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Appendix C

Socio-Economic Assessment Report



Technical Memorandum

Date: February 2, 2018 **Project No.:** 300039946.000

Project Name: John Street WWPS Class EA - Socio-Economic Study

Client Name: Halton Region

Submitted To: Avid Bani Hashemi

Submitted By: Meaghan Luis

1.0 Introduction

The Region's John Street Wastewater Pumping Station (WWPS) in Georgetown is nearing the end of its useful life. Accordingly, Halton Region has undertaken a Municipal Class Environmental Assessment (Class EA) Study to investigate the proposed capital upgrades in order to maintain the station in a state of good repair.

A wide range of WWPS and/or collection system upgrade alternatives were considered, in order to select the most appropriate station design concept that meets Halton Region's latest design standards, including provision for an emergency over flow to reduce the risk of a sewer surcharge in the event of WWPS system failure and/or during peak wet weather events. R.J. Burnside & Associates Limited (Burnside) has facilitated the EA on behalf of the Region.

The Study has been completed in accordance with the requirements of a Schedule B Undertaking as outlined in the Municipal Engineers Association Municipal Class Environmental Assessment Document (October 2000, as amended 2007, 2011 & 2015), which is an approved process under the Ontario Environmental Assessment Act.

As part of the EA Study, Burnside has completed a socio- economic study to understand the potential impacts of the project alternatives to the socio-economic conditions of the study area.

2.0 Methodology

The relevant policy and data reviewed includes:

- Provincial Policy Statement (2014);
- Growth Plan for the Greater Golden Horseshoe (2017);

- Region of Halton Official Plan (2016);
- Halton Hills Strategic Plan (2007); and
- Town of Halton Hills Official Plan (2017).

The EA involves the assessment of several alternative solutions to the project, including:

Alternative 1: Do Nothing

Alternative 2: Upgrade at the Existing Location with Emergency Storage and Overflow

Alternative 3: Replacement Station at the Existing Location with Emergency Storage and Overflow

Alternative 4: Replacement Station at a New Location with Emergency Storage and Overflow.

Note: Alternatives 2 and 3 are being proposed on the same lot as the existing pumping station, the new pumping station will be constructed in a different location, on the same lot.

The alternatives listed above are measured against impacts to or opportunity to improve the following socio-economic criteria:

- Adjacent Land Uses;
- Recreation;
- Development Applications;
- Legal and Jurisdictional Process
- Aesthetics and Visual Impacts;
- Quality of Life;
- Construction;
- Residential (this study does not address impacts to property worth);
- Impacts to Business/ Access;
- Place-making Opportunities;
- Cycling and Pedestrian Environment; and
- Treaty Rights.

3.0 The Study Area

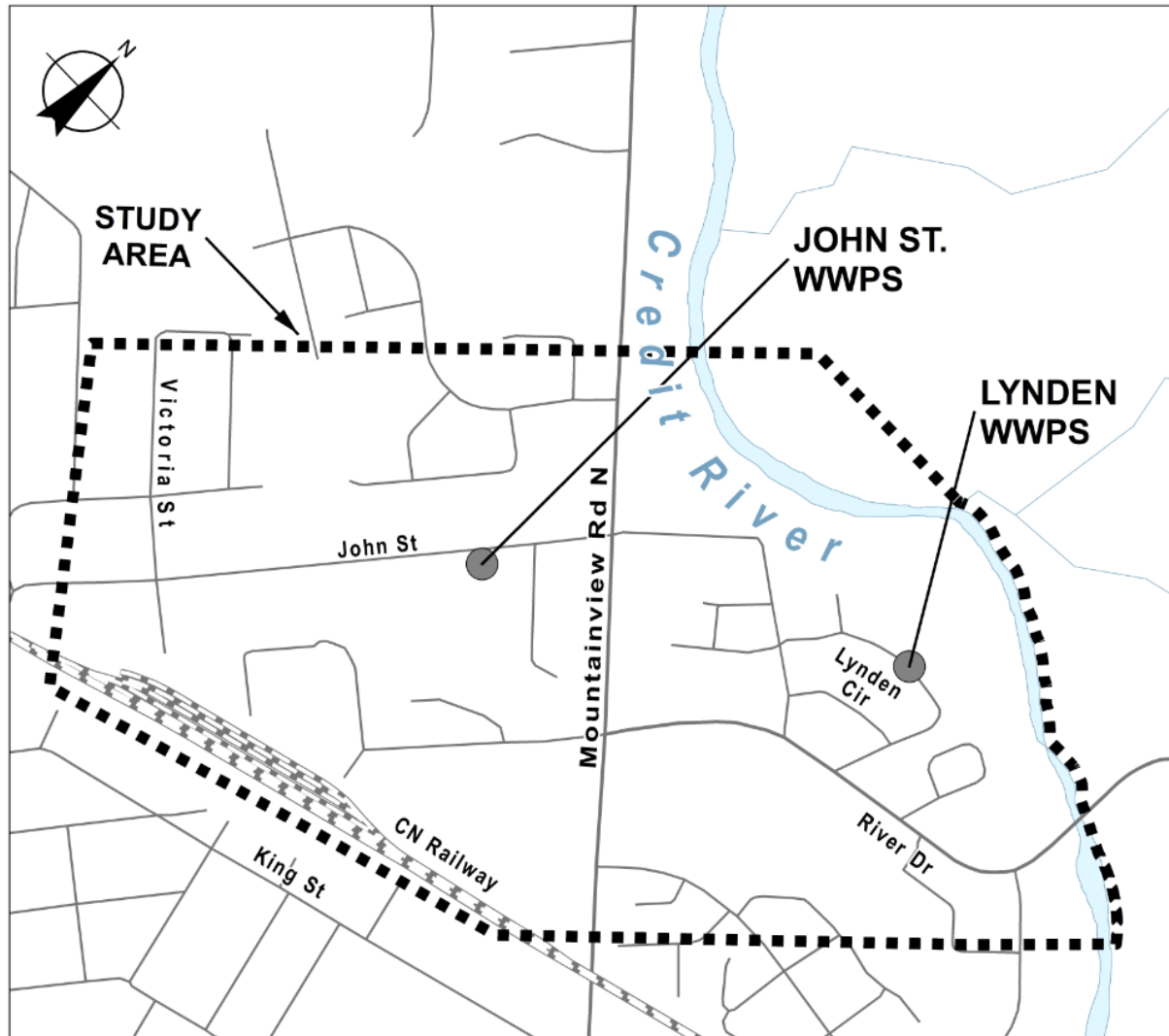
3.1 Description of Study Area

The study area will be bounded roughly by Silver Creek to the west, CN rail line to the south, Credit River to the east and the Georgetown Urban Area boundary to the north. Please refer to Figure 1 for a depiction of these boundaries.

The John Street WWPS – built in 1970 - is situated in a residential area in the northeast corner of John Street Park in Georgetown, the property lands owned by Town of Halton Hills, close to the Hamlet of Glen Williams. The John Street Park includes a playground, manicured open space and a remnant urban forest with very little connectivity to the Credit River Valley system. The Study Area includes a privately owned (Wolf Leopold Estates) part of the Credit River Valley identified as a dense riparian treed corridor along the Credit River. This corridor embraces the Credit River Anglers Association (CRAA) Fish Hatchery which is located in the vicinity of the proposed emergency outflow location in Credit River Valley at the bend of John Street. The remainder of the study area is characterized by urban development.

The catchment area for the John Street WWPS is approximately 88 ha, with an estimated current average daily flow of 5 L/s and a peak hourly flow of 67 L/s. In addition to its own catchment area, the station collects wastewater from Lynden Circle WWPS. An estimated peak hourly flow for Lynden circle WWPS is 27 L/s. The pumping station discharges through a single 250 mm diameter forcemain to a manhole at the intersection of Victoria Street and John Street and flows into a 300 mm trunk sewer that connects to the Silver Creek trunk sewer.

Figure 1: Study Area



3.2 Land Use and Economics

The Study Area includes a combination of residential, commercial, institutional and industrial land uses, with the additional presence of two small parks and playground within the study area (John Street Park and Barber Mill Park). These land uses are compatible with the current location of the John Street WWPS. There is vacant land present in the study area, including the current location of the pumping station.

There are some businesses located in the study area, but the potential for impacts to these businesses with the proposed project is very low. In the coming years, Georgetown is slated for growth within Halton Hills, diversifying its land uses while retaining its rural character. The Town of Halton Hills Official Plan (OP) states that the population will increase to 94,000 in 2031

(from 58,000 in 2006). Employment will more than double, to 43,000 employed in 2031, from 20,000 in 2006.

There are several active development applications in the study area. Development application 92 and 42 include a ten-unit condominium (2 Residential townhouse blocks of 4 units & 5 units respectively, organized as a condos), development application 15 and 16 is currently on hold for potential hotel and retail re-development.

An approved official plan amendment (OPA) No. 29 includes amendments to allow a 6 story seniors residence and Mountainview Road and John Street. Land use and active development applications in the study area are shown in Figure 2 (attached).

Further to this, there are several businesses located in the study area, including TP Communications (located at 49 John Street) and CPI communications, located at 45 River Drive (this business will only have the potential to be impacted with the selection of Alternative 4).

4.0 Relevant Policy

4.1 Planning Act

Pursuant to the Planning Act (2006), the Province of Ontario is the primary planning authority in Ontario. The Planning Act enables the Province to delegate some of its planning authority to the upper tier municipalities while retaining control through the approval process. Municipalities must conform to approved policies of the Provincial government and its agencies. Matters of provincial interest, as discussed in the Planning Act, include the protection of the natural environment, the provision of educational, health, transportation services, the financial well-being of the municipalities and the provision of a range of housing types.

There are several provincial policies affecting this project. Details regarding policies directly affecting the proposed developments are summarized below.

4.2 Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) is the complimentary policy document to the *Planning Act*, issued under Section 3 of the *Planning Act*. The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each project. The language of each policy, including the Implementation and Interpretation policies, assists the City in understanding how the policies are to be implemented.

The PPS states that municipal projects should be directed to existing settlement areas, create stronger and improved communities, and have little to no impact on the natural features of the area. In general projects should have consideration for future needs to ensure the benefits of

the project are far-reaching. Please note there is no implied priority in the order in which the policies appear.

Section 1.6 of the PPS contains specific guidance on Infrastructure and Public Service Facilities:

“1.6.1 Infrastructure and public services facilities shall be provided in a coordinated, efficient and cost-effective manner that considers impacts from climate changes while accommodating projected needs.

Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning so that they are:

- a) Financially viable over their life cycle, which may be demonstrated through asset management planning; and*
- b) Available to meet current and projected needs.*

1.6.3 Before consideration is given to developing new infrastructure and public service facilities:

- a) The use of existing infrastructure and public service facilities should be optimized; and*
- b) Opportunities for adaptive re-use should be considered, wherever feasible.”*

There are many more policies that are relevant to the assessment of the project, particularly 1.1.1 c., 1.1.3.4, 1.6.7.1, 1.6.8.4, 1.7.1.6 and the Natural Heritage and Water policies in Section 2.

As such, improvements made to public infrastructure, including the upgrades to the John Street WWPS are consistent with the PPS.

4.2.1 Sewage, Water and Stormwater

Section 1.6.6 provides specific guidance regarding planning for sewage and water services:

- a) “Direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing:*
 - 1) Municipal sewage services and municipal water services; and*
 - 2) Private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available;*
- b) Ensure that these systems are provided in a manner that:*

- 1) *Can be sustained by the water resources upon which such services rely;*
- 2) *Is feasible, financially viable and complies with all regulatory requirements; and*
- 3) *Protects human health and the natural environment;*
- c) *Promote water conservation and water use efficiency; and*
- d) *Integrate servicing and land use considerations at all stages of the planning process”.*

As such, improvements made to public infrastructure, including the improvements to the John Street WWPS are consistent with the PPS.

4.3 Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (2017) is a Provincial Plan that directs how regional growth in the GGH is to be managed up to 2041. The plan carries policies forward from the Provincial Policy Statement (PPS), working to reduce development sprawl and providing direction in where intensification should take place. There are several provisions within the policy that are relevant to the Sheridan Park Drive extension. Section 3.2.2. of the Growth Plan outlines the general provisions of Transportation for the Greater Golden Horseshoe (GGH). According to this policy, the transportation system within the GGH will be planned and managed to:

- a) *“Provide connectivity among transportation modes for moving people and moving goods;*
- b) *Offer a balance of transportation choices that reduces reliance upon the automobile and promotes transit and active transportation.”*

Section 4 of the Growth Plan details the protection of natural features within the GGH. Within the Natural Heritage System:

- a) *“the removal of other natural features, not identified as key natural heritage features and key hydrologic features is avoided, where possible. Such features should be incorporated into the planning and design of the proposed use wherever possible”*

Climate change is also addressed in Section 4 of the Growth Plan. According to the growth plan, in planning to reduce greenhouse gas emissions and address the impacts of climate change, municipalities are encouraged to:

- b) *“Develop strategies to reduce greenhouse gas emissions and improve resilience through the identification of vulnerabilities to climate change, land use planning,*

planning for infrastructure including transit and energy, green infrastructure, and low impact development, and the conservation objectives in policy 4.2.9.1”

4.4 Halton Regional Official Plan

With the major theme of sustainability and smart growth, the Region of Halton Official Plan (ROP) reinforces the policies of the PPS and the Growth Plan. While providing direction for local OP's, the ROP focuses on policies affecting regional systems and services. Georgetown and the surrounding areas are mapped as an urban and agricultural within the Region of Halton.

4.5 Strategic Action Plan Region of Halton

The Region of Halton Strategic Plan identifies nine strategic directions, intended to provide guidance towards a vibrant urban and rural community to the year 2031.

These strategic directions include:

- Foster a Healthy Community;
- Preserve, Protect and Enhance our Environment;
- Foster a Prosperous Economy;
- Preserve, Protect and Promote Our Distinctive History;
- Preserve, Protect and Enhance Our Countryside;
- Protect and Enhance Our Agriculture;
- Achieve Sustainable Growth;
- Provide Sustainable Infrastructure & Services; and
- Provide Responsive, Effective Municipal Government.

The John Street WWPS project works to balance all of these objectives within the project area.

4.6 Town of Halton Hills Official Plan

The Town of Halton Hills Official Plan (OP) provides a policy framework to protect the distinctive rural identity of the town, its natural tranquil setting while accommodating a moderate scale of growth to 2031 that is in keeping with the Town's urban and rural character, as articulated in the Town Strategic Plan.

Central to the framework of the OP, is the policies for growth and development, that are set through to 2013. Part 1 of the plan outlines goals for each major area of the OP. Regarding growth and settlement, the OP works to direct most forms of development to urban areas where full wastewater and water services are available to support the efficient use of land in these areas.

The study area for this project is zoned as 'Urban' within the mixed urban and rural character of Georgetown. Part D of the OP contains the land use policies that apply to the urban areas of

Georgetown. The study area contains low, medium and high density residential areas. These designations generally allow residential dwellings and a variety of institutional and recreational uses.

4.7 Zoning By-Law 2010- 0050

According to the Halton Hills zoning by-law, the study area is mainly low density residential. The current location of the John Street WWPS is in a 'open space' (OS2) zone. A zoning bylaw amendment may be needed to allow the proposed project to move forward on this lot.

5.0 Criteria and Potential Impacts

The economic criteria have been selected to represent important features that represent the existing conditions of the economic and social context of the Study Area. These features are also present in the policies described above, as important indicators of the social and economic setting of the area, and of importance for the town of Georgetown and the Region of Halton. The criteria are assessed according to each alternative considered under the EA process. The alternatives are considered for their potential of effect or impact to the criteria.

Table 1: Evaluation of Potential Effects on the Socio-Economic Environment

Socio Economic Criteria	Alternative 1: Do Nothing	Alternative 2: Upgrade at the Existing Location with Emergency Storage and Overflow	Alternative 3: Replacement Station at the Existing Location with Emergency Storage and Overflow	Alternative 4: Replacement Station at a New Location with Emergency Storage and Overflow
Adjacent Land Use	No impacts over existing conditions.	Compatible with surrounding land use.	Compatible with surrounding land use.	Compatible with surrounding land use.
Recreation	No impacts to existing recreational conditions.	Loss of open space in John Street Park. Access to the park, and the existing playground will not be disrupted. Landscape plantings will be installed to minimize visual impacts.	Loss of open space in John Street Park. Access to the park will not be disrupted. Landscape plantings will be installed to minimize visual impacts.	No impacts to existing recreational conditions.
Development Applications	No impacts to existing development applications in the study area.	No impacts to existing development applications in the study area.	No impacts to existing development applications in the study area.	No impacts to existing development applications in the study area.
Legal and Jurisdictional Environment	No process needed.	Easement may be required on private property for emergency overflow.	Easement will be required on private property for emergency overflow.	Easement may be required on private property for emergency overflow.
Aesthetics and Visual Impacts	No impacts to visual landscape and aesthetic of the Study Area.	The visual landscape and aesthetic of the Study Area will not be impacted. The front view of the lot will not be subject to major changes through the upgrades.	The new pumping station at the current location (same lot) would have a visual/aesthetic impact on the local residents and the community. Landscape plantings will be installed to minimize	Minor Visual / aesthetic impacts on existing residents and community users of the park (Barber Mill Park), with plantings to decrease visual impacts.

Socio Economic Criteria	Alternative 1: Do Nothing	Alternative 2: Upgrade at the Existing Location with Emergency Storage and Overflow	Alternative 3: Replacement Station at the Existing Location with Emergency Storage and Overflow	Alternative 4: Replacement Station at a New Location with Emergency Storage and Overflow
			visual impact. Loss of green space in the park for construction of new pumping station structure.	
Quality of Life (Health and Safety)	The pumping station will not be up to current standards, and creates a risk to health and safety if operations continue.	No negative impacts to quality of life (health and safety). Upgrades to the pumping station will ensure continued health and safety.	No negative impacts to quality of life (health and safety). Upgrades to the pumping station will ensure continued health and safety.	No negative impacts to quality of life (health and safety). Upgrades to the pumping station will ensure continued health and safety.
Construction	No construction will take place.	Construction will be necessary for the upgrades to the existing station. Mitigation measures will be put in place to limit disturbance to residents (noise, odor, dust), and construction will only be completed over one season.	Construction will be necessary for the upgrades to the existing station. Mitigation measures will be put in place to limit disturbance to residents (noise, odor, dust), and construction will only be completed over one season.	Construction will be necessary for the upgrades to the existing station. Mitigation measures will be put in place to limit disturbance to residents (noise, odor, dust), and construction will only be completed over one season.
Residential	No impacts to existing residential properties in the Study Area.	No long- term impacts to existing residential properties in the Study Area (the study does not address impacts to property worth). Properties will be	No long-term impact to existing residential properties in the Study Area (the study does not address impacts to property worth). Properties will be	No long-term impact to existing residential properties in the Study Area (the study does not address impacts to property worth). Properties will be

Socio Economic Criteria	Alternative 1: Do Nothing	Alternative 2: Upgrade at the Existing Location with Emergency Storage and Overflow	Alternative 3: Replacement Station at the Existing Location with Emergency Storage and Overflow	Alternative 4: Replacement Station at a New Location with Emergency Storage and Overflow
		temporarily impacted by construction.	temporarily impacted by construction.	temporarily impacted by construction.
Impacts to Business / Access	No impacts to existing businesses.	No impacts to existing businesses. Some easements may be required around nearby businesses for the stockpiling of construction materials throughout the construction period, although this is temporary. This may result in minor impacts to parking available.	No impacts to existing businesses. Some easements may be required around nearby businesses for the stockpiling of construction materials throughout the construction period, although this is temporary. This may result in minor impacts to parking available.	Access to local park will not be impacted. The business on River Rd. may experience minor nuisance impacts due to construction, but access will not be impacted. Some easements may be required around nearby businesses for the stockpiling of construction materials throughout the construction period, although this is temporary. This may result in minor impacts to parking available.
Place-making Opportunities	No place making opportunities will be present within the Study Area.	No place making opportunities will be present within the Study Area. Additional plantings will add to the green space of the study area, and create a buffer for residents and park	No place making opportunities will be present within the Study Area. Additional plantings will add to the green space of the study area, and create a buffer for residents and park	No place making opportunities will be present within the Study Area. Additional plantings will add to the green space of the study area, and create a buffer for residents and park

Socio Economic Criteria	Alternative 1: Do Nothing	Alternative 2: Upgrade at the Existing Location with Emergency Storage and Overflow	Alternative 3: Replacement Station at the Existing Location with Emergency Storage and Overflow	Alternative 4: Replacement Station at a New Location with Emergency Storage and Overflow
		users.	users.	users.
Pedestrian and Cycling Environment	No impacts to the existing cycling and pedestrian environment.	No impacts to the existing cycling and pedestrian environment. Minor disruptions may temporarily occur as a result of construction.	No impacts to the existing cycling and pedestrian environment. Minor disruptions may temporarily occur as a result of construction.	No impacts to the existing cycling and pedestrian environment. Minor disruptions may temporarily occur as a result of construction.
Treaty Rights	No impacts to Treaty Rights.	No impacts to Treaty Rights.	No impacts to Treaty Rights.	No impacts to Treaty Rights.

6.0 Preferred Alternative and Mitigation Measures

Alternative 3 is being recommended as the preferred option with consideration to the socio-economic environment and complexity of easements required. Alternative 3 includes replacement of the pumping station at the existing location (same lot, with the pumping station in a different location on the property), with emergency storage and overflow present. Alternative 3 represents minimal impacts to recreation in the study area, with both parks remaining accessible throughout construction, and some green space lost in John Street Park. There will be only minimal nuisance and visual impacts to residential properties (this study does not address impacts to property worth), cycling and pedestrian use, treaty rights and place-making opportunities. Any aesthetic and visual impacts will be very minor and will be mitigated with plantings to create a buffer where possible. Impacts due to construction will be minor (noise, dust, odor) and will be mitigated where possible to minimize nuisance to residents. Only minor impacts related to access to businesses in the study area will be likely, the stock piling of construction materials during the construction period may create minor impacts to parking. The replacement of the pumping station is compatible with adjacent land uses and does not impact any current development applications in the Town of Halton Hills or in the community of Georgetown.

Easements will be needed on private property for emergency overflow of the pumping station. The legal and jurisdictional process of easements needed will be completed between the Region of Halton and the landowner.

7.0 Conclusion

The replacement of the pumping station is supported by provincial, regional and city-level policies. The upgrades will support existing land uses and the potential future development while providing the opportunity for place making within the study area. Economically, the future growth of the area will be well served by upgrades to the pumping station, ensuring health and safety and providing emergency overflow capacity.

R.J. Burnside & Associates Limited

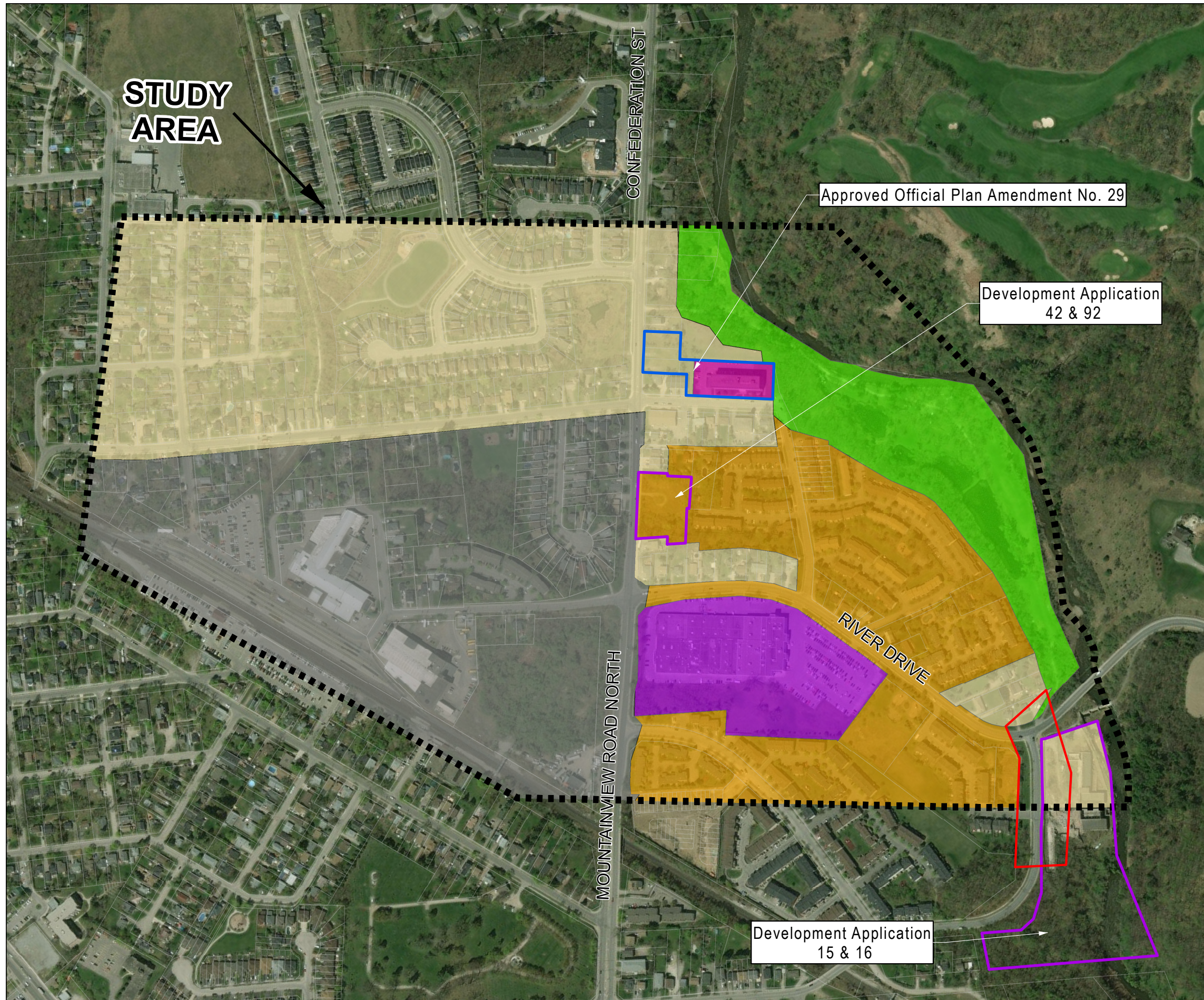


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ML:js/sr

Enclosure(s) Figure 2: Land Use

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- Approved Official Plan Amendment
- Development Application
- Land Use**
- General Employment Area
- Go Station Area
- Greenlands
- Low Density Residential
- Medium Density Residential Area
- High Density Residential
- Residential Special Policy Area

Sources:

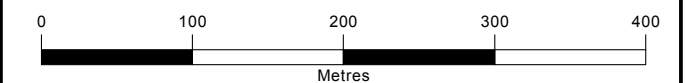
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Datum: North American 1983	
Coord. System: NAD 1983 UTM Zone 17N	
Projection: Transverse Mercator	
Central Meridian: 81°0'0.00"W	
False Easting: 500,000m	False Northing: 0m
Rotation: -47	Scale Factor: 0.99960



Client
THE REGIONAL MUNICIPALITY OF HALTON

Figure Title
**JOHN ST WWPS EA
LAND USE**

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HN	ML	2018/02/05	
Scale	Project No.		
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