



**The County**<sup>TM</sup>  
PRINCE EDWARD COUNTY ♦ ONTARIO

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## **Public Information Centre - Comments and Questions**

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**A Public Information Centre (PIC) was held on June 28, 2023, to present and engage on the preferred alternatives of Phase 3 of the Municipal Class Environmental Assessment (Class EA) process for the new Wellington Water and Wastewater Treatment Plants. The format of the PIC was a drop-in centre with display panels. Project team members including Prince Edward County staff and members of the consultant team, CIMA+, were available to speak one-on-one with the public. 23 people signed the attendance sheet, 10 people returned comment sheets and 12**

**emails were returned. A variety of questions and comments were received both during and after the PIC. Questions and comments alike have been grouped to address, as provided below.**

1. What is the footprint and height of the Water Treatment Plant Preliminary Design Concept?

This Schedule 'C' Phase 3 Class EA is intended to select the water and wastewater treatment technology that is best suited for this specific site. As the new facilities must fit within the available space on the site, the footprint of each technology was closely evaluated. The preliminary preferred technology identified for both water and wastewater are the technologies that offer (amongst other benefits) the smallest, most compact footprint.

The actual size, orientation and location of the new facilities on the site are details that would be determined during the detailed design phase. At this stage in the project, the water treatment plant (WTP) building footprint is estimated to be in the range of 48 m x 42 m. This building footprint is large enough to satisfy the requirements for a Southern Regional Facility pending the outcome on the Regional Water Supply Servicing Master Plan (a concurrent but separate Class EA, also undergoing). The serviced area for a southern Regional Facility includes the urban areas of Wellington and Picton/Bloomfield. If a Regional Facility is not selected for Wellington, the building footprint would be approximately 48 m x 30 m to service Wellington only. During the detailed design phase, the sizing and phasing will be refined to best suit the project. The building footprint shown is for a single-story building. Opportunities to reduce the building footprint will be better realized and assessed during detailed design when detailed engineering and information directly from technology vendors/suppliers is accounted for.

2. What will be the visual consequences of this expansion projects in our neighbourhood? Will there be any mitigation measures to minimize the visual impacts?

The new water and wastewater plants are intended to incorporate architectural elements to be aesthetically pleasing. The new wastewater treatment plant (WWTP) headworks building, on the west side of the site, will be in front of the aeration tanks (concrete tanks currently under construction). On both the WTP and WWTP sites, trees are intended to be planted. Landscape architecture including planting of trees will be part of the detailed design. Professional landscape architects will be engaged for planning the site for visual and suitability of plant species. Removal of existing trees and

planning of new trees and vegetation shall be done in accordance with the County Tree Management and Preservation Policy.

3. What are the impacts of the implementation of the Preliminary Preferred Design Concepts on the current green space?

The current green space adjacent to the existing facilities will be permanently reduced to accommodate the proposed new water and wastewater plants. The current green space to the west of the existing WWTP will be utilized for the new WWTP. The green space to the east of the existing WTP will be utilized for the new WTP. The entire green space to the east and west will likely be off limits for the duration of construction. All reasonable measures will be taken to preserve as much of the green space as possible, including access to the shoreline during the detailed design phase. The presented site layout for the WTP fit for the Regional WTP retains approximately 15 m or 50 feet from the open green space north of the WTP to the water access.

Alternate municipal green space is available on Carla Court, Water Street shoreline, Wellington beach and the Belleville Street baseball diamonds. Wellington on the Lake residents also have access to green space within that community.

4. Could the WTP expansion project be re-configured to minimize the disruption of existing homes and green space?

The new WTP and WWTP facilities will be constructed in the locations approved through the Wellington MSP study. The new plants will be constructed directly beside the existing plants as the existing plants must be fully operational until construction of the new plants is completed and they are ready to be operational. Once the switch has been made and the new plants are fully operational, it was intended that the now decommissioned WWTP building could be demolished (underground tankage to be reused as part of new facility). The WTP building is in good condition and may be repurposed as an administration building or garage/maintenance building. The driveway access and parking areas would most likely remain in the middle, between the two new plants. Keeping parking between the facilities could allow for a portion of the green space to the north of the plants to remain.

For the new WTP, the plan is to construct a building large enough to satisfy the buildout population projections. However, inside the building only install the treatment trains required for Phase 1 (up to 2047) population projections. Once the plant reaches Phase 1 capacity, a substantial expansion project would not be required but rather additional treatment trains can be installed in predetermined locations within the existing building

footprint. This construction approach is the most cost effective in the long term. If utilizing this construction approach combined with the fact the existing building is in good condition, it would not be of benefit to demolish the existing WTP building.

Typically, site plans and building renderings are available at the 30% detailed design stage. It is possible that during the early stages of the detailed design, different options could be explored such as a two-story building which would reduce the plant footprint and maximize the available green space. These options would have to be investigated further during the detailed design phase.

5. What is the zoning of the existing sites and proximity of the new facilities on our existing homes (WTP)?

The lands where the existing plants are located as well as the current green space directly to the east and west are zoned as MD - Industrial Waste Disposal. The Ministry of Environment, Conservation and Parks (MECP) provides recommended set backs for sensitive land uses in close proximity to sewage treatment facilities. The recommended set backs for facilities of this capacity cannot be achieved due to the existing site constraints. Therefore, as part of the detailed design phase, engineering studies for odour, air pollution, noise, etc. shall be completed in order to ensure nearby residents are not negatively impacted.

Based on the concept plan prepared for this Class EA study, the proposed setback from the new WTP to the neighbouring residential properties is 15 meters or 50 feet. All reasonable measures will be taken to extend this further, the purpose at this Class EA level is to conservatively confirm that the proposed technologies will fit. The detailed design phase will provide a more granular and view of the facility and exact setback measurements.

The Wellington Secondary Plan does currently identify the proposed lands as "Park and Open Space Area". Therefore, the new facilities will require an amendment to the Secondary Plan. It is the County's intention to reduce the open space but not eliminate it.

6. What is the capacity of this expansion project?

The new WTP and WWTP are planned to service a population in Wellington of approximately 8,600 (Phase 1) and 14,500 (Phase 2 or buildout). The site footprint for the WTP has the ability to be a regional facility which could service a population of approximately 31,700 (Phase 1) and 47,075 (Phase 2 or buildout). This population numbers account for projected growth in the urban areas of Wellington,

Picton/Bloomfield. The design population for the Southern Regional WTP will be informed by the results of the ongoing Regional Water Supply Servicing Master Plan. The plants are being planned in two phases to reflect the pace of growth.

A Public Consultation Centre (PCC) for the Regional Master Plan has been scheduled for August 17, 2023 from 6-8pm at the Bloomfield Town Hall. This PCC shall provide further details on the preliminary results of activities completed to-date and solicit feedback from the public and stakeholders on the information presented.

7. What is the approximate population growth for the upcoming years? Why do we need to expand the plants so soon?

The County is taking the approach where once the Wellington water tower, trunk watermain/sanitary sewer and WWTP equalization tank are constructed that a certain amount of development (or units) shall be approved in order to utilize the remaining capacity in the existing plants. However, until the new plants are built, no further development can be approved. Planning, design and construction of the new plants is being scheduled so that they will be operational around the time that the existing plants have reached capacity.

It is estimated the current WWTP could service approximately 3800 people. Currently, the number of units approved by Council within Wellington is 1,219 representing an additional 3,000 people with an expected occupancy of 2024-2029. However, the existing WWTP does not have adequate capacity to service the expected population of Wellington (5000) by 2029. Similarly, the existing WTP does not have adequate operating capacity to service the expected population of Wellington (5000) by 2029. Therefore, the County has initiated the process of replacing the WWTP and WTP.

8. Will there be any precautionary measures to avoid noise, light pollution, and dust during construction?

Measures will be implemented to mitigate noise, light and dust during construction. These elements will be part of the detailed design and tender package for construction. Full-time site inspectors are standard on projects of this scale and shall ensure these mitigation measures are closely followed. The project team will hold a pre-construction public consultation where the details of these measures will be refined to the facility designs and construction.

9. What are the mitigation measures that will be installed to improve the air quality as there have been odors?

The current WWTP facility does not have odor control or a dedicated headworks facility. The new WWTP will be designed with permanent odor control contained within the dedicated headworks building and the preliminary preferred technology provides a more robust and complete treatment of sewage reducing the probability of odors from the facility. No odours are anticipated from the new WTP.

10. What are the financial implications of this expansion project, who is paying for this project, and will our water/sewer rates/bills increase?

The County of Prince Edward, like other municipalities across Ontario, follow the principle that growth should pay for growth. Collecting development charges is the primary revenue tool for funding growth-related capital costs. The Area Specific Development Charges Study for Wellington identified 82% of the new WTP cost and 72% of the new WWTP cost is growth related. The County also continually seeks out and applies for grants to offset the cost of infrastructure projects.

The *Development Charges Act* allows for upfront financing agreements between municipalities and developers. Upfront financing is when the developer pre-pays the development charges at the draft subdivision approval stage, rather than when building permits are issued. These pre-payments will cover the County's debt costs for major infrastructure improvements in Wellington (including new water tower, water plant, wastewater plant and associated trunk mains) for at least the next 10 years. This arrangement protects the municipal rate payers by providing funding to pay for construction of new infrastructure upfront rather using tax dollars and waiting to recover those costs after homes are built and connected to the system. Financial securities are also part of the upfront financing agreement to make sure that where the municipality makes investments in infrastructure to support growth, that it will not lay unused for years because a developer doesn't move forward. This was particularly important in Wellington where so much growth was proposed in a short period of time.

The Development Charges and Water/Wastewater User Rates are influenced by a complex set of variables including the number and type of water system users, projected population and housing growth, how much water our community uses, provincial legislation, our future infrastructure needs, our financing options and more. The Development Charges and Water/Wastewater User Rates are updated every 5 years to reflect the most current information. For Wellington, the infrastructure estimates

from the Wellington MSP were used to develop the current Development Charges and Water/Wastewater User Rates.

11. Will there be a second PIC/Consultation with the Wellington residents for the WTP location?

There will not be a second PIC as part of the Schedule C Class EA studies for the New Wellington Water and Wastewater Treatment Plants. The previously completed 2021 Wellington Master Servicing Plan (MSP) covered Phases 1 and 2 of the Class EA process and included two (2) separate PICs. The New Wellington Water and Wastewater Treatment Plants were identified and recommended as preferred solutions during the 2021 Wellington MSP. The MSP considered and evaluated the following options for Water Supply in Wellington: do nothing (status quo), limit growth, water conservation, expand existing WTP with modules that can be added to suit development, build new WTP at existing site with more capacity and decommission existing, obtain potable water from other water supply system and groundwater sources.

The current Schedule C Class EA studies are both building on the previous Wellington MSP work and covering Phases 3 and 4 of the Class EA process. It is mandatory through the Class EA process that a Notice of Study Commencement is issued, one public engagement is held during Phase 2 and that a second public engagement is held during Phase 3. It is also mandatory that the Final Project File Report for the MSP and the Final Environmental Study Report (ESR) are placed on the public record for a minimum of 30 days for review and comment.

The County has gone above the Class EA requirements and held a total of three PICs related to this project. Two PICs (July 4, November 28, 2019) were held during the MSP and a third PIC was just held on June 28, 2023. The 30-day Final Project File Report review period for the MSP was completed and approved in 2021. Notices of Study Commencement, PICs and public review periods were sent to those registered for the project mailing list, advertised in the local newspapers, County website and social media channels.

These current Schedule 'C' Class EA studies aim to select the technologies to best suit the requirements of the preferred alternative where the recent PIC presented the preferred technologies to carry for design. There will not be an additional PIC as part of this project; however, all residents will have access to the final ESRs for 30 days with the ability to formally comment. A Notice of Completion, which formalizes the commencement of the 30-day review period will be issued to all those that are registered for the project mailing list, advertised in the local newspapers, County website and social media channels to start the review process. Given the public interest

in this project, the County is considering holding a follow-up public engagement regarding the proposed plants and funding. This follow-up meeting would be held before the 30-day ESR review period.

12. Will the residences of the County be consulted before the preferred alternative is finalized and executed?

The location and decision to construct a new WTP and WWTP were finalized and approved in the 2021 Wellington MSP.

Construction of a new WTP or WWTP requires the completion of the Schedule 'C' Class EA studies which are currently underway and the preliminary recommendations were presented at the June 28, 2023 PIC. All activities completed as part of the Schedule C Class EA studies, including the decision-making process, communication and consultation activities and preferred solutions in terms treatment technologies shall be presented in the ESRs which will be posted on the public record (likely in the fall of 2023) for a period of 30 days to provide the public and stakeholders with a final opportunity to comment. As mentioned previously, the County is considering hosting a follow-up public engagement regarding the proposed new plants.

13. General comments related to the format of the PIC.

The format of the PIC was with project boards and project team members present to answer questions and guide through questions. This approach allows a more accessible window of time for persons to stop in and engage throughout the event rather than a fixed starting time. Additionally, the material is also posted online for viewing and receipt of comments or questions to the project team. This approach is an accepted format and preferred across many municipalities in Ontario.