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Dear Mr. Blake Poole,

**RE: City of Dryden Land Use Implementation and Servicing Plan Study**

Thank you for supplying the, "*Land Use Implementation and Servicing Plan Study*" to the Ministry of the Environment (MOE) in order to allow for comments and input during this review period. Preparation of this plan has followed Phases 1 and 2 of the *Municipal Class Environmental Assessment (EA)* by clearly describing problems and opportunities, proposing and evaluating alternate solutions, and by providing for appropriate public consultation at as many as four separate public information centers as the study progressed.

The purpose of the "*Land Use Implementation and Servicing Plan Study*" is to provide a comprehensive evaluation that can inform the City of Dryden and allow for implementation of an integrated approach when addressing issues related to the maintenance, upgrading, and expansion of municipal infrastructure over the next 15 to 20 years. Current conditions and options for development of the water distribution system, sewage collection system, storm sewer system, water treatment plant, sewage treatment plant, and for lands are all addressed. In addition, an analysis, and development strategy for the Highway 17 corridor and the North Dryden Development Area are provided.

MOE has reviewed the supplied material and has the following comments to offer. These comments demonstrate where a form of revision is recommended in order to better reflect the mandate, legislation, policies, guidelines, and practices of this Ministry.

**Section 2.1.2 –Page 2-2 to Page 2-4**

- In order to better inform the users of this study, the section describing schedules as they are outlined in the Municipal Class EA should indicate the existence of Schedule

A+ projects. This category was introduced to the Municipal Class EA as part of the 2007 amendment. Schedule A+ applies where projects are pre-approved; however, the public is to be advised prior to project implementation (see page A-4 of the Municipal Class EA document October 2000, as amended 2007).

### **Section 2.8 Noise, Dust & Vibration –Page 2-33**

In addition to MTO, this Ministry also has specific requirements regarding noise, dust, odor, and vibration for proposed developments -not just for reservoirs, pumping stations, and transmission main alignment construction. Subsequently, this section should be re-organized or re-worded in order to aid users of this master plan in understanding the comprehensiveness of MOE's mandate regarding noise, dust, odor and vibration.

### **Section 4.3.2.2 Provincial –Page 4-39**

Although it is understood that the Clean Water Act (2006) was not developed at the time this study was originally produced, direct reference to it now would assist readers with determining municipal requirements under the “new legislation” discussed in this section.

### **Section 5 Sewage Treatment –Pages 5-1 to 5-36**

Although this topic is partially addressed in the master plan, the City of Dryden should ensure that there is capacity at an area landfill, or through other acceptable means, to handle any additional sewage sludge that would be generated as a result of population growth and development from all sources including individual septic systems, communal septic systems, and the sewage treatment plant. The Reserve System Capacity for Hauled Sewage Fact Sheet can help clarify this requirement.

### **Appendix A: City of Dryden Highway 17 Corridor Study/ North Dryden Secondary Plan --Page 3.**

- Including the preferred route for the Highway 17 bypass, and the Highway 502/594 corridor enhancements, along with the related road route changes required, on maps within Dryden's *Land Use Implementation and Servicing Plan* would greatly assist readers with understanding the implication of decisions presented over the longer term. Inclusion of this information is particularly relevant given the Minister's decision on March 14, 2008 that the Ministry of Transportation (MTO) would not be required to conduct an individual EA on their *Dryden Area Highway Planning Study* (Project).
- The Ministry requests that the purpose and intent of the Planning Act and the Provincial Policy Statement be adhered to during all development in the Dryden Area, regardless of the mechanism by which such development occurs (e.g. plan of subdivision, reference plan). Some of the specific sections of the Provincial Policy Statement that are within the Ministry's mandate and that are relevant to development that would likely occur as a result of approval of this Master Plan include the following:

## **For Directing Land Use**

### **1.1.1 Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns**

Healthy, liveable and safe communities are sustained by:

- c. avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d. avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- g. ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

#### **1.1.3.1**

Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

#### **1.1.3.3**

Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.

### **1.2.1 Coordination**

A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, or which cross lower, single and/or upper-tier municipal boundaries, including:

- b. managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
- c. infrastructure, public service facilities and waste management systems;
- d. ecosystem, shoreline and watershed related issues;
- e. natural and human-made hazards.

## **For Servicing**

See all of section 1.6.4 Sewage and Water Page 10 of Provincial Policy Statement 2005

MOE has several publications that guide implementation of the Provincial Policy Statement (2005). Some of the specific directions supplied in the following guidelines would apply to any new development or services in the City of Dryden.

- Guideline D-1: Land Use Compatibility
- Procedure D-1-1: Land Use Compatibility, Implementation
- Guideline D-2: Compatibility between Sewage Treatment and Sensitive Land Use
- Guideline D-4: Land Use on or Near Landfills or Dumps
- Guideline D-5: Planning for Sewage and Water Services
- Procedure D-5-1: Calculating and Reporting Uncommitted Reserve Capacity at Sewage and Water Treatment Plants
- Procedure D-5-2: Application of Municipal Responsibility for Communal Sewage and Water Services
- Procedure D-5-3: Servicing Options Statement

- Procedure D-5-4: Technical Guidelines for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment, August 1996
- Procedure D-5-5: Technical Guidelines for Private Wells: Water Supply Assessment, August 1996.
- Guideline D-6: Compatibility between Industrial Facilities and Sensitive Land Uses.
- Procedure D-6-1 Appendix A: Industrial Categorization Criteria

These guidelines are all posted on the MOE publications website:  
[Ontario Ministry of the Environment - Forms, Manuals and Guidelines](#)

This concludes our comments at this time. If you have any questions or wish to discuss these proposed modifications then please contact me.

Yours truly,

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Northern Region

cc Eric Hutchison Project Manager, Earth Tech Canada Inc.