watermain
5	Relocate watermain with small diameter servicing generally along existing roadways	Pumper / tanker trucks with supply from Thunder Bay Road; Requires localized roadway expansions to allow for fire tanker and pumper truck operations
6	Replace municipal service with individual private servicing, such as water cisterns or wells	Pumper / tanker trucks with supply from Thunder Bay Road; Requires localized roadway expansions to allow for fire tanker and pumper truck operations

Feasibility Screening Results

Alternative	Meets Fire Flow Objectives	Improves Access and Maintenance	Improves Water Quality Management	Feasibility of Implementation	Screening Result
1	N	N	N	Y	Not Carried Forward; fire flow, access and maintenance, and water quality conditions are not improved.
2	Y	N	~	~	Not Carried Forward; does not alleviate access and maintenance issues and may not improve water quality.
3	Y	N	Y	~	Not Carried Forward; does not alleviate access and maintenance issues.
4	Y	Y	Y	~	Carried Forward
5	Y	Y	Y	Y	Carried Forward
6	Y	Y	Y	Y	Carried Forward

Y	Criteria is satisfied
~	Additional investigation required
N	Criteria is not satisfied

Option 4

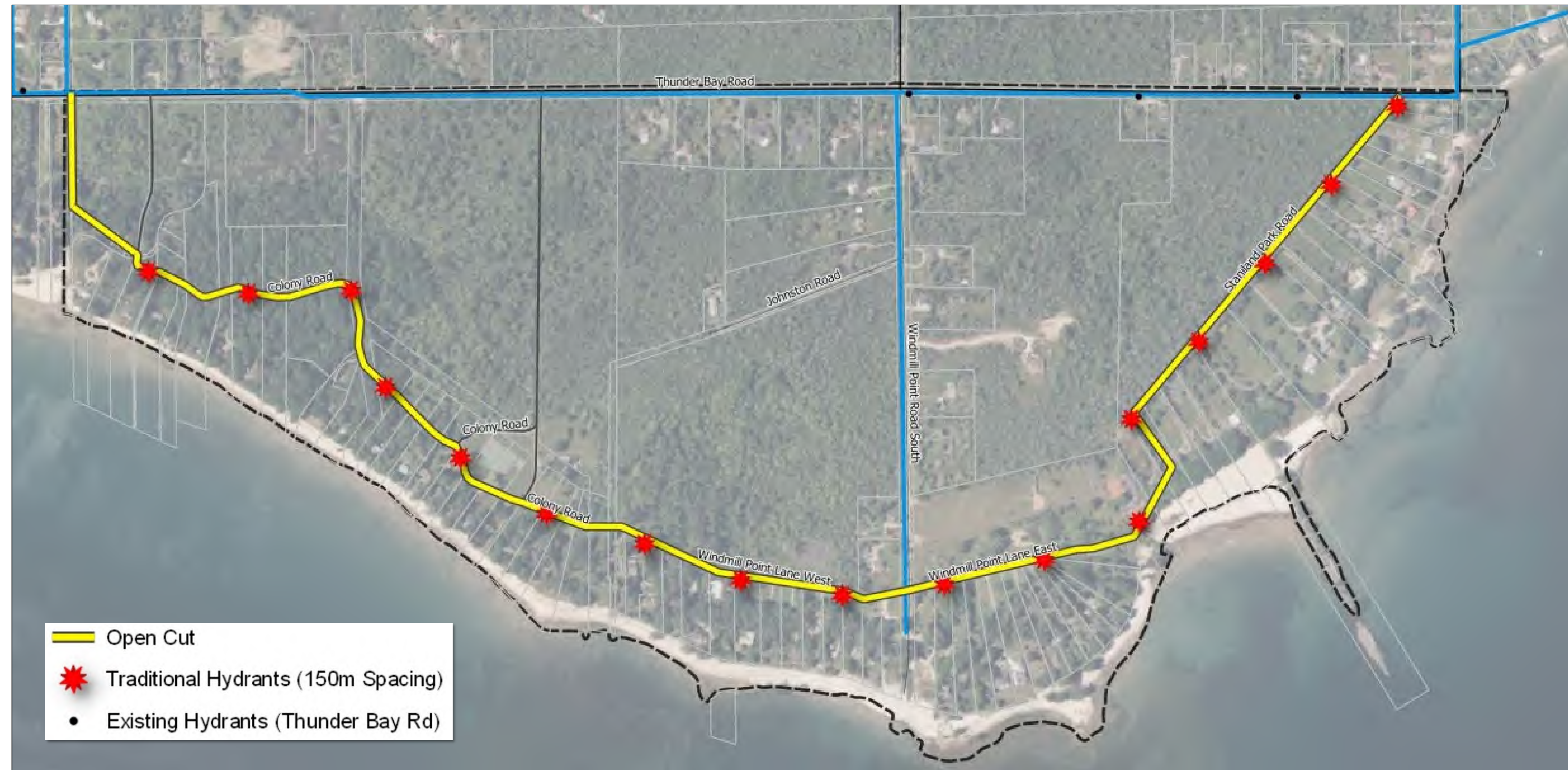
Relocate watermain to roadways; New hydrants along new watermain

Advantages

- Replacement with a new watermain is likely to improve fire flow conditions
- Relocation to existing roadways will largely improve issues of access and maintenance
- Improved water quality with new watermain; occasional flushing may still be required during periods of low water usage

Challenges

- Impact to natural environment, and tree removal
- Requires reconstruction and replacement of water services
- Further investigation required to determine the feasibility of implementation with respect to open-cut construction on narrow roadways
- High capital cost



Relocate watermain generally along existing roadways;
Fire protection provided through traditional hydrants

Option 5

Small diameter watermain on roadways; Pumper / tanker trucks for fire flow

Advantages	Challenges
■ Use of tanker trucks provides fire flow consistent with target level of service for rural residential properties ■ Relocating to existing roadways will largely improve issues of access and maintenance, and minimizes construction impacts ■ Improved water quality with new watermain; flushing likely not required with small diameter watermain ■ Solution is implementable with directional drilling	■ Requires reconstruction and replacement of water services ■ Localized roadway expansions to allow for fire tanker and pumper truck operations; however, impact is less than a traditional larger diameter watermain ■ High capital cost ■ Requires construction and replacement of water services



Relocate watermain with small diameter servicing generally along existing roadways; Fire protection provided by pumper / tanker trucks with supply from Thunder Bay Road

Option 6

Replace watermain with private servicing; Pumper / tanker trucks for fire flow

Advantages

- Use of tanker trucks provides fire flow consistent with target level of service for rural residential properties
- Access and maintenance issues are alleviated with private servicing
- Improved water quality with private servicing
- Solution is implementable and provides the ability to implement individualized private service solutions based on property needs

Challenges

- Potential disruption to landscaping to install private service
- Localized roadway expansions to allow for fire tanker and pumper truck operations; however, impact is less than a traditional larger diameter watermain



Replace municipal service with individual private servicing, such as water cisterns or wells; Fire protection provided by pumper / tanker trucks with supply from Thunder Bay Road

- Private water systems are common for the majority of rural properties in Ontario, with many properties in Fort Erie currently serviced via private water systems. Examples of private water systems include wells and water cisterns.
- Water cisterns are filled as needed (typically on a weekly or bi-weekly basis) by water delivery to the property; the residents pay only for the delivery and cost of water that they need.
- A water well would provide water on demand but would require drilling of a new well. The capacity and quality of the well water would not be known until after the well has been drilled.
- Regular water quality checks are required by the residents to maintain water quality. Niagara Region provides free water test kits and step-by-step instructions for water testing.
- A new private service may require minor modifications to internal plumbing, including a pressure tank and/or jet pump. Replacement pressure tank and/or jet pump are commonly available at many hardware and specialized pumping stores and can be typically accommodated in utility rooms.
- The use of private water servicing in this area eliminates the need for regular flushing during periods of low water usage, which ultimately reduces the Town's water usage.
- Private servicing prevents the requirement for construction in the naturalized area.
- Supports fire protection for residents via pumper / tanker trucks.

- The short list of alternatives will be evaluated under the following categories: Technical, Environmental, Social / Cultural, and Financial

Technical	Environmental
▪ Provides a Safe Drinking Water Supply ▪ Supports Fire Protection ▪ Minimizes Operations and Maintenance Risks ▪ Minimizes Conflict with Existing Infrastructure ▪ Minimizes and Manages Construction Risk ▪ Ease of Property / Land Acquisition	▪ Minimizes Impact to Environmental and Natural Heritage Features ▪ Protects Wildlife and Species at Risk (SAR) ▪ Minimizes Climate Change Impacts
Social / Cultural	Financial
▪ Manages and Minimizes Construction Impacts ▪ Manages and Minimizes Impacts to Residents ▪ Protects Cultural Heritage Features ▪ Protects Archaeological Features ▪ Consideration for Indigenous interests	▪ Minimizes Capital Cost ▪ Minimizes Operations & Maintenance Costs

Project Next Steps

- Continued discussions with residents and stakeholders
- Evaluation of short list of alternatives, including input from desktop studies, costing of alternatives, field work, and topographic survey
- Public Information Centre #2 (Fall 2024)
- Selection of preferred alternative

Do you have any questions, comments, or want to stay up to date on this project? Please contact us any time!

Town Contact	Consultant Contact
Lisa Vespi Project Manager 1 Municipal Centre Drive Fort Erie, ON L2A 2S6 905-518-4770 LVespi@forterie.ca	Lindsay Currie Project Manager 1266 South Service Road, Unit C31 Hamilton, ON L8E 5R9 905-643-6688 lcurrie@geiconsultants.com

Additional project information can be found on the project website:
<https://letstalk.forterie.ca/beachfront-water-servicing-strategy-in-the-area-of-colony-road-windmill-point-lane-e-w-and-staniland-park-road>



Appendix D:

PIC No. 1 Comment Form



Beachfront Water Servicing Strategy in the Area of Colony Rd,
Windmill Point Ln E/W and Staniland Park Rd
Public Information Centre No. 1
July 15, 2024

COMMENT SHEET

Name: _____ Organization: _____

Phone: _____ Email: _____

Physical Address: _____

Mailing Address (if different): _____

Would you like to be added to the study mailing list? ☐ Yes ☐ No

Please provide your feedback in the space provided. Additional space is available on the back if needed.

Do you have any questions or comments about the content presented today?

Do you have any questions or comments about the study in general?

Please place your comment sheet in the drop box provided, or return by mail or e-mail to a member of the project team by July 30, 2024:

Lisa Vespi, P.Eng., PMP
Project Manager
Town of Fort Erie
LVespi@forterie.ca
905-518-4770

Lindsay Currie, M.Sc., P. Eng.
Project Manager
GEI Consultants
lcurre@geiconsultants.com
905-643-6688

With the exception of personal information, all comments will become part of the public record of the study. The study is being conducted according to the requirements of the Municipal Class Environmental Assessment, which is a planning process approved under Ontario's Environmental Assessment Act.



Beachfront Water Servicing Strategy in the Area of Colony Rd,
Windmill Point Ln E/W and Staniland Park Rd
Public Information Centre No. 1
July 15, 2024

Please use this space for any additional feedback.

With the exception of personal information, all comments will become part of the public record of the study. The study is being conducted according to the requirements of the Municipal Class Environmental Assessment, which is a planning process approved under Ontario's Environmental Assessment Act.

C.4. Public Information Centre No. 2



Schedule 'B' Municipal Class Environmental Assessment

Beachfront Water Servicing Strategy

Public Information Centre No. 2 Summary Report

February 2025

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2.3 Study Area Mailout	4
2.4 PIC No. 2 Meeting Details	5
2.5 PIC No. 2 Display Materials.....	5
2.6 PIC No. 2 Attendance	5
2.7 Consultation and Engagement	5
3.0 Next Steps.....	6

LIST OF APPENDICES

Appendix A	Notice of PIC No. 2
Appendix B	Newspaper Notice of PIC No. 2
Appendix C	PIC No. 2 Display Boards
Appendix D	PIC No. 2 Question & Answer (Q&A)

1.0 Introduction

The Town of Fort Erie is undertaking a Schedule B Municipal Class Environmental Assessment (Class EA) to assess water servicing strategies for the beachfront neighbourhoods along Colony Road, Windmill Point Lane East/West, and Staniland Park Road. The area is currently serviced by an existing 3 km watermain which is experiencing operational, maintenance, and servicing issues due to its age and location. This study will be identifying and evaluating water servicing alternatives to develop a long-term solution to alleviate the existing operational issues while maintaining appropriate service levels for local residents.

This Class EA study is being undertaken in accordance with the Municipal Class Environmental Assessment (MCEA) process developed by the Municipal Engineers Association (MEA) (October 2000, as amended in 2007, 2011, 2015, 2023 and 2024), which is approved under the *Ontario Environmental Assessment Act*.

A key aspect of the Class EA process is public and stakeholder involvement. The study ensures meaningful engagement and extensive two-way communication, facilitating information sharing, two-way communication, and resolution of concerns. Effective engagement will be used to obtain valuable comments and feedback on the overall study process and better understand potential concerns.

As part of the public engagement process, two Public Information Centres (PIC) are planned during the course of the study. The PICs serve as a forum for information exchange between the public, interested stakeholders, and the project team. This report summarizes PIC No. 2, the final PIC, including:

- Summary of purpose of PIC No. 2.
- Summary of PIC notification and attendance.
- Comments received, and responses provided to track correspondence in a transparent and traceable manner.

1.1 Class Environmental Assessment Context

This study is being completed as a Schedule B Class EA, satisfying Phases 1 and 2 of the Class EA process (**Figure 1-1**). This study will define the problems and opportunities associated with the study area, develop and evaluate alternative strategies, determine a feasible solution, and identify methods to avoid or minimize impacts to the community and natural environment.

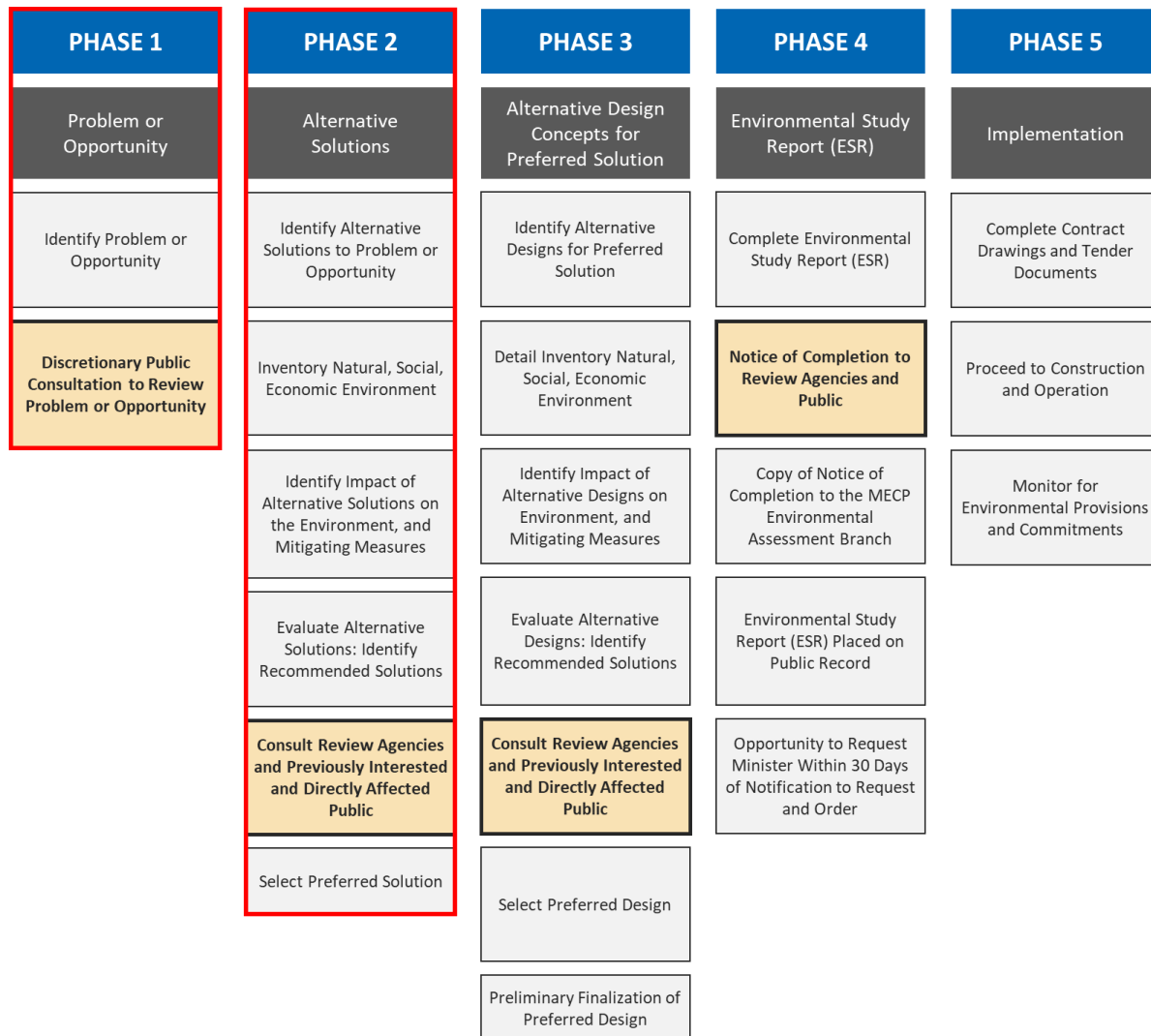


Figure 1-1: Municipal Class Environmental Assessment Process

2.0 Public Information Centre No. 2

2.1 Overview and Purpose

PIC No. 2 was the second and final planned public event for this study. PIC No. 2 was held virtually via Zoom on February 25, 2025.

The purpose of this PIC was to provide further details about the study and Class EA process, including information on the evaluation of the short-list of alternatives and the selected preferred solution.

The public event included a 30-minute presentation followed by a moderated online question and answer period. The PIC No. 2 materials are available on the project website.

2.2 Notifications

Stakeholders and the public were informed by local newspaper advertisements, mail and/or email (study contact list), and through the Town of Fort Erie project website.

A copy of the notice is provided in **Appendix A**. The notice was first distributed on February 6, 2025.

2.2.1 Public Advertisements

The notice was published on February 6, 2025, digitally and as a hardcopy in the Fort Erie Observer local newspaper. A copy of the digital newspaper post can be found in **Appendix B**.

2.2.2 Online Advertisements

This notice was posted to the Project Webpage. The project webpage includes details for members of the public to stay involved through this study and an opportunity to join the study contact list to receive future study notifications:

<https://letstalk.forterie.ca/beachfront-water-servicing-strategy-in-the-area-of-colony-road-windmill-point-lane-e-w-and-staniland-park-road>

2.2.3 Indigenous and First Nation Communities

Indigenous and First Nation communities provide valuable information to help identify solutions and measures to mitigate impacts to natural and cultural resources. The Town will ensure that engagement with Indigenous Communities is as comprehensive as required and is implemented in a responsible and respectful manner, with the understanding that each Indigenous Community is unique and has their own culture, heritage, traditions, and engagement processes.

The following First Nations were engaged:

- Mississaugas of the Credit First Nation (MCFN)

- Six Nations of the Grand River – both elected and Haudenosaunee Confederacy Chiefs Council (HCCC) / Haudenosaunee Development Institute (HDI)

The Notice of PIC No. 2 was sent to representatives of MCFN, Six Nations of the Grand River, and HDI on February 6, 2025 via email. No responses were received.

2.2.4 Contact List Distribution

The Notice of PIC No. 2 was dated February 6, 2025, and mailed and/or emailed to local government, Provincial and Municipal review agencies, and other interested stakeholders, community members and businesses.

Federal Agencies

- Environment and Climate Change Canada
- Impact Assessment Agency of Canada
- Fisheries and Oceans Canada (Canada Centre for Inland Waters)

Provincial Ministries and Agencies

- Ministry of Agriculture, Food and Rural Affairs
- Ministry of Citizenship and Multiculturalism
- Ministry of Economic Development, Job Creation and Trade
- Ministry of Municipal Affairs and Housing
- Ministry of Natural Resources and Forestry
- Ministry of the Environment, Conservation and Parks

Regions and Municipalities

- Town of Fort Erie
- Regional Municipality of Niagara

Utilities

- Bell Canada
- Cogeco Cable Niagara
- Enbridge Gas Inc.
- Niagara Region Broadband Networks

Emergency Services

- Niagara Regional Police Service
- Fort Erie Central Fire Station

Conservation Authorities

- Niagara Peninsula Conservation Authority

Interest and Stakeholder Groups

- Thunder Bay Colony Association
- Windmill Point Homeowners Association
- Local residents

2.3 Study Area Mailout

To ensure the local community was aware of the ongoing Class EA, PIC No. 2 Notices were distributed by mail or email to residents and businesses within the focused study area.

2.4 PIC No. 2 Meeting Details

PIC No. 2 was held virtually via Zoom on February 25, 2025, from 5:00 pm to 6:00 pm. The PIC No. 2 live event presented project information for public review and provided an opportunity for attendees to ask questions to the project team. Materials were also posted on the project webpage on the day of the PIC event.

There were technical issues with the original Microsoft Teams platform so the project team issued a notice via the project webpage and directly with some residents that the platform would switch.

2.5 PIC No. 2 Display Materials

PIC No. 2 provided further details about the study and Class EA process, including information on the evaluation of the short-list of alternatives and the selected preferred solution.

The information was presented online during the PIC virtual event. Representatives from the Town's project team were also available during the event to answer any questions/concerns.

A copy of the display boards is provided in [Appendix C](#).

2.6 PIC No. 2 Attendance

There were approximately 36 attendees who joined the online PIC event, including five (5) Town and GEI representatives.

2.7 Consultation and Engagement

Attendees of the PIC No. 2 were encouraged to ask questions and/or provide feedback on the project during the online event. All questions and answers were recorded. A copy of the Question and Answer (Q&A) sheet is provided in [Appendix D](#).

2.7.1 Comments Received

Attendees were also encouraged to provide comments related to the Class EA prior to and after the PIC event. Comments were accepted through the project website, comment form, by phone, by email and/or mailed letters. All comments would then be reviewed and considered by the Project Team. One (1) comment was received (**Table 2-1**).

Table 2-1: PIC No. 2 Comments Received

Date	Stakeholder	Comment	Response
February 7, 2025	Resident	Received email with request to share preferred solution.	Link to the PIC No. 2 materials was provided.

3.0 Next Steps

Following PIC No. 2, the project team will:

- Consider all input received throughout the project
- Confirm the preferred water servicing solution.
- Prepare the Project File Report for Public Review.

Appendix A:

Notice of PIC No. 2

Notice of Public Information Centre #2

Beachfront Water Servicing Strategy in the Area of Colony Rd, Windmill Point Ln E/W and Staniland Park Rd

Project Information

The Town of Fort Erie is undertaking a Schedule B Municipal Class Environmental Assessment (Class EA) to assess water servicing strategies for the beachfront neighbourhoods along Colony Road, Windmill Point Lane East/West, and Staniland Park Road. The area is currently serviced by an existing 3 km watermain which is experiencing operational, maintenance, and servicing issues due to its age and location. This study will identify and develop a water servicing solution which continues to provide a safe drinking water supply and support fire protection for residents while also minimizing long term operational risk and an affordable and financially sustainable solution.

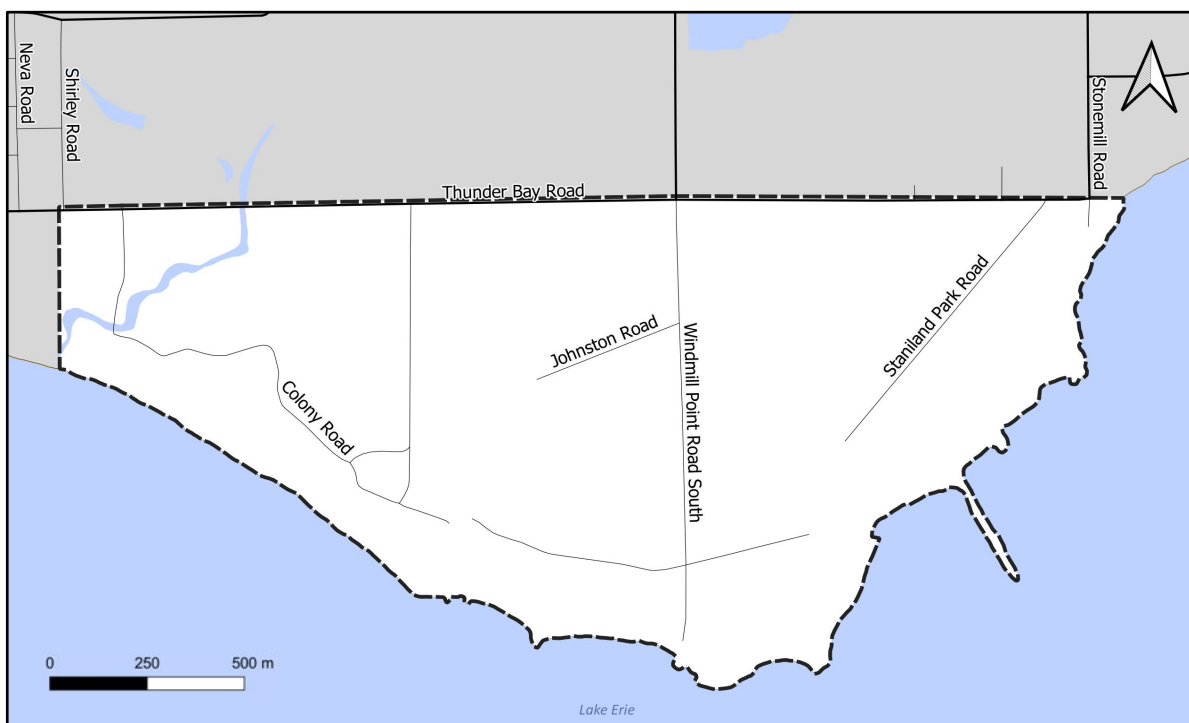


Figure 1 Study Area

The study is being completed as a Schedule B Class EA, satisfying Phases 1 and 2 of the Municipal Engineers Association Municipal Class EA process. This study will define the problems and opportunities associated with the study area, develop and evaluate alternative strategies, determine a feasible solution, and identify methods to avoid or minimize impacts to the community and natural environment. The Town encourages the public and stakeholders to actively participate throughout this Class EA process.

Purpose of Public Meeting #2

The project team is hosting a second public meeting to provide further details about the study, including information on the evaluation of short-list of alternatives. The Project Team has conducted supporting studies, consulting with permitting agencies as well as reviewing the input and feedback received. At this PIC the Project Team will present the preliminary preferred solution, and the public will have the opportunity to share feedback. This meeting will be conducted virtually on Microsoft Teams platform (see next page for details).

The information provided will summarize the study problem and opportunity statement, the process used to identify and evaluate alternative servicing strategies, evaluation criteria and selection of the preliminary preferred alternative. Residents and stakeholders will be encouraged to provide feedback on the study.

Public Meeting #2
Date and Time: Tuesday, February 25, 2025 from 5:00 to 6:00 PM There will be a 30-minute presentation followed by a moderated online question and answer period.
How to Join The Virtual Meeting: Click this link: <u>Public Information Centre #2 - Beachfront Water Servicing Strategy (Virtual Meeting Link)</u> Or visit our project website to find the meeting link.

Have Your Say

The Town invites residents, agencies, and interested parties to participate in the Class EA process and learn more through attendance at a Public Information Centre. Members of the project team will be available at the meeting to answer questions and discuss the study progress to date.

To submit a comment or question via email, or if you have accessibility requirements, please contact one of the representatives below:

Lisa Vespi, P.Eng., PMP
Project Manager
Town of Fort Erie
LVespi@forterie.ca
Phone: 905-518-4770

Lindsay Currie, M.Sc., P.Eng.
Project Manager
GEI Consultants Canada Ltd.
lcurrie@geiconsultants.com
Phone: 905-643-6688

Information will be collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will be part of the public record. Project information will be available at:

<https://letstalk.forterie.ca/beachfront-water-servicing-strategy-in-the-area-of-colony-road-windmill-point-lane-e-w-and-staniland-park-road>

This notice was first issued on February 6, 2025.

Appendix B:

Newspaper Notice of PIC No. 2



Notice of Public Information Centre #2

Beachfront Water Servicing Strategy in the Area of Colony Rd, Windmill Point Ln E/W and Staniland Park Rd

Project Information

The Town of Fort Erie is undertaking a Schedule B Municipal Class Environmental Assessment (Class EA) to assess water servicing strategies for the beachfront neighbourhoods along Colony Road, Windmill Point Lane East/West, and Staniland Park Road. The area is currently serviced by an existing 3 km watermain which is experiencing operational, maintenance, and servicing issues due to its age and location.

This study will identify and develop a water servicing solution which continues to provide a safe drinking water supply and support fire protection for residents while also minimizing long term operational risk and an affordable and financially sustainable solution.



The study is being completed as a Schedule B Class EA, satisfying Phases 1 and 2 of the Municipal Engineers Association Municipal Class EA process. This study will define the problems and opportunities associated with the study area, develop and evaluate alternative strategies, determine a feasible solution, and identify methods to avoid or minimize impacts to the community and natural environment. The Town encourages the public and stakeholders to actively

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Public Meeting #2

Date and Time:

Tuesday, February 25, 2025
from 5:00 – 6:00 PM

Scan this QR Code to join the Virtual Meeting:



The information provided will summarize the study problem and opportunity statement, the process used to identify and evaluate alternative servicing strategies, evaluation criteria and selection of the preliminary preferred

alternative. Residents and stakeholders will be encouraged to provide feedback on the study.

Have Your Say

The Town invites residents, agencies, and interested parties to participate in the Class EA process and learn more through attendance at a Public Information Centre. Members of the project team will be available at the meeting to answer questions and discuss the study progress to date.

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Lisa Vespi, P.Eng., PMP
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This notice was first issued on February 6, 2025.

We'd like to hear from you!

Send your letters to the Editor to Jen at jenw@forterieobserver.ca

Appendix C:

PIC No. 2 Display Boards

Welcome

Public Information Centre #2

**Beachfront Water Servicing Strategy in the Area of Colony
Road, Windmill Point Lane East/West and Staniland Park Road**

25 February 2025, 5-6 PM

Why are we here?

Public Information Centre (PIC) #2

Key Dates

Notice of Commencement – March 28, 2024

PIC No. 1 – July 15, 2024

PIC No. 2 – February 25, 2025

Notice of Completion – Spring 2025

Stay Engaged!

- ✓ Post your questions in the chat – there will be a Question and Answer period following this presentation.
- ✓ Provide your feedback regarding the information presented to the Project Team after today’s meeting.
- ✓ Take a look at the project webpage.

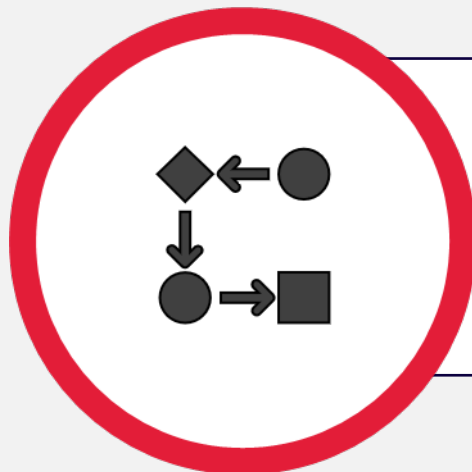
<https://letstalk.forterie.ca/beachfront-water-servicing-strategy-in-the-area-of-colony-road-windmill-point-lane-e-w-and-staniland-park-road>



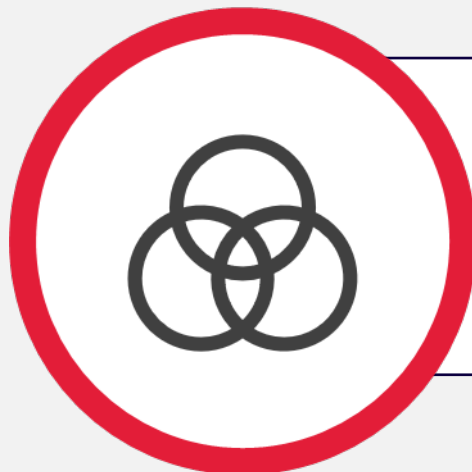
Public Information Centre (PIC) Objectives



Present the study objectives.



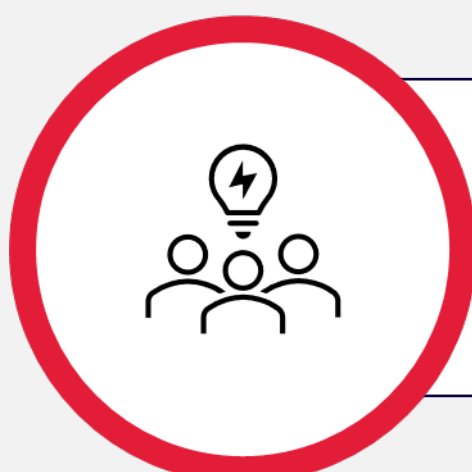
Present the environmental assessment process.



Present area opportunities and constraints.



Present preliminary preferred water servicing alternative.



Receive feedback on the preliminary preferred alternative.

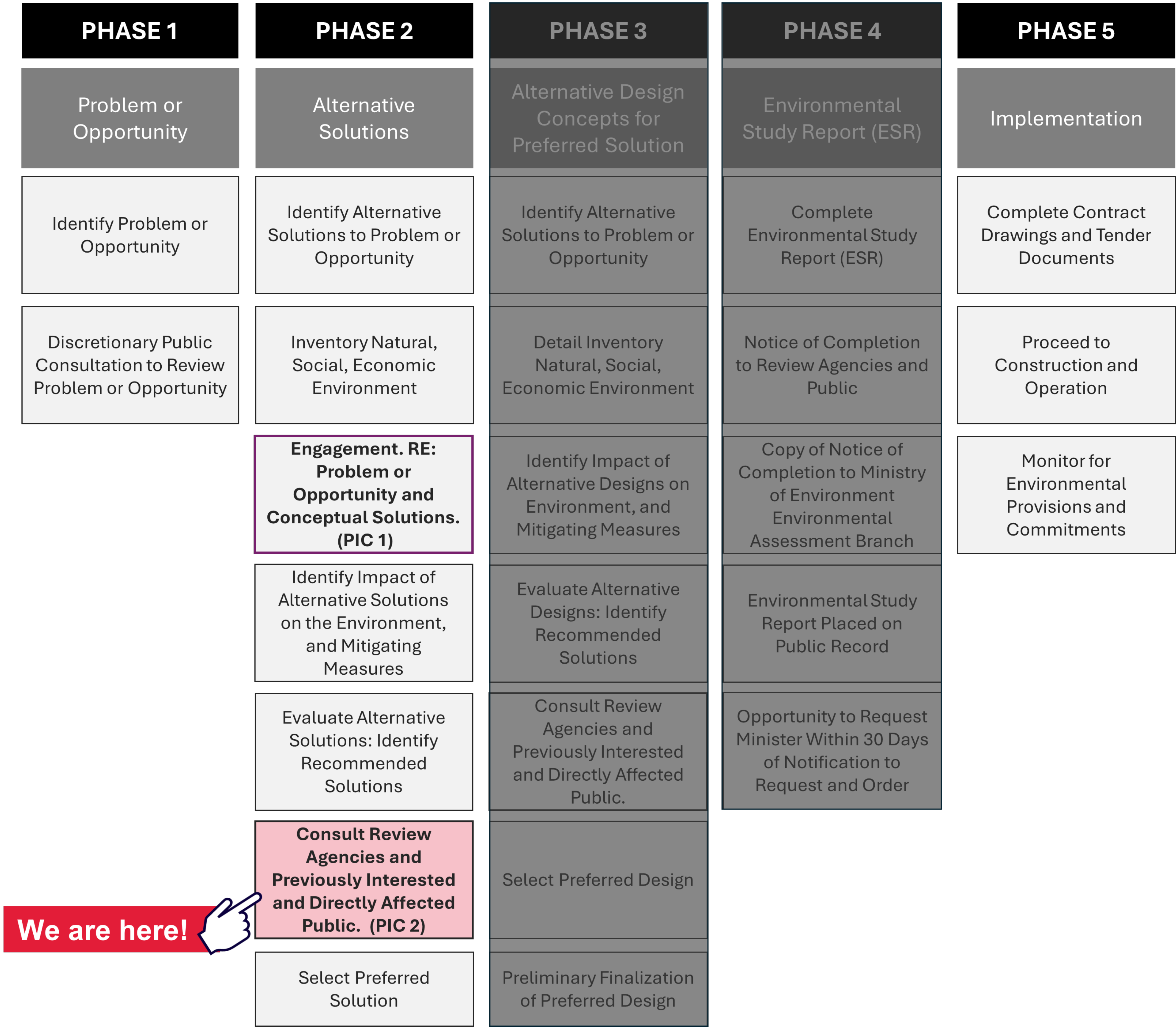
Problem and Opportunity Statement

The Beachfront Water Servicing Strategy in the Area of Colony Rd, Windmill Point Lane East and West, and Staniland Park Road study will identify and develop a water servicing solution which continues to provide a safe drinking water supply and supports fire protection for residents while minimizing long-term operational risk, at an affordable and financially sustainable cost to the Town of Fort Erie.



Municipal Class Environmental Assessment Process

- This project is being completed under the Schedule B Municipal Class Environmental Assessment (Class EA) process.
- Schedule B projects follow Phases 1 and 2 of the Class EA process. Once complete, the project may proceed directly to Implementation (Phase 5).
- The public is encouraged to provide feedback to the Project Team throughout this Class EA project.

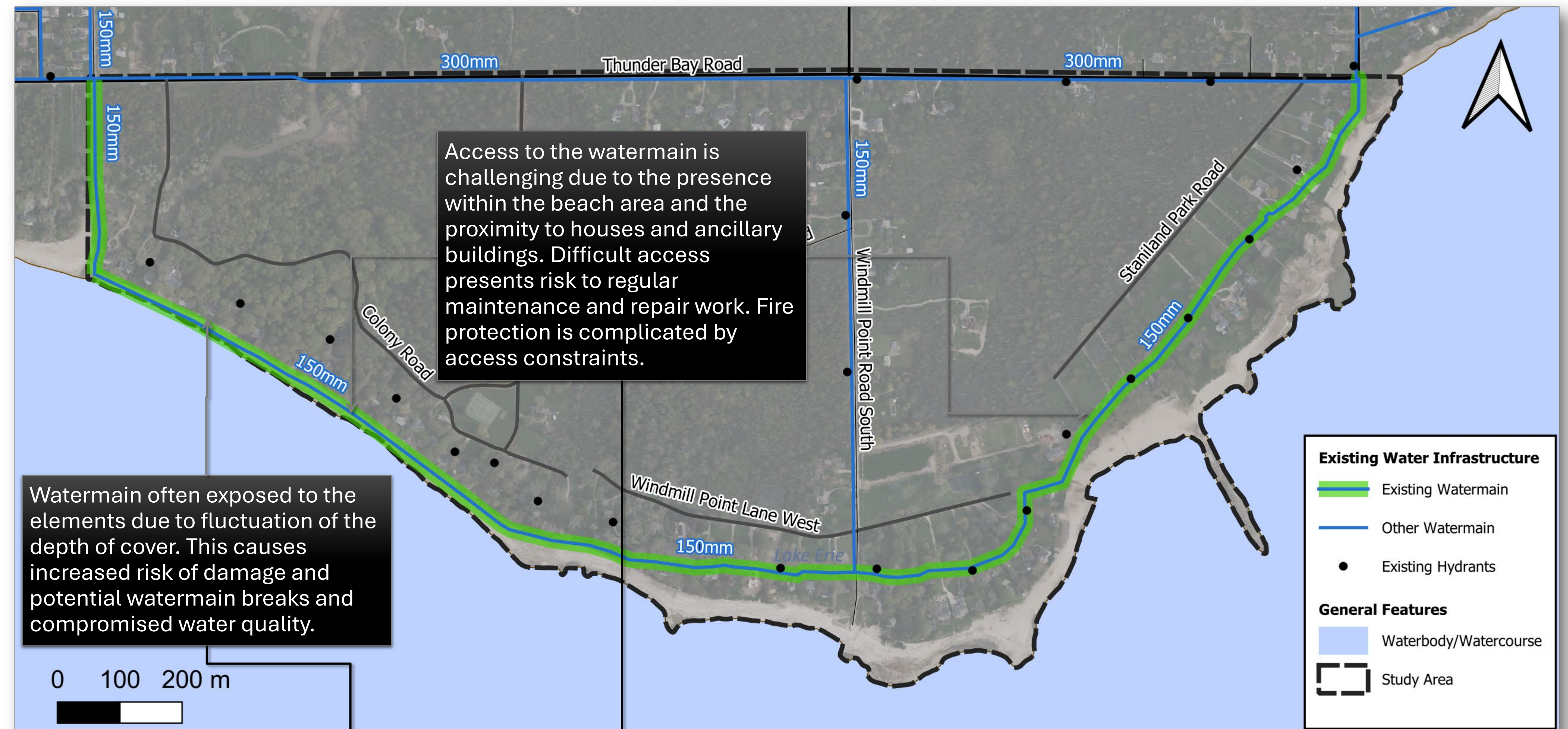


We are here!

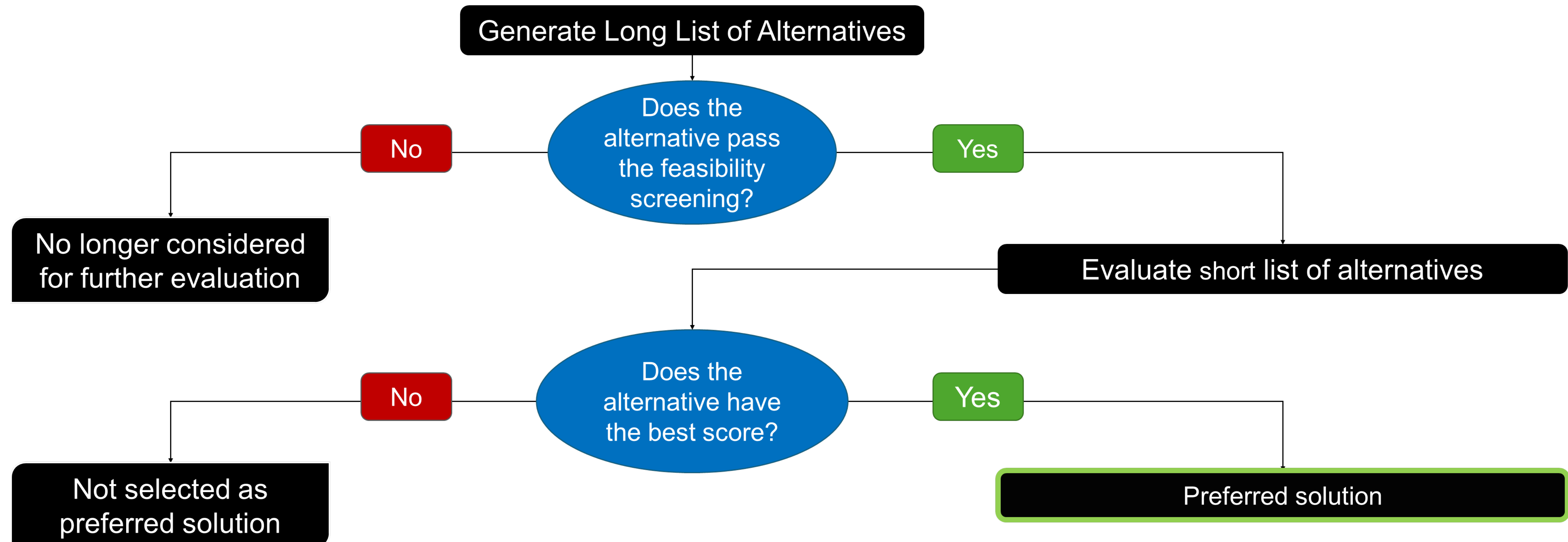
Notice of Commencement	March 2024
Desktop Investigations	March to July 2024
Public Information Centre #1	July 2024
Evaluation of Alternatives	Fall 2024
Public Information Centre #2	Winter 2025
Selection of Preferred Alternative	Winter 2025
Notice of Completion for Class EA Process	Spring 2025
Enhanced Conceptual Design	Fall 2025
Project Implementation	2026/2027

Current Conditions

- The condition and location of the existing watermain presents operational and maintenance risks for the Town.
- Existing watermain faces challenges in maintaining adequate water pressure, fire flow, and water quality due to the configuration and age of the infrastructure.
- Construction within the area is complicated by the age and density of the naturalized area, as well as the narrow road access. Existing alignment is also challenging due to its location along the beach and proximity to structures.
- Large number of homes within the study area are seasonal. This results in an increased frequency of flushing required during months with low occupancy. Frequent watermain flushing is required to maintain water quality.
- Desktop studies indicate several significant natural heritage features, shallow groundwater, and archaeological potential and some cultural sensitivity.



- Feasibility screening criteria were developed to align with the Problem & Opportunity statement
- Long list of alternatives is developed and screened through feasibility screening criteria
- Short list of alternatives is evaluated with evaluation criteria in 4 categories: technical, environmental, social / cultural, financial
- Desktop studies and hydraulic modelling for the short list of alternatives were used as part of the evaluation assessment
- Alternatives scored for each evaluation criterion and weighted in each category
- Alternative with the best score is the preferred solution



Natural Heritage Desktop Study*

- The desktop study identified several significant features within the Study Area, including:
 - Provincially Significant Wetlands
 - Significant Woodlands
 - Significant Valleylands and Fish Habitat associated with Six Mile Creek
 - White-tailed deer wintering area
 - Waterfowl Winter Concentration Area
 - Habitat for Endangered or Threatened Species

Cultural Heritage Desktop Study

- The Study Area has a history of rural and residential land use dating back to the early 19th century
- The Study Area contains no known Built Heritage Resources or Cultural Heritage Landscapes
- There are 4 areas with potential heritage sensitivity that may require further assessment depending on the detailed design

Geotechnical/Hydrogeological Desktop Study

- Bedrock may be encountered at shallow depth. Not expected to be a major constraint due to typical depth of water services.
- Shallow groundwater within the Study Area.
- Subsurface material (organic/peat deposits) within wetlands may present challenging construction conditions.

Stage 1 Archaeological Assessment*

- The Study Area meets criteria indicative of archaeological potential, including water sources within 300 m, early settlements within 100 m, and early historic transportation routes within 100 m (Thunder Bay Road, Colony Road, Windmill Point Road, and Stonemill Road)
- Stage 2 Archaeological Assessment by test pit survey may be required depending on the detailed design

*** Further Natural Heritage Studies and Stage 2 Archaeological Assessment may be required, based on detailed design.**

Long List of Alternatives

Alternative	Water Servicing	Fire Flow
1	Maintain existing infrastructure (do nothing)	Maintain existing hydrants
2	Watermain lining in low-risk areas and replacement with deeper watermain in high-risk areas along the same / similar alignment	Maintained and / or relocated existing hydrants
3	Replace entire length with deeper watermain along same / similar alignment	Maintained and / or relocated existing hydrants
4	Relocate watermain generally along existing roadways	New hydrants along new watermain
5	Relocate watermain with small diameter servicing generally along existing roadways	Pumper / tanker trucks with supply from Thunder Bay Road; Requires localized roadway expansions to allow for fire tanker and pumper truck operations
6	Replace municipal service with individual private servicing, such as water cisterns or wells	Pumper / tanker trucks with supply from Thunder Bay Road; Requires localized roadway expansions to allow for fire tanker and pumper truck operations

Feasibility Screening Results

Alternative	Meets Fire Flow Objectives	Improves Access and Maintenance	Improves Water Quality Management	Screening Result
1	Criteria is not satisfied	Criteria is not satisfied	Criteria is not satisfied	Carried Forward for purpose of environmental assessment.
2	Criteria is satisfied	Criteria is not satisfied	Criteria is not satisfied	Not Carried Forward ; does not alleviate access and maintenance issues and may not improve water quality.
3	Criteria is satisfied	Criteria is not satisfied	Criteria is satisfied	Not Carried Forward ; does not alleviate access and maintenance issues.
4	Criteria is satisfied	Criteria is satisfied	Criteria is satisfied	Carried Forward
5	Criteria is satisfied	Criteria is satisfied	Criteria is satisfied	Carried Forward
6	Criteria is satisfied	Criteria is satisfied	Criteria is satisfied	Carried Forward

Option 4

Relocate watermain to roadways; New hydrants along new watermain

Advantages

- Replacement with a new watermain is likely to improve fire flow conditions
- Relocation to existing roadways will largely improve issues of access and maintenance
- Improved water quality with new watermain; occasional flushing may still be required during periods of very low water usage

Challenges

- Impact to natural environment, and tree removal
- Requires reconstruction and replacement of water services
- Likely requires open-cut construction on narrow roadways
- High capital cost



Relocate watermain generally along existing roadways;
Fire protection provided through traditional hydrants

Option 5

Small diameter watermain on roadways; Pumper / tanker trucks for fire flow

Advantages

- Use of tanker trucks provides fire flow consistent with target level of service for rural residential properties
- Relocating to existing roadways will largely improve issues of access and maintenance, and minimizes construction impacts
- Improved water quality with new watermain; flushing likely not required with small diameter watermain

Challenges

- Requires reconstruction and replacement of water services
- Localized roadway expansions to allow for fire tanker and pumper truck operations; however, impact is less than a traditional larger diameter watermain
- Highest capital cost



Relocate watermain with small diameter servicing generally along existing roadways; Fire protection provided by pumper / tanker trucks with supply from Thunder Bay Road

Option 6

Replace watermain with private servicing; Pumper / tanker trucks for fire flow

Advantages

- Use of tanker trucks provides fire flow consistent with target level of service for rural residential properties
- Access and maintenance issues are alleviated with private servicing
- Improved water quality with private servicing
- Solution provides the ability to implement individualized private service solutions based on property needs

Challenges

- Potential disruption to landscaping to install private service
- Localized roadway expansions to allow for fire tanker and pumper truck operations; however, impact is less than a traditional larger diameter watermain
- Difficulty in siting due to potential proximity to septic beds



Replace municipal service with individual private servicing, such as water cisterns or wells;
Fire protection provided by pumper / tanker trucks with supply from Thunder Bay Road

- The short list of alternatives were evaluated under the following categories: Technical, Environmental, Social / Cultural, and Financial
- Weightings for categories were decided through consensus with the Project Team

Technical (30%)	Environmental (20%)
▪ Provides a Safe Drinking Water Supply ▪ Supports Fire Protection ▪ Minimizes Operations and Maintenance Risks ▪ Minimizes Conflict with Existing Infrastructure ▪ Complexity of Implementation ▪ Ease of Property / Land Acquisition	▪ Minimizes Impact to Environmental and Natural Heritage Features ▪ Protects Wildlife and Species at Risk (SAR)
Social / Cultural (20%)	Financial (30%)
▪ Manages and Minimizes Construction (Short-term) Impacts ▪ Manages and Minimizes Long-term Impacts to Residents ▪ Protects Archaeological and Cultural Heritage Features	▪ Minimizes Capital Cost ▪ Minimizes Operations & Maintenance Costs

Scoring



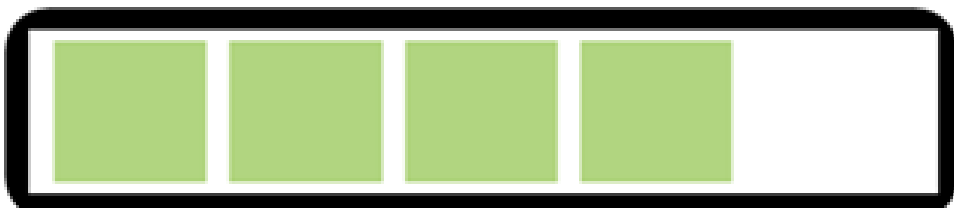
Permanent negative impacts and/or significant technical challenges



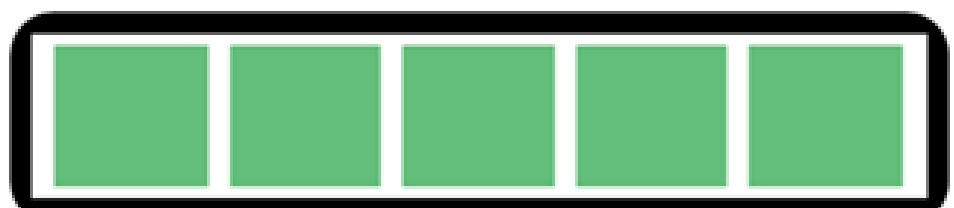
Temporary negative impacts and/or major technical challenges



Low or neutral impacts after mitigation and/or some technical challenges



No adverse impacts and no substantial technical challenges



Ideal conditions and/or generates beneficial impacts

Short List of Alternatives

Evaluation Category	Do Nothing	Option 4	Option 5	Option 6
Technical Feasibility	- Limited fire flow availability and reliance on pumper trucks to achieve fire flows - Provides acceptable water quality but requires frequent flushing - Poor access for operations and maintenance	- Provides acceptable water quality, pressures, and fire flow - Improved access for operations and maintenance - Increased construction complexity	- Provides acceptable water quality, pressures, and fire flow - Reliance on pumper trucks to achieve fire flows - Improved access for operations and maintenance - Increased construction complexity due to trenchless methods	- Residents responsible for water quality - Reliance on pumper trucks to achieve fire flows - Increased construction complexity for cisterns
Environmental Impacts	- No planned construction - Increased risk of pipe breaks / leaks requiring repairs leading to environmental disruption	Open cut construction has potential for greatest impact to environment	Trenchless construction reduces potential for impact to environment	Siting of cistern locations may reduce potential for impact to environment
Social / Cultural Impacts	- No planned construction - Increased risk of watermain breaks and repair work that would impact residents in future	- Longer construction time (6-8 months) and limited access to private properties during construction - Residents heavily supportive of maintaining hydrants - Open cut construction has potential for greatest impact to archaeological features - Stage 2 archaeological assessment is required	- Moderate construction time (4-6 months) and limited access to private properties during construction - Trenchless construction reduces potential for impact to archaeological features - Stage 2 archaeological assessment is required	- Difficult constructability on private properties - Removal of hydrants perceived as less advantageous for home insurance and property value
Financial Viability	- No capital cost - High operations and maintenance costs	Approximate capital cost is \$3.8M	Approximate capital cost is \$6.9M	Approximate capital cost is \$3.5M

Evaluation Results

Category	Criteria	Do Nothing	Option 4	Option 5	Option 6	Comments
Technical Feasibility	Safe drinking water supply					- Alternatives 4 and 5 score highest due to Town-supplied water and improved access for operations and maintenance - Alternative 4 scores high for fire protection as it maintains traditional fire hydrants - Alternative 6 scores highest in operations and maintenance as it eliminates need for municipal access for watermain operations and maintenance - Alternatives 5 and 6 score lowest in construction complexity due to respective trenchless construction and cistern construction difficulty
	Supports fire protection					
	Operations and maintenance					
	Existing utility conflicts					
	Construction complexity					
	Land acquisition					
	Summary Score					
Environmental	Impacts to environment					Alternative 4 scores lowest due to open cut construction having potential for greatest impact to environment and wildlife
	Wildlife and Species at Risk					
	Summary Score					
Social / Cultural	Short-term impacts					- Alternative 4 is strongly favoured by residents due to preservation of Town-supplied water and hydrants - Alternative 4 scores low in archaeological impact due to potential risk from open cut construction
	Long-term impacts					
	Archaeological impact					
	Summary Score					
Financial	Capital cost					- Alternatives 4 and 6 have comparable costs for the Town and are lower estimated cost than Alternative 5 - Do nothing option presents the highest operations and maintenance cost
	O&M cost					
	Summary Score					
Rank		3	1	2	4	

 Preliminary Preferred Alternative

Preferred Alternative - Option 4

Relocate watermain to roadways; New hydrants along new watermain

Implementation

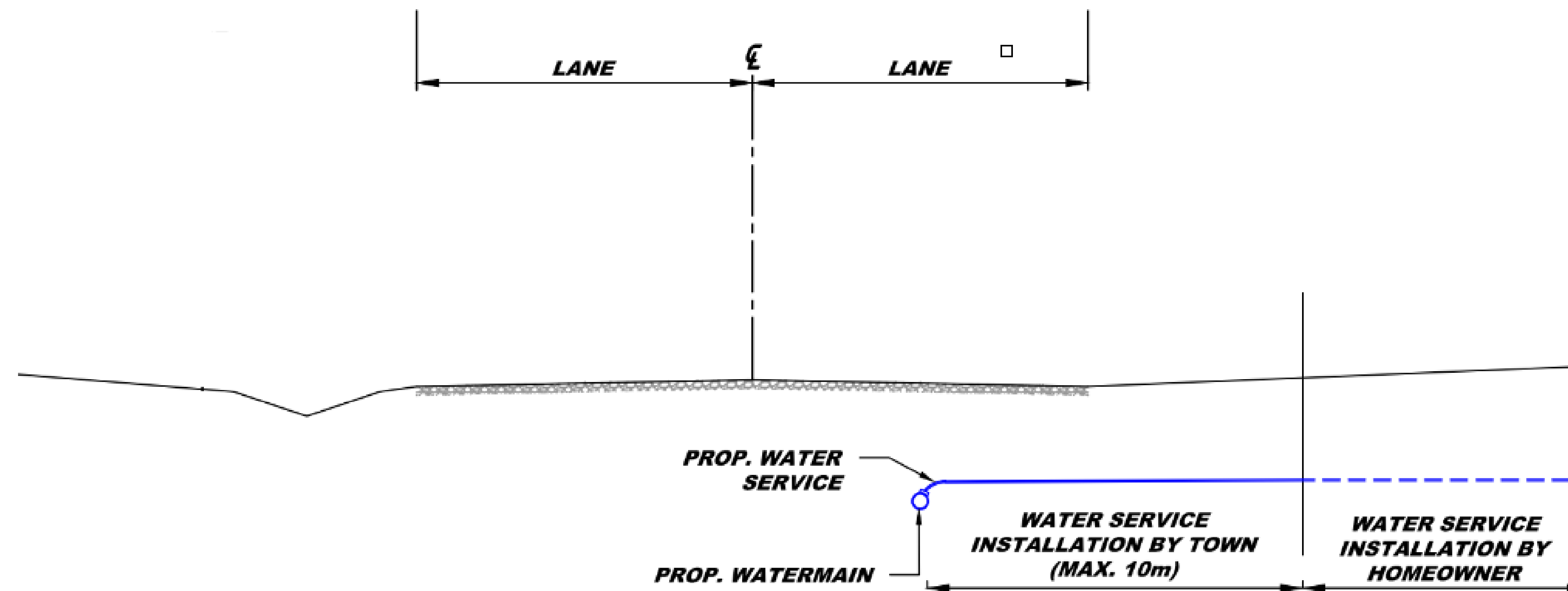
- Further archaeology study may be required prior to construction depending on the watermain alignment
- Further environmental screening for Species at Risk may be required prior to construction depending on the watermain alignment
- Potential for phasing with Colony Road and Windmill Point Lane West section completed first, followed by Windmill Point Lane East and Staniland Park Road section
- New service laterals required for all properties
- Estimated construction cost for the new watermain and town-funded service lengths is \$3.8M (-/+50% accuracy, with 1-2% engineering conducted).



Relocate watermain generally along existing roadways;
Fire protection provided through traditional hydrants

Implementation – Construction

- Construction will be coordinated to allow for continued access for residents
- A new water service will be required for all residents as the watermain is moving from the south side of most homes to the north side
- The Town will pay for the first 10 m of service, with the remainder cost shared by the homeowner. This is consistent with the Town's current practices



- **How will the construction be paid for?**
 - The Town will cover the cost of the new watermain and the cost of the first 10 m of a new service connection for each property.
 - Residents will be responsible for the cost of the remaining length of service connection to their house.
- **What will happen to the old watermain?**
 - The old watermain along the beach will be removed. Any watermain that is not along the beach is expected to stay in place and be abandoned.
- **Will there be disruption to environmental features?**
 - Construction will be within the road right-of-way wherever possible to limit the impact to the environment; however, some tree removal will likely be required. The road will be reinstated as it exists today.
 - Further Natural Heritage study may be conducted to confirm the locations of Species at Risk in the area, depending on watermain alignment.
- **When will the new watermain be in place?**
 - Design and Construction is planned for 2026-2027
 - The project may be phased with the west portion (Colony Road and Windmill Point Land West) completed first up to Windmill Point North/South, with the second phase including Windmill Point Lane East and Staniland Park Road

Project Next Steps

- Finalize preferred alternative implementation plan and Project File report
- Notice of Completion – Spring 2025
- Enhanced conceptual design of preferred alternative – Fall 2025
- Design in 2026
- Construction starting in 2027

Do you have any questions, comments, or want to stay up to date on this project? Please contact us any time!

Town Contact	Consultant Contact
Lisa Vespi Project Manager 1 Municipal Centre Drive Fort Erie, ON L2A 2S6 905-518-4770 LVespi@forterie.ca	Lindsay Currie Project Manager 1266 South Service Road, Unit C31 Hamilton, ON L8E 5R9 905-643-6688 lcurrie@geiconsultants.com

Additional project information can be found on the project website:
<https://letstalk.forterie.ca/beachfront-water-servicing-strategy-in-the-area-of-colony-road-windmill-point-lane-e-w-and-staniland-park-road>



Appendix D:

PIC No. 2 Question & Answer (Q&A)

Town of Fort Erie Beachfront Water Servicing Strategy

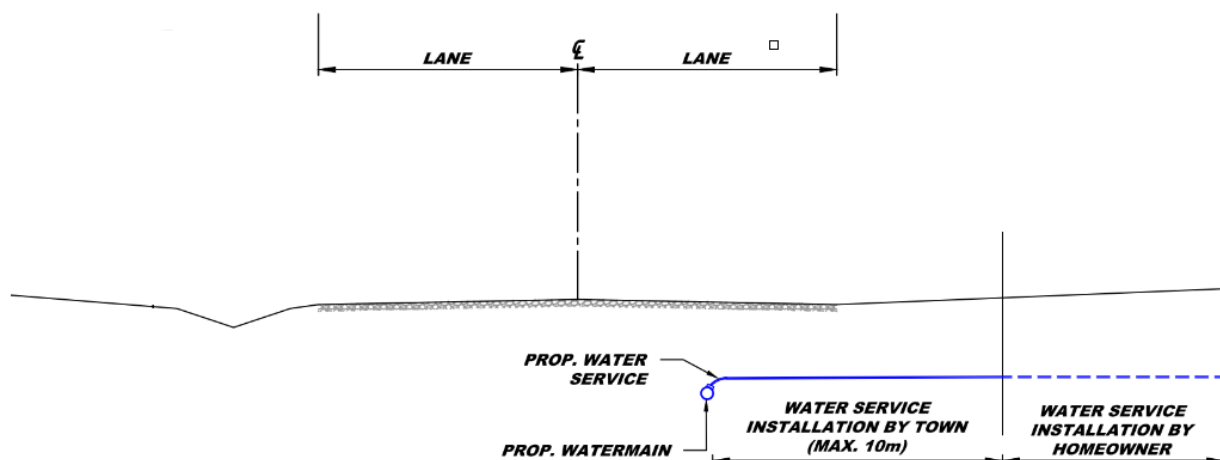
Public Information Centre No. 2 - Question & Answer (Q&A) Sheet

Question 1: What is an estimate of the approximate cost of private-side water service connections to homeowners? Most lakefront homes are quite far from the road.

Answer 1: Per standard Town practices, the Town covers the cost of a water service replacement up to a property line; beyond that it is the responsibility of the homeowner. A typical right-of-way for a local road is 20 metres wide from property line to property line on either side of a road. Assuming the watermain is placed in the centre of the road, that means the Town will pay for 10 metres of the water service replacement (up to the property line) and the remaining portion from property line to the serviced home is the responsibility of the homeowner. In this case, Colony Road, Staniland Park Road, and Windmill Point Road West/East are private with an atypical right-of-way, thus the length of service from the 10 metres beyond the watermain up to the existing house connection will depend on the topography and property layout.

There is an opportunity for the associations and/or homeowners to work together for improved cost efficiency. Typically, contractors charge less per property if working on multiple properties as the mobilization and material costs are decreased. We have estimated that the cost per property should be less than \$10,000.

Additionally, the Town will allow for the installation of PVC/plastic services for the homeowner's portion of the water service (instead of the Town's typical design standard of copper lines) in order to significantly reduce the cost of the material. The caveat is that usually, homes are grounded from surcharging and storms via the watermain. When the water service is replaced with plastic pipe, an electrical contractor is required to ground the electrical system via a grounding plate/rod installed in the ground.



Question 2: What is the water service cost estimate based on? Is there an estimate of cost per foot?

Answer 2: The estimate consists of material and labour costs. For materials, typically $\frac{3}{4}$ " copper pipe is approximately \$900 per 100 ft (~30 m), whereas 1" plastic pipe is approximately \$200 per 100 ft (~30 m), which would provide significant savings. Labour would require similar efforts and cost to install each material.

The details will be determined as part of the detailed design phase of this project. A consultant will perform a detailed engineering review of the study area and provide further detailed costing.

Question 3: Where is the 10 m up to the private property measured from?

Answer 3: The 10 m will be measured from the watermain which is typically within the road but will be determined during the detailed design phase of this project.

Question 4: Are there Town-recommended contractors?

Answer 4: The Town does not recommend contractors but will share some suggestions when it comes time for the construction.

Question 5: Will there be an opportunity to retain the Town's contractor to complete private lateral connections? Will the Town be providing unit pricing for lateral work that can be leveraged? How will laterals at the end of the 10 m be terminated? When will drawings be available for the final design to help with obtaining pricing?

Answer 5: From a cost-sharing perspective, it is not current practice to deal directly with private landowners within a public tender. However, there is opportunity for the associations and/or homeowners to work with contractors, such as those who would be installing the watermain to help support the private-side installation.

The laterals will be capped at the property line and installed with a curb stop or a meter pit, to be determined during the detailed design phase. A meter pit is typically for properties that are further than 20 m from the road to allow for the Town to retrieve meter readings effectively without having to go far into properties. This would be an expense to the Town, not homeowners.

The project phasing anticipates the design phase to begin in 2026 and will likely advance from the west, along Colony Road first as the west portion of the watermain provides the higher operational and maintenance risk to the Town due to the watermain along the beach. It is common practice to have a pre-construction information session to allow you to see the final design and understand the construction impacts. Updates will continue to be provided through the project webpage and the Neighbourhood Association as available.

Question 6: In the case of a group of homes, such as Colony Road, will it be possible to have one water line put in to support all homes or will there need to be individual lines per home?

Answer 6: Given that these homes have existing individual services, the Town will pursue installation of a single service line per property. When multiple properties are serviced by a single service, there can be difficulties with respect to billing.

Question 7: Will there be an interruption in water service during the installation?

Answer 7: There may be temporary shutdowns, typically for only a few hours at a time, but the intent is never to leave a resident without water for longer than the length of a typical working day. Residents will have adequate notice in advance of these shutdowns and details will be worked out further in detailed design.

Question 8: Is there an opportunity to change the placement of the watermain from the roadway to closer to the homes? This would also allow for hydrants to be closer to the homes.

Answer 8: Currently, there are issues with the Town having access to the watermain. The intent of this project is to provide improved access for operations and maintenance for quick repairs which requires the watermain to be within the road. The exact locations of hydrants will be determined in detailed design. The Town will work with the Fire Department and consultants to consider fire protection and fire flows throughout the study area to determine the optimal locations of the hydrants.

Question 9: The watermain connection for most properties is lake-side and will have to be moved to the road-side. Is that included in the estimates?

Answer 9: The cost estimate for the homeowner-responsible portion of the water service considers construction of the water service from the Town's portion of the service to the home. The estimate does not consider any internal plumbing reconfiguration or exterior restoration costs. The cost will vary based on property layout (e.g. distance from road to house, trees, paved areas, landscaping, topography) which is why a range has been provided. More detailed cost estimates will be provided during the detailed design phase.

Question 10: What about properties with bunkies?

Answer 10: Each property will be reviewed during detailed design based on the servicing needs.

Question 11: What will the size of the new proposed watermain be?

Answer 11: The watermain is expected to be 150 mm (6") in diameter in order to support the fire flow requirements for this area.

Question 12: Will the old main on the beach be removed?

Answer 12: It is anticipated that the watermain along the beach will be removed as it is currently exposed. In areas where the watermain is underground and unexposed (i.e. within the yards and any existing paved areas), it is anticipated that it will be abandoned in place.

Question 13: Are there any new or additional hydrants being added?

Answer 13: It is anticipated that many of the existing hydrants on the existing main will be fully replaced due to age. Hydrant locations will be determined during detailed design.

C.5. Notice of Completion

NOTICE OF COMPLETION

Beachfront Water Servicing Strategy in the Area of Colony Rd, Windmill Point Ln E/W and Staniland Park Rd

The Study

The Town of Fort Erie has completed a Schedule B Municipal Class Environmental Assessment (Class EA) to assess water servicing strategies for the beachfront neighbourhoods along Colony Road, Windmill Point Lane East/West, and Staniland Park Road. The area is currently serviced by an existing 3 km watermain which is experiencing operational, maintenance, and servicing issues due to its age and location. This study has identified a preferred water servicing solution which includes the relocation of the existing watermain generally along the existing roadways and the replacement with new hydrants along the new watermain route (Figure 1). This solution alleviates the existing operational issues while maintaining appropriate service levels for local residents.

The Process

The study has been completed as a Schedule B Class EA, satisfying Phases 1 and 2 of the Municipal Engineers Association Municipal Class EA process. This study has defined the problems and opportunities associated with the study area, developed and evaluated alternative strategies, determined a feasible solution, and identified methods to avoid or minimize impacts to the community and natural environment. Public and stakeholder input has been a key element throughout the Class EA process. Results are documented in the Project File Report (PFR), which has been submitted to the Ministry of Environment, Conservation and Parks for review.

Get Involved

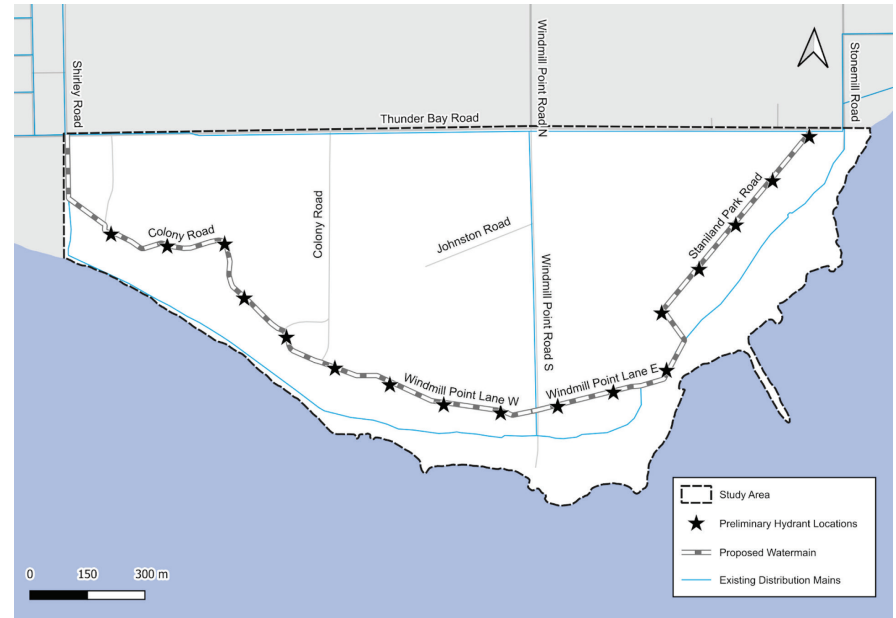
The PFR will be available for a 30-day public review period starting April 16, 2026 and ending May 16, 2026, in accordance with the requirements of the Municipal Class EA process. An electronic copy of the PFR will be available for public review on the Town of Fort Erie project webpage at: <https://letstalk.forterie.ca/beachfront-water-servicing-strategy-in-the-area-of-colony-road-windmill-point-lane-e-w-and-staniland-park-road>

Interested persons may provide written comments to our project team by May 16, 2026. All comments are requested to be sent directly to the Project Manager listed below. Previous study information, including the Public Information Centres and the study area expansion bulletin, is available on the above webpage.

Lisa Vespi, P.Eng., PMP, Project Manager, Town of Fort Erie
LVespi@forterie.ca | Phone: 905-518-4770

In addition, a request may be made to the Ministry of the Environment, Conservation and Parks for an order requiring a higher level of study (i.e., requiring an individual/comprehensive EA approval before being able to proceed), or that conditions be imposed (e.g., require further studies), only on the grounds that the requested order may prevent, mitigate, or remedy adverse impacts on constitutionally protected Aboriginal and treaty rights. Requests on other grounds will not be considered.

Requests should include the requester contact information and full name. Requests should specify what kind of order is being



requested (request for conditions or a request for an individual/comprehensive EA); how an order may prevent, mitigate, or remedy potential adverse impacts on Aboriginal and treaty rights; and any information in support of the statements in the request. This will ensure that the Ministry is able to efficiently begin reviewing the request.

Minister

Ministry of the Environment, Conservation and Parks
777 Bay Street, 5th Floor
Toronto, ON M7A 2J3
Email: Minister.mecp@ontario.ca

Director, Environmental Assessment Branch

Ministry of the Environment, Conservation and Parks
135 St. Clair Avenue West, 1st Floor
Toronto, ON M4V 1P5
Email: EABDirector@ontario.ca

Please visit the Ministry's website for more information on requests for orders under section 16 of the Environmental Assessment Act at: <https://www.ontario.ca/page/class-environmental-assessments-section-16-order>. A copy of the Section 16 Order request should also be sent to the Town's Project Manager below. All requests must be received within the 30-day public review period.

All personal information included in your request – such as name, address, telephone number and property location – is collected, under the authority of section 30 of the Environmental Assessment Act and in accordance with the Freedom of Information and Protection of Privacy Act and is collected and maintained for the purpose of creating a record that is available to the general public. With the exception of personal information, all comments shall become part of the public record.

This notice was first issued on April 16, 2026.

C.6. Stakeholder Meetings






Beachfront Water Servicing Strategy in the Area of Colony Rd, Windmill Point Ln E/W and Staniland Park Rd

Update Meeting

October 25, 2024
10 – 11 am






Agenda

- **Project Overview**
 - Problem & Opportunity Statement
 - Current Conditions
- **Short List of Alternatives**
- **NPCA Perspective**
- **Next Steps**



Beachfront Water Servicing Strategy in the Area of Colony Rd, Windmill Point Ln E/W and Staniland Park Rd

2




Project Overview



Beachfront Water Servicing Strategy in the Area of Colony Rd, Windmill Point Ln E/W and Staniland Park Rd

3




Problem & Opportunity Statement



The Beachfront Water Servicing Strategy in the Area of Colony Rd, Windmill Point Ln E/W and Staniland Park Rd study will identify and develop a water servicing solution which continues to provide a safe drinking water supply and supports fire protection for residents while minimizing long-term operational risk, at an affordable and financially sustainable cost to the Town of Fort Erie.



Beachfront Water Servicing Strategy in the Area of Colony Rd, Windmill Point Ln E/W and Staniland Park Rd

4

Current Conditions

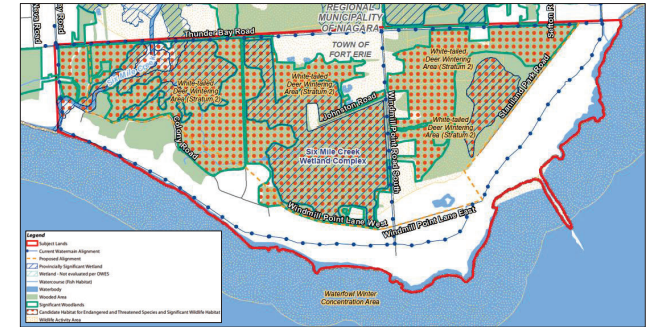
- The condition of the existing watermain presents operational and maintenance risks due to its location and condition.
- Existing watermain faces challenges in maintaining adequate water pressure, fire flow, and water quality due to the configuration and age of the infrastructure.
- Construction within the area is complicated by the age and density of the naturalized area, as well as the narrow road access. Existing alignment is also challenging due to its location along the beach and proximity to residents.
- Majority of the houses within the study area are seasonal. This results in an increased frequency of flushing required during months with low occupancy. Frequent watermain flushing is required to maintain water quality.



Natural Heritage Desktop Study

- The desktop study identified several significant features within the Study Area, including:

- Provincially Significant Wetlands as part of the Six Mile Creek Wetland Complex
- Significant Woodlands
- Significant Valleylands and Fish Habitat associated with Six Mile Creek
- White-tailed deer wintering area
- Waterfowl Winter Concentration Area (on the shoreline of Lake Erie)
- Habitat for Endangered or Threatened Species



Short List of Alternatives

- Short list of alternatives includes:
 - Maintain existing (do nothing)
 - Lining in low-risk and replacement in high-risk areas (same alignment)
 - Replace with deeper watermain (same alignment)
 - Relocate like for like to existing roadways
 - Relocate to existing roadways with small diameter
 - Convert to private servicing (cisterns)

Option 4

Relocate watermain to roadways; New hydrants along new watermain



Advantages

- Replacement with a new watermain is likely to **improve fire flow conditions**
- Relocation to existing roadways will largely **improve issues of access and maintenance**
- Improved water quality** with new watermain; occasional flushing may still be required during periods of low water usage

Challenges

- Impact to natural environment**, and tree removal
- Requires reconstruction and replacement of water services
- Challenging open-cut construction on narrow roadways



Relocate watermain generally along existing roadways;
Fire protection provided through traditional hydrants

Option 5

Small diameter watermain on roadways; Pumper / tanker trucks for fire flow



Advantages

- Use of **tanker trucks** provides fire flow consistent with target level of service for rural residential properties
- Relocating to existing roadways will largely **improve issues of access and maintenance**, and minimizes construction impacts
- Improved water quality with new watermain; **flushing likely not required** with small diameter watermain
- Solution is implementable with **directional drilling**

Challenges

- Requires reconstruction and replacement of water services
- Localized roadway expansions** to allow for fire tanker and pumper truck operations; however, impact is less than a traditional larger diameter watermain



Relocate watermain with small diameter servicing generally along existing roadways;
Fire protection provided by pumper / tanker trucks with supply from Thunder Bay Road

Option 6

Replace watermain with private servicing; Pumper / tanker trucks for fire flow



Advantages

- Use of **tanker trucks** provides fire flow consistent with target level of service for rural residential properties
- Access and maintenance issues are alleviated** with private servicing
- Improved water quality with private servicing with proper maintenance by residents
- Solution is implementable and provides the ability to implement individualized **private service solutions based on property needs**

Challenges

- Potential disruption to landscaping to install private service
- Localized roadway expansions** to allow for fire tanker and pumper truck operations; however, impact is less than a traditional larger diameter watermain



Replace municipal service with individual private servicing, such as water cisterns or wells;
Fire protection provided by pumper / tanker trucks with supply from Thunder Bay Road

NPCA Perspective

NPCA Perspective



- Does NPCA have any additional perspective to provide on the alternatives?
- What are the permitting requirements required for the work?
- Would requirements differ for the various options?

Next Steps



Beachfront Water Servicing Strategy in the Area of Colony Rd, Windmill Point Ln E/W and Standard Park Rd

13



Beachfront Water Servicing Strategy in the Area of Colony Rd, Windmill Point Ln E/W and Standard Park Rd

14

Next Steps



- Conduct detailed evaluation of short-listed alternatives
- Identify preliminary preferred alternative
- PIC #2 December



Thank You

Lindsay Currie – lcurrie@geiconsultants.com

Steve Jobson – sjobson@geiconsultants.com



Beachfront Water Servicing Strategy in the Area of Colony Rd, Windmill Point Ln E/W and Standard Park Rd

15



Beachfront Water Servicing Strategy in the Area of Colony Rd, Windmill Point Ln E/W and Standard Park Rd

16

Meeting Minutes

Project:	Town of Fort Erie – Beachfront Water Servicing Strategy in the Area of Colony Road, Windmill Point Ln E/W and Staniland Park Road
Project No.:	2402117
Meeting:	NPCA Introduction Meeting
Date:	October 25, 2024
Time:	10-11 am
Attendees:	Town of Fort Erie: Lisa Vespi (LV) Niagara Peninsula Conservation Authority (NPCA) Carly Mason (CM) David Deluce (DD) Brendan Buggeln (BB) Colleen Bain (CB) GEI: Lindsay Currie (LC) Steve Jobson (SJ)

Summary of Action Items

Action Item	Responsibility
Project team to contact NPCA following selection of preferred alternative	Town / GEI
Confirm if NPCA needs anything now during the EA for permits and approvals	NPCA

Minutes

1. Agenda

- Provide a project overview, including evaluation of alternatives
- Gain NPCA perspective on natural heritage and environment

2. Project Overview

- GEI provided an overview of the study area, including current conditions, and summary of the Natural Heritage desktop study:

- Many environmental features in the study area including significant woodland, habitat for endangered species, etc.
- Study area if approved today, it would be considered a private development
- Project team still evaluating short list of alternatives at the time of this meeting. Alternatives include:
 - Option 4 – replace with 150 mm watermain along existing roadways
 - Option 5 – replace with 50 mm watermain along existing roadways
 - Option 6 – replace with private servicing (cisterns)

3. Discussion and NPCA Perspective

- NPCA does not have a preference for any option at this time, but has preference to stay in the disturbed right of way wherever possible
- NPCA regulates the Great Lakes shoreline
- Project team inquired about permits required; NPCA advised to contact them following selection of preferred alternative
 - This project considered a development activity under NPCA regulation. Fowlers Toad are a known Species at Risk
- NPCA recommended completion of an environmental impact study for undisturbed / wetland areas
- LV inquired if there is specific permitting for abandonment / removal of the existing watermain along the shoreline
 - NPCA to confirm following selection of preferred
- LV confirmed the road has a granular base and there are no road improvements associated with this project
- DD advised that there are potential backshore sand dunes in the area, which is regulated as a natural hazard (stabilization and structural) and has geotechnical considerations
 - Houses built presumably on sand dunes; if construction is occurring on the street side, are sand dunes still a concern?
 - Yes – Project team should take into consideration and coordinate with BB and CB. Will need to ensure that the work will not compromise long-term stability
 - There is no clear criteria for mapping of the sand dunes. Toe of the slope would need to be established
- BB inquired about frequency of launch pits for Option 5
 - To be confirmed through the design process. Can put in the specs which areas should be avoided as contractor could change plan in the field.
- DD stated that NPCA will confirm if they need anything now during the EA for permits and approvals