

**ONTARIO
SUPERIOR COURT OF JUSTICE
(DIVISIONAL COURT)**

B E T W E E N:

**VICTOR LACHANCE and
KIRK ALBERT**

Applicants

and

**SOLICITOR GENERAL OF ONTARIO and
ATTORNEY GENERAL OF ONTARIO**

Respondents

**RECORD OF PROCEEDING
VOLUME 1 OF 2**

Date: June 2, 2023

MINISTRY OF THE ATTORNEY GENERAL
Crown Law Office – Civil
720 Bay Street, 8th Floor
Toronto, ON M7A 2S9

Susan Keenan, LSO #50784Q
Email: Susan.Keenan@ontario.ca
Tel: 416 898 1301
Fax: 416 326 4181

Shayna Levine-Poch, LSO #815150
Email: Shayna.Levine-Poch@ontario.ca
Tel: 416 895 9333
Fax: 416 326 4181

Counsel for the Respondents/Moving Parties
The Solicitor General of Ontario and
The Attorney General of Ontario

TO:

SICOTTE GUILBAULT
4275 ch. Innes Rd, Suite 208
Ottawa, ON K1C 1T1

Stéphane Émard-Chabot, LSO #33909U
semard-chabot@sicotte.ca
Tel: 613 368 4309

Counsel for the Applicants/Responding Parties
Victor Lachance and Kirk Albert

Index

Volume	Tab	Date	Document
1	1	2019/10/23	Business Case for Ministry Holds and Inter-Ministry Transfers Stage 1 Interest
	2	2020/06/12	Infrastructure Ontario Briefing Note
	3	2020/08/27	News - Office of the Premier
	4	2020/08/27	Backgrounder – Office of the Premier
	5	2020/10/30	New Kemptville Facility Presented to: Municipality of North Grenville & Key Stakeholders
	6	2020/11/04	Email RE: Infrastructure Ontario - Request for Meeting
	7	2020/11/17	Pre-Application Consultation Minutes
	8	2020/11/24	Email FW: Greater Ottawa Correctional Facility - Site Plan Requirements
	9	2020/11/24	Email Chain RE: Kemptville Question
	10	2020/11/24	Eastern Ontario Correctional Complex Public Engagement
	11	2020/11/24	Email RE: Parking Requirements and Institutional Zoning Requirements
	12	2020/11/25	Letter from Amy Martin Acting Director of Planning and Development North Grenville to Jaime Posen Senior Planner Fotenn
	13	2020/11/25	Email RE: Zoning Letter - Greater Ottawa Correctional Facility
	14	2020/11/25	Letter from Amy Martin Acting Director of Planning and Development to Jaime Posen Senior Planner Fotenn (#2)
	15	2020/11 – 2021/01	Email RE: Zoning Letter - Greater Ottawa Correctional Facility
	16	2021/01/20	Letter from Amy Martin Acting Director of Planning and Development to Jaime Posen Senior Planner Fotenn (#3)
	17	2021/04/09	Email IO Kemptville Correctional Centre - 2021-04-09 Information Exchange Meeting - Notes and Action Items
	18	2021/04 – 2021/05	Email RE: 160401626 - IO Kemptville Correctional Centre - Existing Services to Remain
	19	2021/09/22	Kemptville Correctional Centre Development Feasibility Study FOTENN
19-A	2021/01/26	Appendix A to Fotenn Feasibility Study – Local Green Initiative Package	

	19-B	2021/03/17	Appendix B to Fotenn Feasibility Study – Development Concepts
	19-C	2020/11/25	Appendix C to Fotenn Feasibility Study – Correspondence with Municipality
	19-D	2021/09/16	Appendix D to Fotenn Feasibility Study – Functional Servicing Report
2	19-E	2021/09/14	Appendix E to Fotenn Feasibility Study – Natural Heritage Assessment
	19-F	2021/08/31	Appendix F to Fotenn Feasibility Study – Transportation Impact Assessment
	20	2021/10	Email RE: Parking Requirements and Institutional Zoning Requirements
	21	2021/10/12	Infrastructure Ontario Briefing Note
	22	2021/11/16	Infrastructure Ontario Briefing Note
	23	2021/11/17	Eastern Ontario Correctional Complex Public Engagement
	24	2022/03/04	Land Transfer Invoice
	25	2022/03/24	ARIO MGCS Compensation Agreement

TAB 1

**Holdings for Ministry of Solicitor General
Interested Property – PIN 681260206, ARIO Lands (Kemptonville)**

Summary

The Ministry of Solicitor General (Sol Gen) wish to express interest in the Agriculture Research Institute of Ontario (ARIO) land in Kemptonville to construct a new 235 bed Correctional institution to address in part, the necessary capacity needs within the Eastern Region. ARIO has circulated the land for sale to in part fund further capital works on other sites.

The ministry received Stage 2 approval as part of the 2017/2018 Program Review, Renewal Transformation process, to replace the current Ottawa-Carleton Detention Centre (OCDC). Since May 2017, SolGen, along with Infrastructure Ontario (IO), has been actively engaged in a search for a site (approximately 60 to 70 acres) for the proposed Ottawa Correctional Complex (OCC) facility. Over the past 2.5 years, the ministry and IO have explored over 30 properties to meet the ministry's need, however SolGen has been unable to obtain any potential sites due to various reasons: unsuitable land constraints, sale of land, etc. The project is delayed unless suitable land is found.

Based on the Ministry of Infrastructure (MOI) Reality Directive, IO is always required to review the Provincial portfolio for available lands to accommodate Ministry uses: the Ministry has expressed interest in the ARIO property that is currently circulating for sale. On September 26th 2019, SolGen expressed interest to the Ministry of Agriculture, Food and Rural Affairs (OMAFRA) to formally place the property on hold and remove from circulation.

The ARIO property meets most of the criteria the ministry has in place for a new facility: the parcel, at 178 acres, meets the ministry's size constraints with potential future expansion if necessary. The site is accessible and has frontage on Highway 416: close proximity to major highway provides easy access for both staff and members of the public who need to visit the facility. There is access to public transit from Kemptonville to Ottawa with the municipality looking to expand this service for the local community.

The distance between the existing OCDC facility and the Kemptonville property is 67 km driving distance. Although this exceeds the ministry's criteria of a preferred distance of < 40 kms, the ministry analyzed current staffing home locations and the data provided demonstrates the majority of current OCDC staff live within the 40 km boundary to the proposed Kemptonville property.

There are further Ministry criteria which will need investigating that the Kemptonville lands only partially meet: municipal servicing, natural heritage constraints and hazards with respect to the watercourse on the east perimeter and the woodlot on the southwest corner, compatibility with adjacent uses with both rural residential uses located to the immediate north and light industrial uses located to the east. IO, along with the ministry, will need to work with the municipality to investigate and determine the feasibility of the extension of services/transit and the ability to rezone/re-designate as required.

Ministry of the Solicitor General Routing Form

REQUESTOR INFORMATION			
Subject: SG approval - Kemptville Business Case, ARIO land hold			
Document Type	Decision Note	Purpose	
Division	SER - CSD - Corporate Services	For Information	
Branch	SER - CSD - Facilities & Capital Planning	For Approval	Solicitor General
Program Area Contact	Butula, Danielle (SOLGEN) <input checked="" type="checkbox"/>	For Direction	
Record ID	DT-1035-188	For Briefing	
Critical Information			
Business case to support the request to hold the Kemptville property for SG signature - to formally request approval from the Minister of Government and Consumer Services to hold the property for our intended use.			

*If briefing required, please indicate briefing attendees and requested timeframe for briefing in critical information

MINISTRY ROUTING			
Name	Signature	Date	Comments
Prepared By: Greene, Robert (SOLGEN) <input checked="" type="checkbox"/>		Monday, October 21, 2019	
Approved By: ADM/CAO, Corporate Services Division Veshkini, All (SOLGEN) <input checked="" type="checkbox"/>		Oct 21, 2019	
Approved By: Deputy Solicitor General, Correctional Services Richardson, Deborah (SOLGEN)		Oct 21, 2019	
Approved By: Solicitor General Jones, Sylvia (SOLGEN)		Oct 23, 2019	
Approved By:			
Approved By:			
Other Consultations			
Consultation Comments			

SOLICITOR GENERAL OFFICE ROUTING		
Date/Time Received:	Received By:	
Approved By:	Title:	Date:

Comments



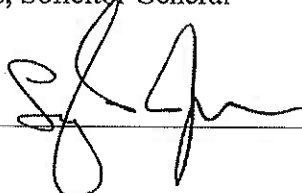
**BUSINESS CASE FOR MINISTRY HOLDS
AND INTER-MINISTRY TRANSFERS
STAGE 1 INTEREST**

Engage IO to review feasibility of land. Site due diligence completed. Obtain municipal zoning approval.	Spring 2020 - Spring 2022
Functional program completed. P3 Procurement process followed and completed. Project Co Partner selected.	Spring 2020 - Spring 2024
Construction and substantial completion achieved.	Spring 2024 - Fall 2026

Ministry Commitment and Implementation Authority

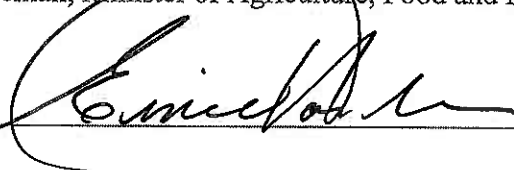
Ministry of the Solicitor General

Sylvia Jones, Solicitor General

Signature:  _____ Date: Oct 23/19

Ministry of Agriculture, Food and Rural Affairs

Ernie Hardeman, Minister of Agriculture, Food and Rural Affairs

Signature:  _____ Date: Oct. 28 2019

Proposed Program Use

To ensure that the approved project for Ottawa area is appropriately sized to deliver modern services for the entire region and not just Ottawa, the ministry is re-evaluating the Eastern Region in its entirety. The ministry has analyzed the eastern region needs assessing current inmate populations and characteristics while addressing future capacity with the lens of the approved project and systemic consistent pressures within the institutions in the region. The ministry is requesting approval to utilize the approved capacity for Ottawa (725 beds) and funding envelope to create an infrastructure plan and solution for the region:

- Addressing the need for a facility that meets the functional and service delivery needs of Ottawa and the surrounding area;
- Considering replacement of the Brockville Jail, the oldest jail in the province (1842), with a new a facility addressing current needs and increasing mental health capacity reflective of the need of Brockville and the surrounding area;
- Considering the expansion of the Quinte Detention Centre (QDC) to address the ongoing over-capacity issues.

By adjusting the size of the new site in Ottawa area, the ministry gains capacity flexibility across institutions addressing the pressures within, while maintaining the appropriate services and programming provided to address the needs.

The ministry will work with Infrastructure Ontario to acquire the property through the appropriate approval process. This is expected to take up to 1.5 to 2 years to complete. This property resides outside of the GREP portfolio and requires multiple approvals to bring it into the GREP portfolio (e.g. MGCS).

Funding

Through the Multi-year Planning process, the ministry has Stage 2 (Construction) approval from Treasury Board for the Ottawa project: this includes funding for site acquisition and due diligence activities. Due to the delay in site acquisition, the ministry, through MyP cycles, have asked to reprofile the funding to the following year and will continue this strategy for MyP 2020-2021.

Cost to the ministry to hold the ARIO property are estimated at approximately \$1.48M based on prior year actual costs. The total site acquisition costs for the Kemptonville property is estimated by IO to be approximately \$3M. This is within the funding allocation for land acquisition within the project costs.

Timeline

The Ministry of the Solicitor General anticipate going to Treasury Board as part of the MyP 2020-21 to reprofile the funding to acquire the site, pending due diligence and feasibility investigations from IO on the site. The hold of the property will be in-place until the outcome of the feasibility investigations are known.

Estimated timelines:



October 10, 2019

Expression of Interest Date: September 26, 2019

Circulation End Date: September 26, 2019

Approved Business Case to OMAFRA: October 30, 2019

To: Robert Greene

Director, Corporate Services

Ministry of Solicitor General

Re: Confirmation of Receipt of Expression of Interest

Thank you for your interest in *REM-057_ Kemptville Agricultural College*. This interest was expressed by Eric Chen from your Ministry.

In order for your Ministry to place a hold on the realty, you are required to submit a business case within **20 calendar days** to Kelli Rice at the Ministry of Agriculture, Food and Rural Affairs (Ontario Government Bldg 2nd Flr NW, 1 Stone Rd W, Guelph, ON N1G 4Y2) requesting approval to place either a hold on the realty, or a hold on the realty that results with an inter-ministry transfer. Please also submit your business case to the RCP mailbox at RCP@infrastructureontario.ca

The business case must demonstrate that:

1. **Summary:** A high-level summary regarding the intent of the ministry's interest towards the subject property.
2. **Proposed Program Use:** Demonstrate that the direct program use of the realty aligns with the government and/or ministry's overall policy directions and that positive outcomes will be achieved.

Indicate if the intended program use of the realty may result in an inter-ministry transfer and provide a timeline within which the transfer of administration and control must be completed.

3. **Funding:** Demonstrate that the ministry has the necessary approved capital funding and/or financial resources in place to support the continued government use of the realty.

Acknowledge that the ministry will be financially accountable for any costs associated with holding the realty (including pending an inter-ministry transfer).

4. **Timeline:** Outline established targeted timelines (length of realty hold) for implementation and completion of program delivery (e.g. start and end dates for a public infrastructure development project or ministry commitments).



The estimated holding cost for this property is:

Property Name	Address	Holding Cost
Kemptville Agricultural College	N/A	\$1.48M
		* Estimated Annual Holding Cost: \$1.48M

* Please note that this is an estimate and based on the prior fiscal year's actual cost. (Subject to Change)

Should you require further information on this realty, please contact William Plexman at 416-347-8506.

Thank you.

cc. William Plexman, IO Project Manager, IO
John Taglieri, IO Senior Project Manager, IO
Jason Wall, Senior Research Advisor, Research and Corporate Services Division, OMAFRA
Kelli Rice, Manager, Research and Corporate Services Division, OMAFRA

TAB 2

June 12, 2020

BRIEFING NOTE | Proposed Ottawa Correctional Complex - Site Acquisition

SUBJECT: Briefing Note –
Kemptville ARIO Property

PREPARED BY: John Taglieri, Senior Project Manager, Development Planning
Jordan Erasmus, Senior Planner, Development Planning

Current Status:

- In April 2019 the site selection process for a new Correctional Centre site identified a property under the ownership of the Agricultural Research Institute of Ontario (ARIO). ARIO is a corporate body which reports directly to the Minister of Agriculture, Food and Rural Affairs (OMAFRA).
- An internal desktop review was undertaken of the ARIO property.
- In October 2019, the Ministry of the Solicitor General (SolGen) put a formal hold on the ARIO Kemptville site.
- After the lands were formally put on hold, ARIO provided some due diligence material on the site. Additional due diligence work to IO P3 standards is required.
- SolGen has requested a memo outlining the process to acquiring the ARIO site, due diligence work required and a schedule for both the due diligence work and transfer of the lands into MGCS ownership.

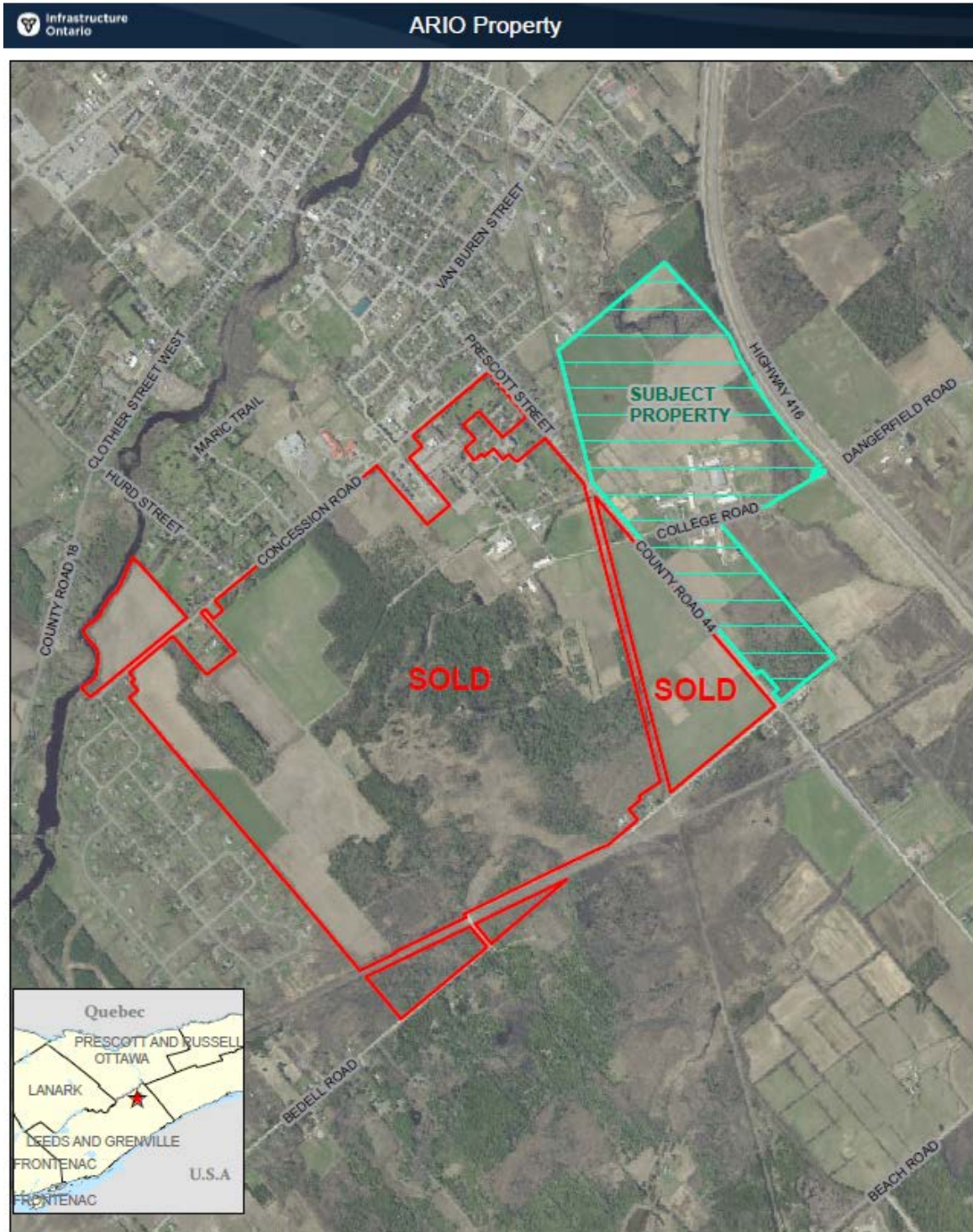
Recommendations:

- That the Ministry advise on the timing decision regarding the public announcement for the Eastern Region projects in order to undertake site due diligence activities as well as provide

a Letter of Comfort (LOC) from the Ministry prior to the issuance of a Letter of Direction (LOD).

- That the due diligence program is completed prior to transfer of the site into MGCS ownership.
- That IO be directed to consult with the municipality post-public announcement. Two options for announcements are being considered: 1) Early December post 2020 Budget release; 2) Mid-August prior to the 2020 Budget release.
- That the anticipated timeline for the due diligence work and transfer of the site into MGCS ownership is factored into the overall project schedule. Two proposed schedules are attached to correspond with a public announcement either in early December 2020 (Option A) or mid-August 2020 (Option B) as noted above.
- That the Ministry advise IO of any changes to anticipated approval date so that the site Due Diligence/Acquisition schedule could be revised accordingly.

ARIO Property (Site labelled 'Subject Property' is under consideration for the new Correctional Centre. ARIO lands to the west of the County Road 44 were previously sold):



Site and Context:

- The subject property is located in the municipality of North Grenville, just south of the community of Kemptville, within the United Counties of Leeds and Grenville. It has frontage on Highway 416, however the site is currently accessed off of Prescott St. to the west via College Road. It is approximately 67 km from the existing Ottawa Correctional Centre.
- It is currently used for agriculture and educational purposes, with a dairy operation, equestrian barn, and various research/training buildings. There are residential uses and schools located in close proximity of the site.
- ARIO has advised that the farm buildings will remain operational however all leases for the various farm buildings/uses expired at the end of March 2020 and will not be renewed. The property will be turned over to IO for due diligence activities free of any tenancy or agricultural use.
- On behalf of ARIO, IO sold the ARIO lands west of the subject property to the Town of North Grenville in 2017. Because of IO's role in the sale of the lands, IO has a good understanding of the condition of the site as a whole so it is expected that an expedited due diligence process could be undertaken.

Official Plan and Zoning:

- The majority of the subject property is within the 'Kemptville Urban Settlement Area' in the United Counties Official Plan and it is designated 'Agriculture' in the North Grenville Official Plan (which was updated in 2018) – see map below.
- For lands designated 'Agriculture' (see map below), the applicable OP policies speak to "protecting, maintaining and improving the prime agriculture areas for future generations" and generally do not allow for conversion to other land uses. Early consultation with the municipality is recommended to determine if they will support an amendment to permit a correctional facility, given the policies associated with protecting agricultural lands.
- Note that there is a site-specific provision that allows the subject property (as well as the two larger parcels to the west that were recently sold) to be used as a "postsecondary education institution, as well as a multi-tenant educational and community hub, focusing on the three pillars of education and training, health and wellness, and economic development".
- There is a watercourse located along the east permitted of the site and a woodlot located in the southwest corner. There is potential for Species at Risk which would have to be further investigated.
- The subject property is zoned 'I - Institutional' which permits various community, educational and public uses. A correctional facility is not specifically listed as a permitted use and it does not appear to be captured under the more general definition of 'public use', which is limited to

municipal uses. Consultation with the municipality is required to confirm whether rezoning is required.

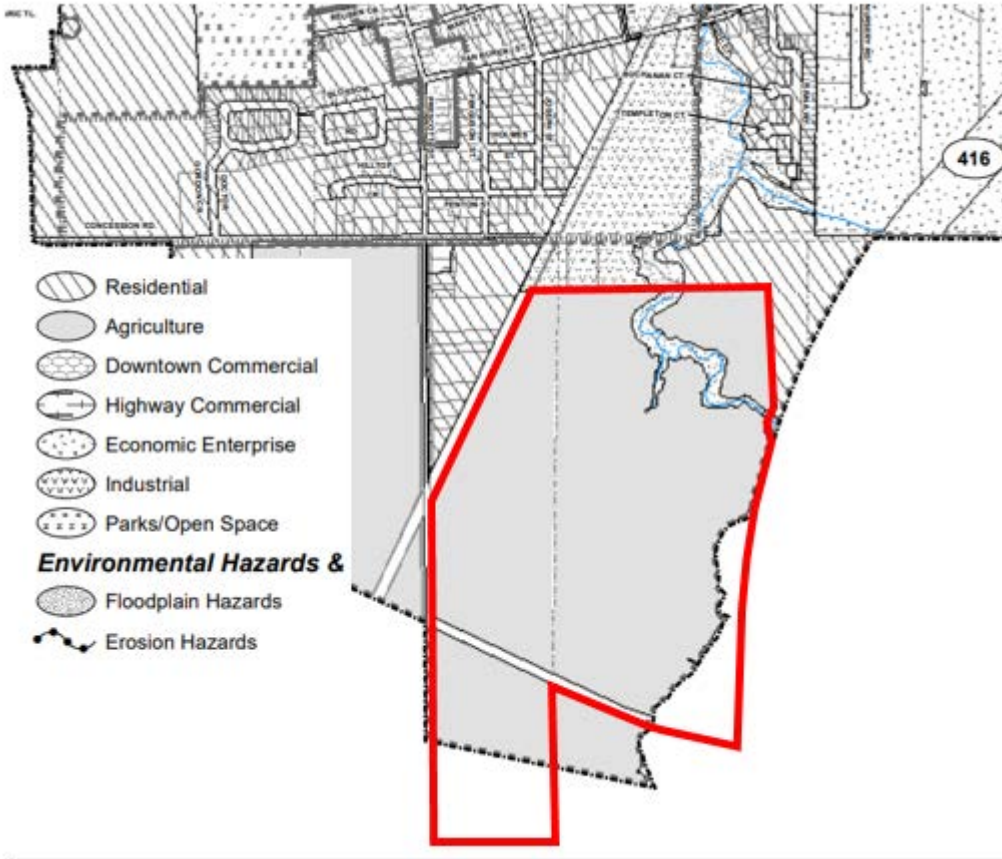
Future Uses:

- Fotenn undertook a Land Use Study in 2015 on the entirety of the ARIO holdings outlined in red (and light green) on the above aerial photo and concluded that the best use of the subject property (light green), at least in the medium term, was continued agriculture and institutional/educational uses. The dairy barn has potential to be converted to a larger scale dairy farm.
- At the time of the study, the municipality expressed a strong interest in maintaining the larger site as an educational campus that may include various community uses. It was also recommended that large portions remain in agricultural use.
- The municipality purchased the two parcels west of the subject property a few years ago and it is possible that they will also be interested in the subject property or a portion of them for educational purposes.

Servicing and Transit:

- The Fotenn study also identified constraints related to servicing. Although the majority of the site is within the urban serviced area, these services are in need of upgrades and likely would not have the capacity to service a large scale facility. Further study specific to a Correctional Centre use would be required to comment further on this.
- There is a shuttle bus service between Kemptville and Ottawa, provided by Allegiance Transportation Services (appears to only offer an am and pm service, presumably for commuters). The municipality is looking at expanding this to service the local community as well.

Official Plan Map



Due Diligence Materials Provided by ARIO:

- ARIO has provided IO with the following materials:

- Phase 1 Environmental Site Assessment (ESA)

Because of the past agricultural activities on the property, the Phase 1 ESA report identified specific areas requiring Phase 2 investigation.

- Stage 1 Archaeological Survey

The preliminary findings of the provided Stage 1 report indicates a low likelihood for artifacts to be found on-site.

- Plans for a watermain project to extend water services to the site

- Draft Land Use Study

Based on the Planning analysis done to date (above) it appears as though Official Plan and Zoning By-law amendment applications would be required. This is to be confirmed with municipal staff when our Planning consultants are given the go-ahead.

- Reference Plan (Survey)
- The following reports are required under IO's P3 due diligence standards:
 - Phase 1 and 2 Environmental Site Assessment (ESA)
 - Hazardous Materials investigation for the buildings to be demolished
 - Geotechnical/Hydrogeological/Geophysical Report
 - Stage 1 and potentially Stage 2 Archaeological Survey. If artifacts are found, Stage 3 and 4 survey work could be required.
 - Boundary Survey/Topographic Survey/Utility Locate Report
 - Planning Site/Site Servicing/Transportation Investigation/Natural Heritage
 - Class EA and Duty to Consult
- A gap analysis is currently underway by IO Subject Matter Experts on the materials provided by ARIO. Where possible, if the reports/materials are not stale-dated, they will be used by IO's consultants to avoid duplication.
- The timeline to complete IO's P3 standard due diligence program is approximately 6 months. It typically costs approximately \$750,000 to \$1.3 million, however can significantly increase if there are Archaeological finds and/or contamination that is to be mitigated found on-site.
- The Class EA also takes approximately 6 months but starts part way through the due diligence process because it relies on some of the DD materials.
- It is our understanding that Consultants cannot be retained to commence the due diligence program until the project has been publically announced. Two options for the start of the due diligence work are shown in the attached schedules – Option A – due diligence to start after a December 2020 announcement and Option B – due diligence to start after an August 2020 announcement.
- In the meantime, IO has begun to prepare the work plans so that on direction, the required Consultants can be expeditiously retained however sufficient time will be required for IO's procurement process.

Transfer of the ARIO Lands into MGCS Ownership:

- ARIO is a corporation created by statute. As a result, with written consent from the Director of Research (an ADM), ARIO can dispose of a property by sale, lease or otherwise. Treasury Board approval is not required and the Minister has already consented to the hold and subsequent transfer to SolGen.
- IO will have to seek a Minister's Consent to bring the property into MGCS control. IO will have to prepare title confirmation and a Minister's Consent package for MGCS to approve.
- Because of ARIO's status as an agency and the need for a Minister's Consent rather than full Treasury Board approval, the transfer can be completed within approximately six months from the time of submission of the transfer documents are submitted to MGCS. However, the timing will also depend on how much priority MGCS gives this transfer.
- Based on the two options for the announcement of the project, the anticipated acquisition dates of the site are either January 2023 (based on schedule Option A) or September 2022 (based on schedule Option B).
- Again, because of ARIO's status as an agency, the transfer of ownership has to be completed with a transfer of funds at market value. The estimated market value of the site is \$2.7 million, however a new appraisal would be undertaken to confirm the market value at the time of the transfer.
- Despite the ability to quickly transfer the property, it is recommended that the due diligence program, including Official Plan/Re-zoning applications be completed to ensure that the site is developable as a Corrections Centre before the transfer takes place and any contamination found on-site could be remediated.

Anticipated Schedule/Timeline:

- Refer to the attached Schedules for the estimated timeline for the various Due Diligence activities.
- The Due Diligence/Acquisition schedules are based on the Ministry provided milestone calendar. Should the anticipated approval dates change IO should be notified and the schedule(s) will be adjusted accordingly.
- Schedule Option A assumes a December 2020 public announcement with due diligence activities to commence thereafter.
- Schedule Option B assumes an August 2020 public announcement with due diligence activities to commence thereafter.

Discipline	Activity	Duration (weeks)	Commencement Date	Anticipated Completion	December 2020				January 2021				February 2021				March 2021				April 2021				May 2021				June 2021				July 2021				August 2021			
					1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Planning / Site Servicing / Transportation / Natural Heritage	Pre Fieldwork: - Pre-fieldwork Consultation with Municipality	10	Dec. 1	Feb. 12	Pre DD Consultation with Municipality																																			
	Recommended prior to beginning intrusive fieldwork across all disciplines																																							
	- Preparation of Work Plan	2	Feb. 8	Feb. 19																																				
	- Retain Consultant	3	Feb. 22	Mar. 12																																				
	Fieldwork and Reporting: - Municipal Consultation, Planning Review & Recommendations	8	Apr. 5	May 28																																				
<i>- Planning applications shown below in acquisition timeline</i>	- Traffic Counts	6	Apr. 5	May 14																																				
	- Natural Heritage	9	Jun. 1	Jul. 31																																				
	- Site Servicing Analysis	5	Apr. 5	May 7																																				
Geotechnical / Environmental / Geophysical / Hydrogeological	Pre Fieldwork: - Preparation of Work Plan	2	Feb. 8	Feb. 19																																				
	- Retain Consultant	3	Feb. 22	Mar. 12																																				
	Fieldwork and Reporting: - Utility Locates	2	Apr. 5	Apr. 16																																				
	- Phase 1 ESA Site Inspection + Interviews	2	Apr. 5	Apr. 16																																				
	- Geophysical Scan	4	Apr. 19	May 14																																				
	- Geotech / Enviro Drilling *	10	May 3	Jul. 9																																				
	- Ground Water Monitoring **	1	Jul. 12	Jul. 16																																				
	- Hazardous Material Assessment ***	6	Apr. 5	May 14																																				
	- Report Preparation	4	Jul. 19	Aug. 13																																				
	- Class EA	6 months	Aug. 2, 2021	Jan. 31, 2022																																				
Survey	Pre Fieldwork: - Preparation of Work Plan	2	Feb. 8	Feb. 19																																				
	- Retain Consultant	3	Feb. 22	Mar. 12																																				
	Fieldwork and Plan Preparation: - Reference Plan	5	Apr. 5	May 7																																				
	- Topographic Survey	5	Apr. 5	May 7																																				
	- Utility Locates	3	May 17	Jun. 4																																				
Archaeology	Pre Fieldwork: - Preparation of Work Plan	2	Feb. 8	Feb. 19																																				
	- Retain Consultant	3	Feb. 22	Mar. 12																																				
	Fieldwork and Reporting: - Site Inspection + Interviews	5	Apr. 5	May 7																																				
	- Fieldwork and report preparation	10	May 10	Jul. 16																																				

Steps to Site Acquisition	Activity	Duration (months)	Commencement Date	Anticipated Completion	2021												2022												2023							
					December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May		
	- Completion of IO Due Diligence program (including Class EA)	9 months	Dec. 1, 2020	Aug. 13, 2021																																
	ASSUMES PLANNING APPLICATIONS ARE REQUIRED																																			
	IO to have appraisal report prepared to confirm current market value	1 month	Aug. 2, 2021	Aug. 30, 2021																																
	- Completion of Official Plan / Re-zoning application (if needed)	12-18 months	May 31, 2021	Nov. 30, 2022																																
	- ARIO to prepare Director's Consent for transfer to MGCS	1 month	Sep. 1, 2022	Sep. 30, 2022																																
	- IO to seek Minister's Consent	3 months	Oct. 1, 2022	Dec. 31, 2022																																
	- Transfer of funds / Transfer of Site into MGCS ownership	1 Month	Jan. 1, 2023	Jan. 31, 2023																																

- Notes:
- Assumes December 1, 2020 approval to proceed. Advancing or delaying approval will shift the schedule accordingly
 - Beginning immediately upon approval from SolGen to proceed, municipal discussions with the municipality will begin in advance of the Due Diligence field work. Due Diligence field work will begin in early spring because of seasonality of the work
 - * Does not include time for remediation should the site be contaminated. To be determined through the Phase 2 ESA investigation process
 - ** Only the first hydrogeological monitoring well reading. The following readings will occur once each of the following seasons
 - *** Assumes free access is given to the buildings to be demolished for intrusive hazardous material testing

TAB 3

Ontario Supporting Frontline Correctional Officers in Eastern Ontario

Upgrades Will Improve Public Safety, Modernize Facilities and Support Economic Recovery

NEWS

August 27, 2020

BROCKVILLE — Ontario is making strategic investments in public safety and strengthening justice services by modernizing the adult correctional system across Eastern Ontario. New construction and building upgrades will modernize facilities, address issues of overcrowding, and create new spaces for the delivery of mental health services, inmate programming and staff training.

Details were provided today by Premier Doug Ford, Solicitor General Sylvia Jones, and Steve Clark, MPP for Leeds—Grenville—Thousand Islands and Rideau Lakes.

“Our frontline correctional staff have been absolute champions throughout the pandemic, putting their communities first and keeping all of us safe,” said Premier Ford. “By making these important investments in Eastern Ontario, we will modernize our corrections system, better protect our correctional officers, and contribute to our economic recovery through these new construction projects.”

“The Ontario government is making a substantial investment that will transform the corrections system in Eastern Ontario,” said Solicitor General Sylvia Jones. “Modernizing outdated infrastructure and building new facilities will create a better and safer environment for our hard-working frontline staff and address overcrowding in many of our institutions.”

The modernization strategy for Ontario’s Eastern Region includes:

- Building a new Greater Ottawa Correctional Complex on an existing government-owned site in Kemptville to improve staff and inmate safety;
- Replacing the Brockville Jail, which was built in 1842 and is currently the oldest in the province, with a new facility that will increase capacity and improve access to services and programming in the area;
- Expanding the St. Lawrence Valley Correctional and Treatment Centre and Quinte Detention Centre to improve mental health services for women who are incarcerated and add capacity; and
- Renovate the Ottawa-Carleton Detention Centre to better accommodate programming for inmates and other initiatives.

The Eastern Region Strategy builds on the [government’s plan to invest \\$500 million over five years to modernize correctional facilities](#) and support frontline corrections officers across the province, including the hiring of more than 500 new correctional staff. The Eastern Region Strategy will provide benefits throughout the area for years to come, including creating jobs and supporting local businesses during construction and providing jobs to local residents once the facility is built. As a result, these projects will help stimulate the economy over the long term as Ontario moves into the next phase of recovery from COVID-19.

“These critical investments demonstrate our government’s ongoing commitment to our incredible frontline corrections workers, while also providing an important boost to our local economy,” said MPP Clark. “I am so proud today’s announcement includes expanding the St. Lawrence Valley Correctional and Treatment Centre to provide treatment for female inmates with serious mental health needs. This is a project I have worked on for years alongside community leaders to build on the expertise we have now at the facility.”

QUICK FACTS

- Improvements to correctional facilities in Ontario take into account recommendations made by the [Independent Review of Ontario Corrections](#), the Canadian Civil Liberties Association and others.
- The planned expansion of women’s facilities at the St. Lawrence Valley Correctional and Treatment Centre will complement the [additional beds at Ontario Shores](#) to treat women with acute mental health needs.
- On any given day in Ontario, there are approximately 6,100 adults in custody in the adult correctional system.

BACKGROUNDER

[Modernizing Adult Correctional Facilities in Eastern Ontario](#)

-30-

MEDIA CONTACTS

Ivana Yelich
Premier’s Office
Ivana.Yelich@ontario.ca

Stephen Warner
Solicitor General’s Office
Stephen.Warner@ontario.ca

Kristy Denette
Communications Branch
Kristy.Denette@ontario.ca

ontario.ca/newsroom
Disponible en français

TAB 4

Modernizing Adult Correctional Facilities in Eastern Ontario

BACKGROUND

August 27, 2020

Ontario is making strategic investments to improve the adult correctional system and support frontline correctional officers across Eastern Ontario. New construction and building upgrades will address issues of capacity, expand mental health supports and improve programming and services.

The Eastern Region Strategy builds on the government's previously announced \$500 million plan to modernize correctional facilities across Ontario and includes the following projects:

- **Greater Ottawa Correctional Complex**
This new facility in Kemptville will adopt modern planning principles and design elements, including single cell occupancy, risk-classified housing units, modern programming and cultural space, open visitation spaces and improved professional development space for staff.
- **Ottawa-Carleton Detention Centre**
Once the Greater Ottawa Correctional Complex is completed, capacity at the existing Ottawa-Carleton Detention Centre will be re-evaluated with the potential to retrofit and repurpose areas to support modernized service delivery and improve programming for inmates and training for staff.
- **Brockville Correctional Complex (currently known as the Brockville Jail) and St. Lawrence Valley Correctional and Treatment Centre**
The new Brockville Correctional Complex and the new female St. Lawrence Valley Correctional and Treatment Centre (SLVCTC) expansion will be built on the grounds of the current SLVCTC property. The living units will all be single-occupancy. All dayrooms will have a recreation yard directly attached.
- **Quinte Detention Centre**
A separate building will be constructed adjacent to the existing facility in Napanee. A large portion of the expansion will be used for inmate programming and recreational activities. The new living units will be dedicated to women who are incarcerated and will be single-storey and single-occupancy. Each living unit for women will have a dedicated recreation yard.

MEDIA CONTACTS

Ivana Yelich
Premier's Office
Ivana.Yelich@ontario.ca

Stephen Warner
Solicitor General's Office
Stephen.Warner@ontario.ca

ontario.ca/newsroom
Disponible en français

Kristy Denette
Communications Branch
Kristy.Denette@ontario.ca

TAB 5

New Kemptville Facility

Presented to: Municipality of North
Grenville & Key Stakeholders

Date: October 30, 2020

Classification: Low Sensitivity

Introductions - Ministry of the Solicitor General

Name	Title
Ali Veshkini	Associate Deputy Minister
Karen Ellis	Assistant Deputy Minister – Institutional Services (IS)
Renu Kulendran	Assistant Deputy Minister – Community Services (CS)
Maria Duran-Schneider	Chief Administrative Officer (CAO) – Corporate Services (CSD)
Mena Zaffino	Assistant Deputy Minister – Operational Support (OS)
Angelo Gismondi	Senior Vice President – Infrastructure Ontario (IO)
⁵⁰ Doug Houghton	Executive Director (A) – Institutional Services
Robert Greene	Director, Facilities and Capital Planning (CSD)
Melanie Mayoh	Director, Corporate Health Care, Operational Support (OS)
Daniel Kielly	Manager, Major Projects (CSD)
Nick Liantzakis	Manager, Major Capital Projects (IS)
Rob Bauman	Project Lead (IS)
Marion Isabeau Ringuette	Director of Communications, Solicitor General’s Office
Peter Copeland	Senior Policy Advisor, Solicitor General’s Office

Agenda

- Site Selection
- Site Comparisons Walkthrough
- Project Overview
- Design Excellence
- 51 • Discharge Planning & Community Reintegration
- Health Care
- Local and Economic Benefits
- Project Timeline & Upcoming Engagements
- Questions & Answers

Site Selection

52



Site Selection

- Already in Government Portfolio (government policy)
- Value for money
 - Private land purchase costs ranged from \$10M - \$40M
- Appropriate size to accommodate new facility
- Within Catchment area of existing facility in Ottawa
- Adjacent to the highway 417 or 416
- No development impediments (i.e. liens, 3rd party rights)
- Staff home locations in proximity to new location
- Build smaller, more efficient and manageable sized facility

53






Test Fit



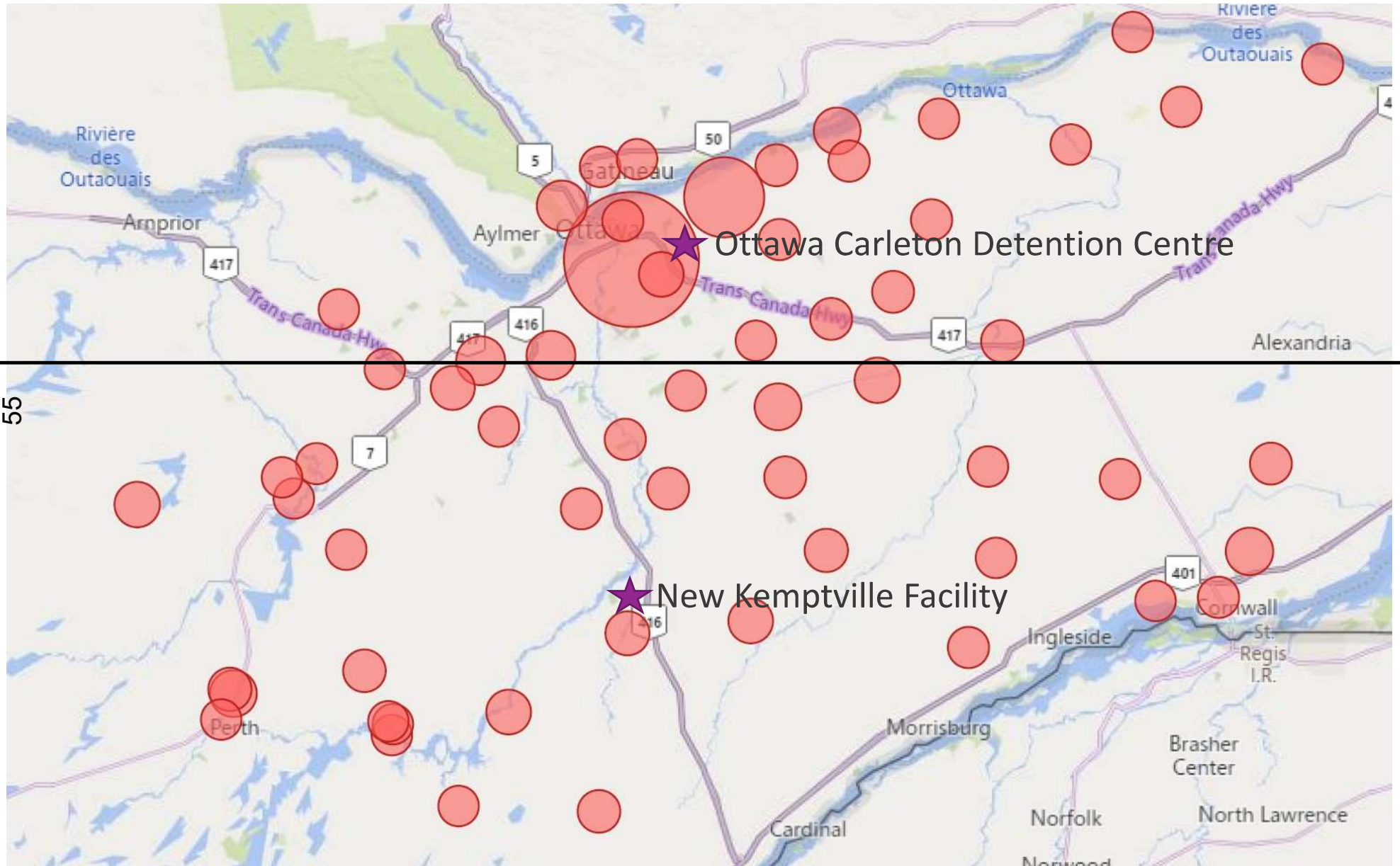
Notes

- Conceptual design greyed out due to commercial sensitivities.
- Plan is conceptual and subject to further studies, investigations and approvals prior to final placement on property.

LEGEND

	PROPOSED BUILDING
	FLOOD PLAIN
	LANDSCAPING
	PROPERTY BOUNDARY
	CREEK

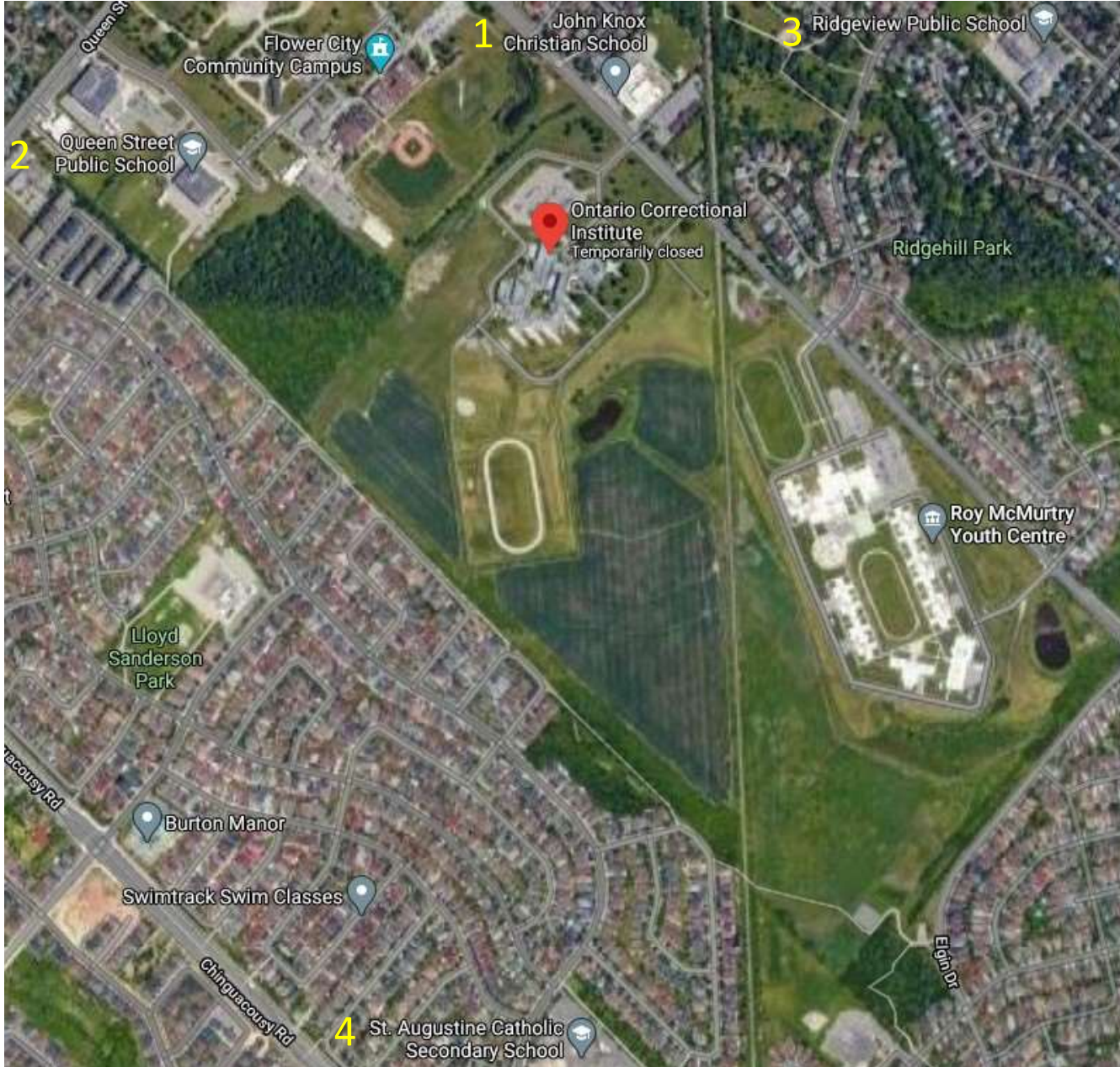
Staff Heat Map



Site Comparisons Walkthrough



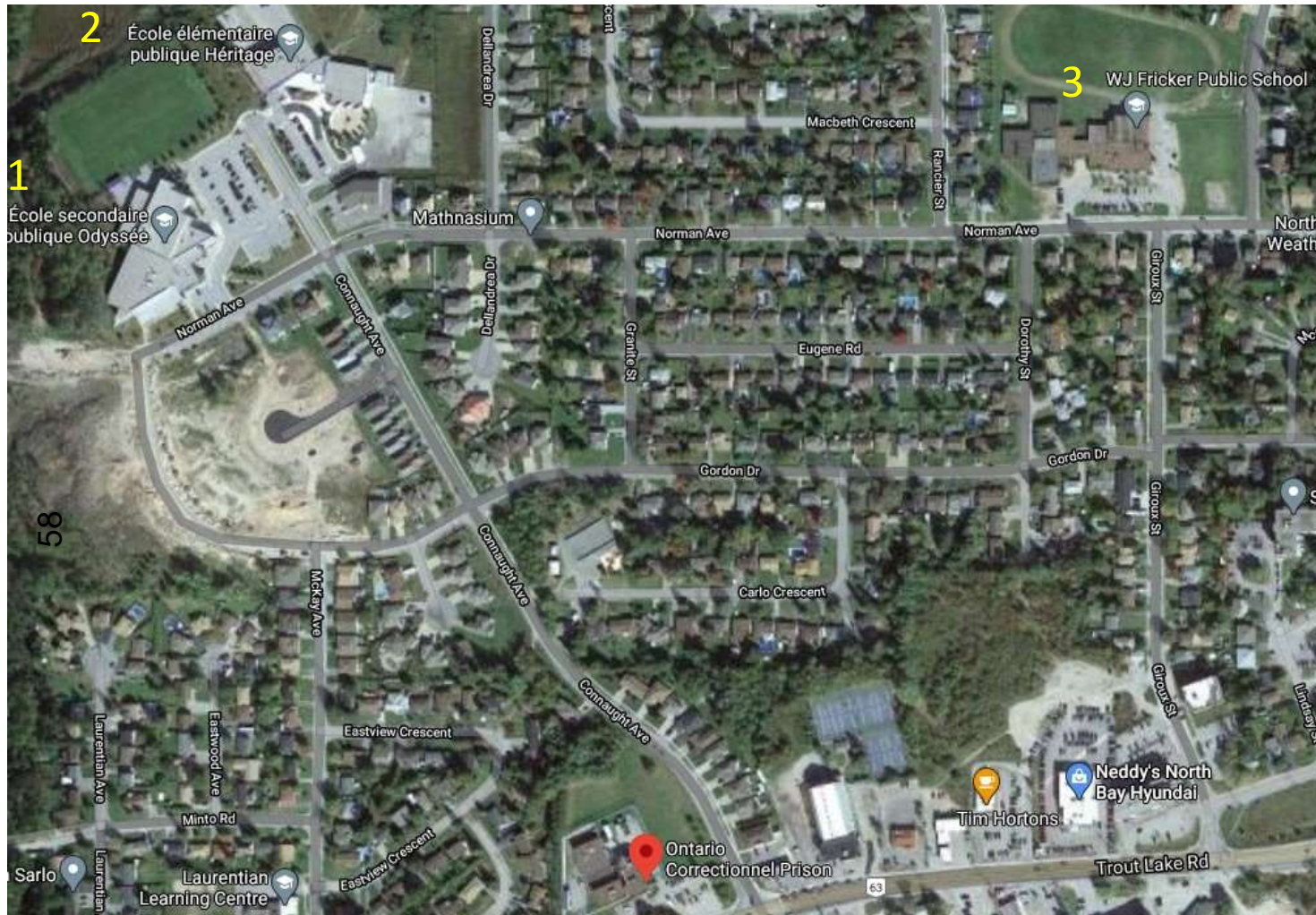
Ontario Correctional Institute (Brampton)



Item	Description
Year Opened	1973
Security Level	Medium
# of Beds	228
1) John Knox Christian	0.3km
2) Queen Street Public	0.5km
3) Ridgeview Public	0.8km
4) St. Augustine Catholic	1.2km

57

North Bay Jail



Item	Description
Year Opened	1929
Security Level	Maximum
# of Beds	111
1) École secondaire publique Odysée	0.6km
2) École élémentaire publique Héritage	0.7km
3) WJ Fricker Public	0.7km

Thunder Bay Jail

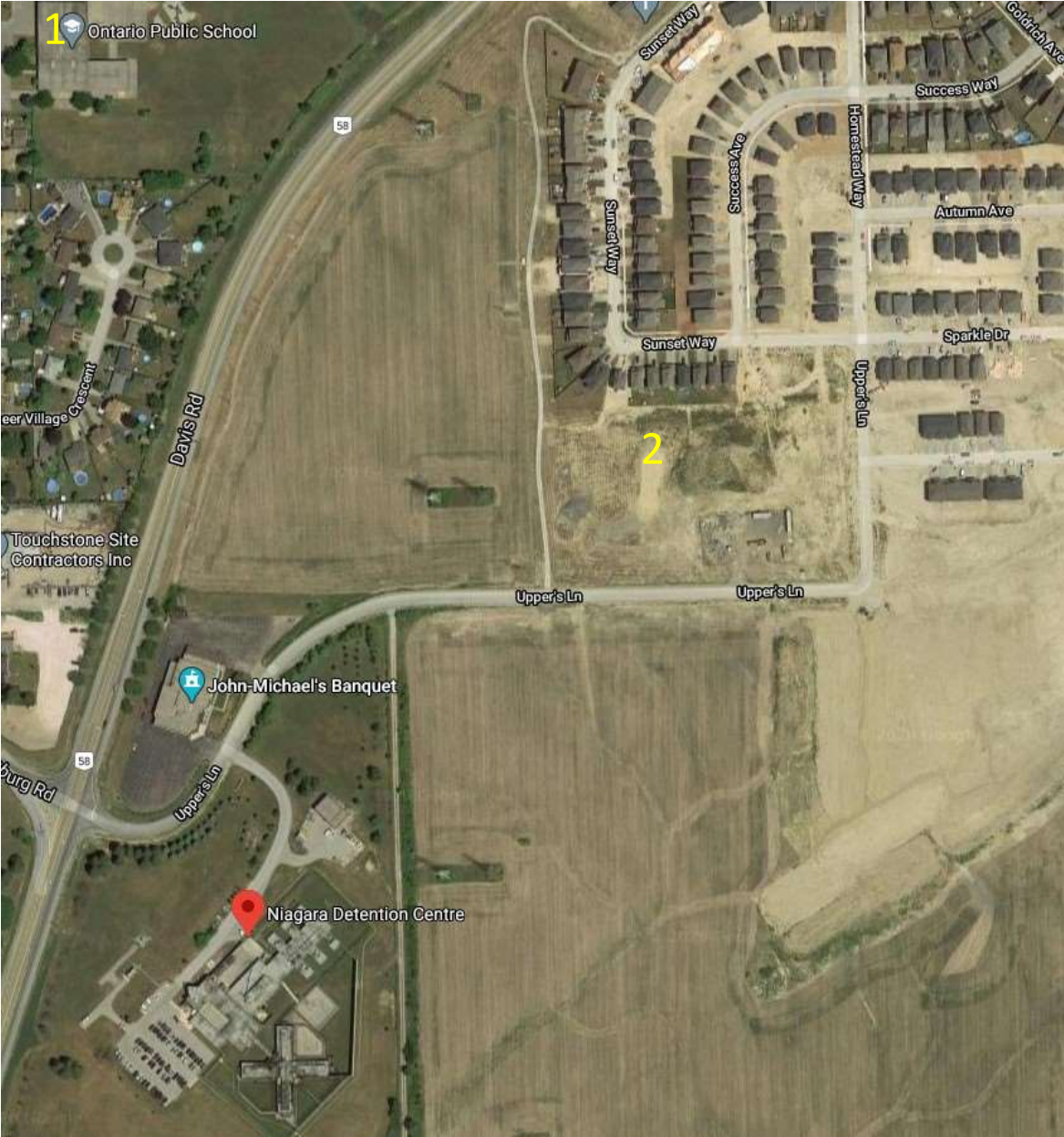


59

Item	Description
Year Opened	1928
Security Level	Maximum
# of Beds	145
1) St. Ignatius High School	0.2km

Niagara Detention Centre

60



Item	Description
Year Opened	1973
Security Level	Maximum
# of Beds	272
1) Ontario Public School	0.6km
2) Residential Development	0.5km

Project Overview

Correctional Services Overview

- Institutional Services
 - Currently operate 25 institutions across the Province
 - Average daily count of approximately 6,000 inmates
 - Over 6,300 staff
- Community Services
 - 120 Probation & Parole Offices across the Province
 - Responsible for an average of approximately 40,000 offenders per day
 - Over 1,200 staff

62

New Kemptville Facility

Item	Description
Facility Profile	<ul style="list-style-type: none"> • 235 beds • Maximum Security (based on security envelope)
Inmate Profile	<ul style="list-style-type: none"> • Accommodate Men and Women Inmates • Accommodate minimum, medium and maximum classified inmates
Functional Space	<ul style="list-style-type: none"> • Single cell occupancy • Program and cultural spaces • Day area (soft furniture, television, telephones – where appropriate) • Appropriate level of alternative housing and medical/mental health services • Regular access to outdoor spaces • Open visitation spaces • Improved professional development space for staff • Video court suites
Project Delivery	<ul style="list-style-type: none"> • Private Public Partnership (P3) - Design Build Finance and Maintain

8

Design Excellence

South West Detention Centre (Windsor)



Public Waiting Area



Toronto South Detention Centre



Public Waiting Area



Major Project Examples - Hospitals



Institutional Area: Inmate Living Units

Goal: Normalized environment with open space & access to natural light

68



Current State



***Future State**

*This photograph is an illustrative example of the future state and may differ once constructed to reflect and accommodate ministry specific security and design features.

Institutional Area: *Medical Services*

Goal: *Access to quality healthcare*



Current State



***Future State**

*This photograph is an illustrative example of the future state and may differ once constructed to reflect and accommodate ministry specific security and design features.

Institutional Area: *Inmate Outdoor Space*

Goal: *Access to an outdoor space with green space & natural light*



Current State



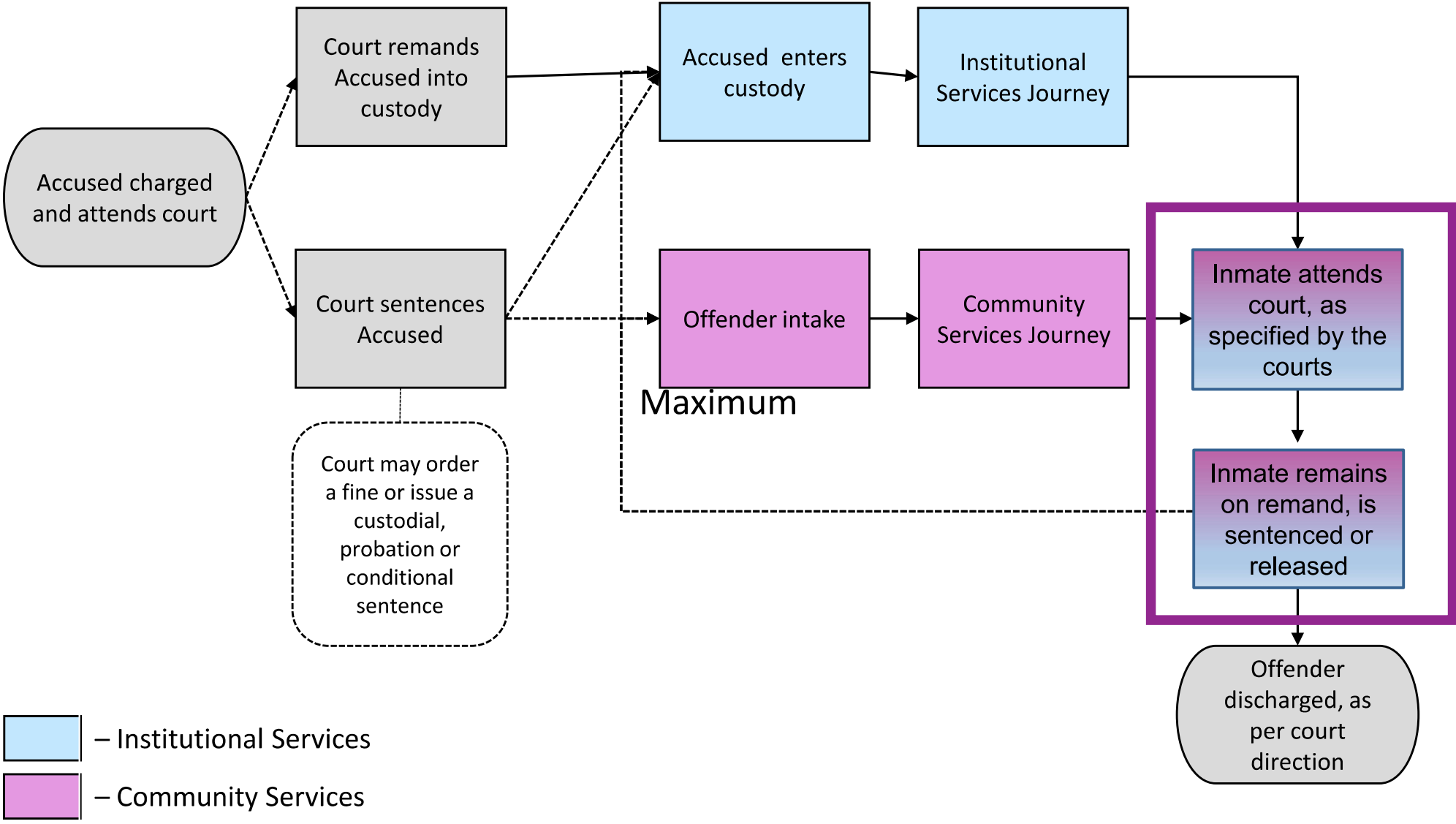
***Future State**

*This photograph is an illustrative example of the future state and may differ once constructed to reflect and accommodate ministry specific security and design features.

Discharge Planning & Community Reintegration

Interactions with the Criminal Justice System

72



- Institutional Services
- Community Services

Community Reintegration Supports

- The Community Services Division works with institutional staff and community rehabilitation services providers to support the reintegration of clients under community supervision orders. It also provides funding for:
 - Community Residential Agreements, which provide supervised housing for offenders requiring housing and other supports;
 - Community Service Orders, which support offenders who require volunteer placements as a condition of their order;
 - Mental health services: psychologists, psychiatrists, psychotherapists, and social workers;
 - Culturally-appropriate services for Indigenous offenders, including Indigenous Community Correctional Worker positions, contracted through Indigenous organizations and communities; and
 - Individual and group programming that targets core areas, which includes sex offending, domestic violence, anger management, and substance abuse.
- Ministry partners delivering these services include: the John Howard Society, St Leonard's Society, Elizabeth Fry Society, Salvation Army, Morneau Shepell, Indigenous communities and organizations, and other identity-based organizations

73

Health Care



Health Care Services in Correctional Institutions

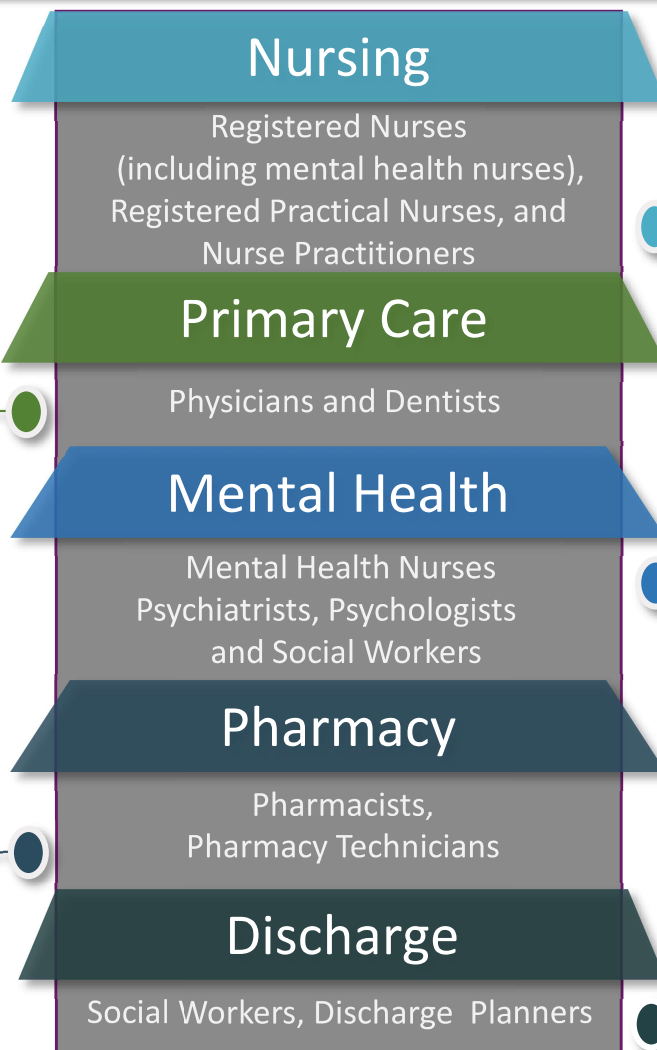
Health Care Managers oversee health care services in institutions

- Physicians and nurse practitioners provide primary care in correctional facilities*, with limited dental and optometry services also available.
- There are **71** infirmary beds available at **four** sites for those who need specialized care, but do not require hospitalization.

75 **Eight** facilities have pharmacists and **five** have pharmacy technicians, while the remainder rely on nursing staff to manage pharmacy needs.

- **76%** of clients receive at least one medication, while **69%** receive three or more.

Approximate number of Health Care Workers: 641



- All facilities have nurses on staff who perform intake assessments and provide the majority of health services.

- All facilities have access to a psychiatrist.
- One facility is designated a Schedule 1 psychiatric hospital.

- Two facilities have access to Forensic Early Intervention Service to identifying high-risk patients who are unfit for trial or have the possibility of a not criminally responsible defense.

- Discharge planning is performed by social workers or discharge planners at the institution.

- Release from custody workers and transitional case managers work from within the community.

Public Health

- Outbreaks of infectious illness are managed under the guidance and in collaboration with the Public Health Unit local to the institution.

Hospitalization

- Patients who require hospital level care are hospitalized with security escorts (correctional officers or local police services).

Telemedicine

- All sites are enabled with telemedicine via the Ontario Telemedicine Network (OTN)

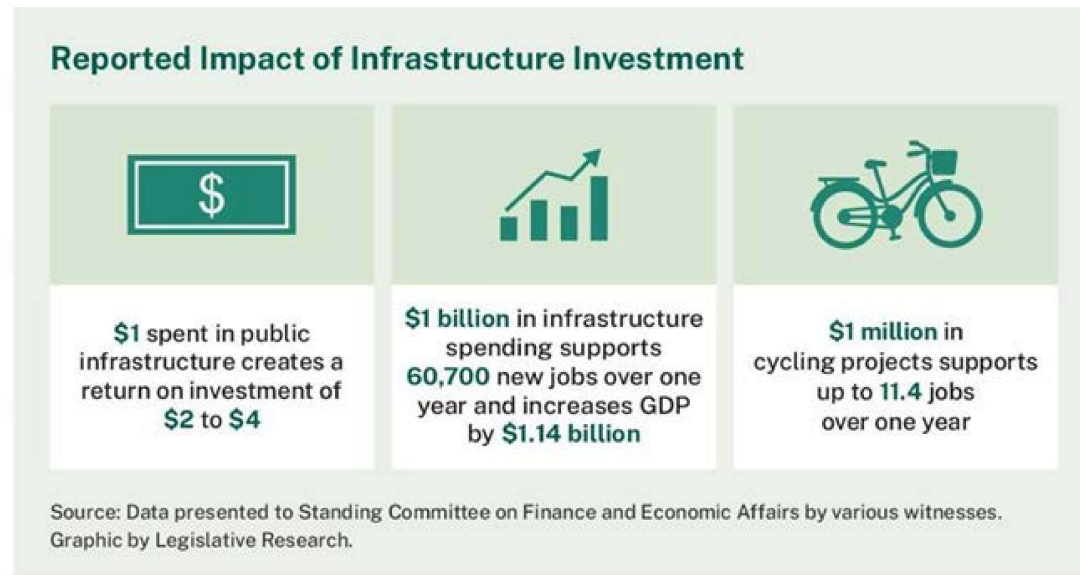
Local and Economic Benefits



Local and Economic Benefits

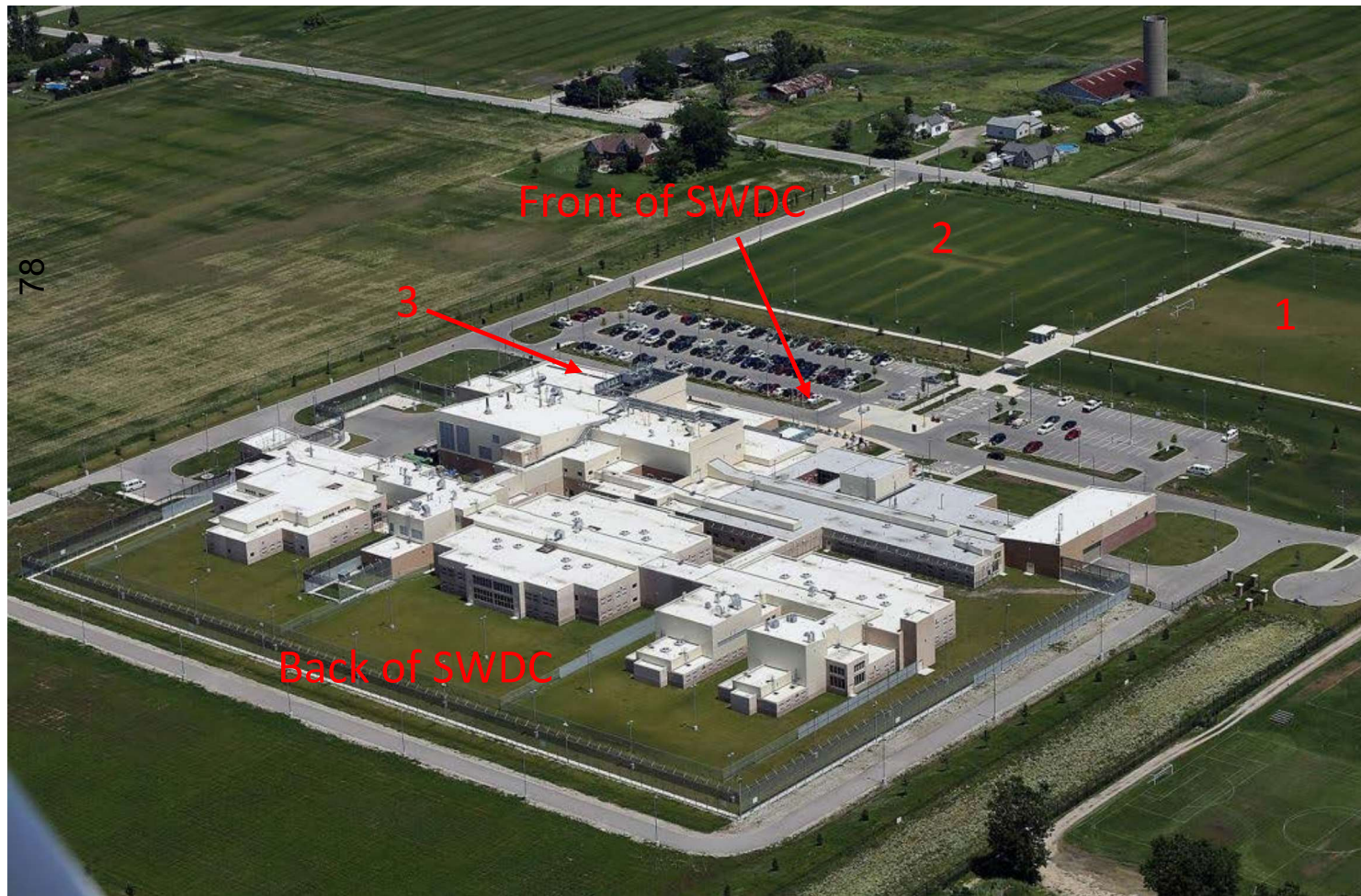
- Economic Benefit created during construction
 - Hundreds of direct/indirect jobs created during the construction of the new facility.
 - Buying local (e.g. coffee shops, hospitality, etc.)
 - Subcontracting of local trades (e.g. gravel, etc.)
- Ongoing economic benefits once operational
 - Additional staff to operate new facility
 - Buying local (e.g. coffee shops, hospitality, etc.)
 - Other subcontracting opportunities (e.g. grass cutting, snow removal, etc.)
 - Potential positive real estate impact
- At the peak of construction in Windsor for the **South West Detention Centre**, there were approximately 200 workers employed and 80% of those were local to the surrounding area.
- **Durham Region Courthouse P3 Project**
 - Estimated that about 1,500 people will conduct business daily in the new facility, bringing increased demand for restaurant meals, office space and other services in downtown Oshawa.
 - Courthouse employees and visitors will bring an estimated \$7 million per year in additional spending to the City of Oshawa. (Extract from Value for Money Assessment)

77



South West Detention Centre (Windsor)

- Other opportunities
 - Sports Field
 - Publicly accessible Gymnasium
 - Greenhouse or other heritage considerations
 - Community Volunteer opportunities
- Other programmatic opportunities to partner with local school boards (e.g. literacy, agriculture, etc.)

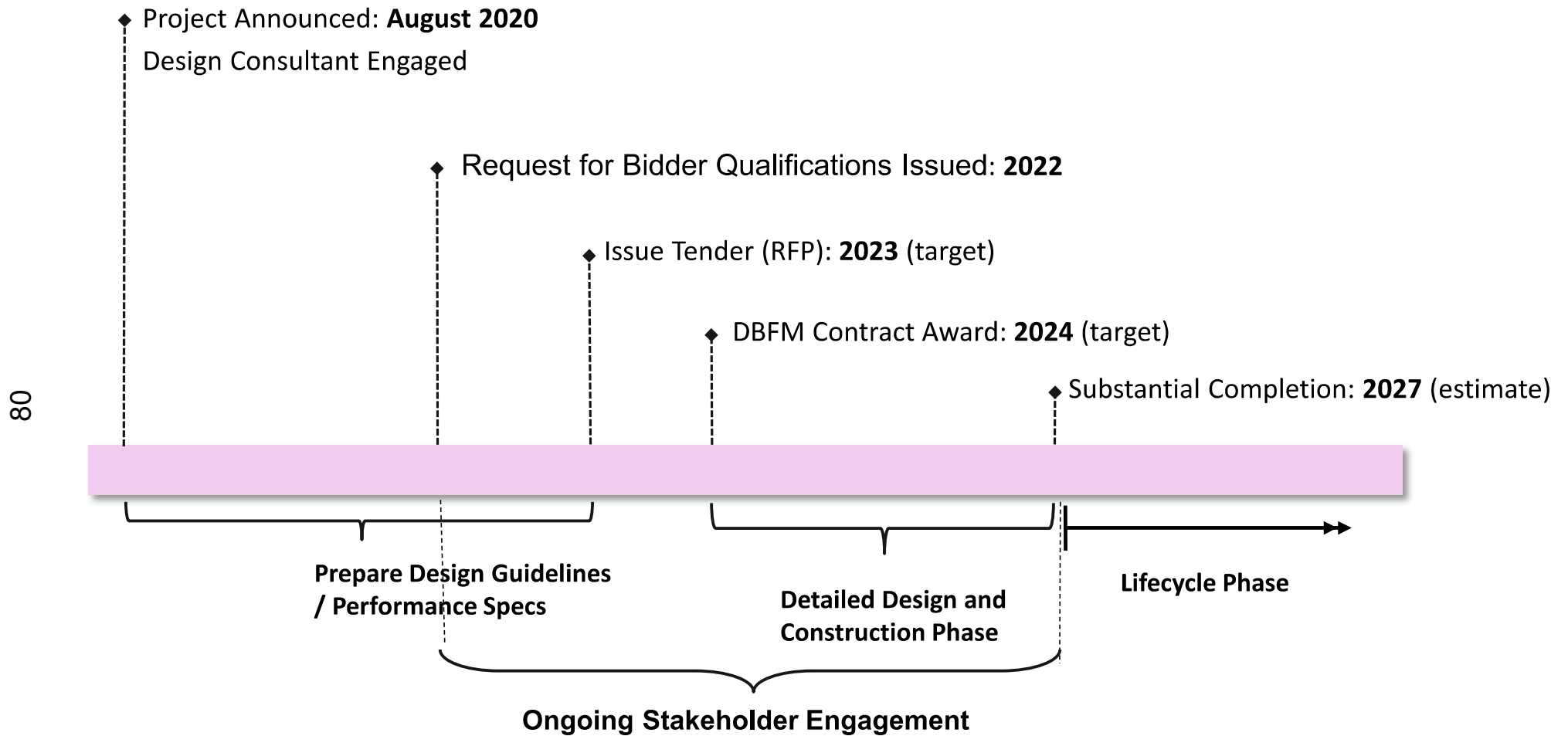


Item	Description
Year Opened	2014
Security Level	Maximum
# of Beds	316
	1) Sports field
	2) Sports field
	3) Publicly Accessible Gymnasium

Project Timelines & Upcoming Engagements



Estimated Project Timelines & Engagement Opportunities



- Opportunities existing through the journey of making this new facility a reality.
- Opportunity to tour facility prior to operationalization (i.e. open house)

Questions & Answers

TAB 6

From: [Amy Martin](#)
To: [Jaime Posen](#); [David Nanton](#)
Subject: RE: Infrastructure Ontario Project - Request for Meeting
Date: November 4, 2020 3:32:51 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Yes

From: Jaime Posen <posen@fotenn.com>
Sent: Wednesday, November 4, 2020 3:27 PM
To: Amy Martin <amartin@northgrenville.on.ca>; David Nanton <dnanton@northgrenville.on.ca>
Subject: RE: Infrastructure Ontario Project - Request for Meeting

Hi Amy, thanks – it sounds like either of those days are fine, provided it's after 2pm.

Are you set up for Microsoft Teams calls?

Jaime Posen, MCIP RPP

Senior Planner
T 613.730.5709 ext. 236

From: Amy Martin <amartin@northgrenville.on.ca>
Sent: November 4, 2020 1:55 PM
To: Jaime Posen <posen@fotenn.com>; David Nanton <dnanton@northgrenville.on.ca>
Subject: RE: Infrastructure Ontario Project - Request for Meeting

Hey Jamie,

I can suggest that week Monday Afternoon or Tuesday Afternoon.

Amy

From: Jaime Posen <posen@fotenn.com>
Sent: Wednesday, November 4, 2020 1:32 PM
To: Amy Martin <amartin@northgrenville.on.ca>; David Nanton <dnanton@northgrenville.on.ca>
Subject: RE: Infrastructure Ontario Project - Request for Meeting

Thanks, Amy.

Speaking with the team, it sounds like the following week (Nov 16-20) is fairly open, with the exception of Wednesday morning and Thursday late-afternoon.

What day / time would work best for your side?

Jaime Posen, MCIP RPP

Senior Planner

T 613.730.5709 ext. 236

From: Amy Martin <amartin@northgrenville.on.ca>
Sent: November 4, 2020 11:57 AM
To: Jaime Posen <posen@fotenn.com>; David Nanton <dnanton@northgrenville.on.ca>
Subject: RE: Infrastructure Ontario Project - Request for Meeting

Just following up – the Director of Public Works is not available on the 12th. Do you have an alternative date that you could suggest? In her absence the Deputy Director of Public Works can attend, however, I cannot confirm his schedule until he returns on Monday should the 12th be a hard date on your end.

Amy

From: Amy Martin
Sent: Wednesday, November 4, 2020 11:31 AM
To: Jaime Posen <posen@fotenn.com>; David Nanton <dnanton@northgrenville.on.ca>
Subject: RE: Infrastructure Ontario Project - Request for Meeting

Hey Jamie,

Great to hear Fotenn is working on this project! I hope you've been keeping well.

I've circulated your request internally as Public Works should also be involved in the conversation. I'll follow up once we've had a discussion.

Amy

From: Jaime Posen <posen@fotenn.com>
Sent: Wednesday, November 4, 2020 11:24 AM
To: Amy Martin <amartin@northgrenville.on.ca>; David Nanton <dnanton@northgrenville.on.ca>
Subject: Infrastructure Ontario Project - Request for Meeting

Hi Amy and David,

Nice to (re-)connect with a couple of SURP grads! Hope you've both been well.

I'm reaching out to both of you to let you know that Fotenn (in partnership with Stantec) has been assisting Infrastructure Ontario with planning and engineering work for the new proposed Correctional Centre on the former Agricultural College site. We're hoping to set up a pre-consultation meeting with you to discuss the proposal and understand any planning or engineering issues before moving things along.

It's still very early in the process, so the plans remain preliminary at this point, but Infrastructure Ontario wanted to meet with Staff in the next week or so. My understanding is that there has been some consultation happening at the political level between the Solicitor-General's office and politicians in North Grenville, but I'm not sure if you've been looped in or not? Either way, I'm sure you can appreciate that this file would be

considered very confidential at the moment.

Overlaying all of our schedules, our ideal meeting time would be next Thursday, November 12th, in the late afternoon, if possible. Does that time work for either or both of you?

Thanks for letting me know, looking forward to the meeting.

Cheers,

Jaime Posen, MCIP RPP *(he/him)*

Senior Planner



FOTENN

396 Cooper Street, Suite 300

Ottawa, ON K2P 2H7

T 613.730.5709 ext. 236

fotenn.com

Follow Us



Please consider the environment before printing this email.

This E-mail message and attachments may contain privileged and confidential information. If you have received this message in error, please reply by E-mail to the sender and subsequently destroy and delete any copies of this E-mail and attachments. Thank you for your cooperation.

Please use code “ *5709 ” to access Fotenn’s head office building at 396 Cooper Street, Suite 300 in Ottawa.

OUT OF OFFICE ALERT - COVID-19

Please be advised that Fotenn staff are currently working remotely in accordance with government recommendations for social distancing. Otherwise I am working regularly and am available by email, phone or video conference.

TAB 7

Kemptville Correctional Centre
Pre-Application Consultation Minutes
November 17, 2020 3:00pm

Attendance:

Cheryl (Public Works Clerk for North Grenville)

Mike Finley (Deputy Director Public Works)

Gary Dyke (CAO, North Grenville)

Amy Martin (Senior Planner, North Grenville)

Daryl Mohammed (IO)

Madeleine Sousa (IO)

John Taglieri (IO)

Tate Kelly (Infrastructure Ontario)

Kris Kilborn (Stantec)

Dustin (Stantec)

Ahmed Abdelnaby (Stantec)

- John did overview
 - Plan is conceptual – will likely not look like this
 - P3 project
- Jaime did overview of concept plan and planning framework
- Gary: land to southwest under provincial ownership?
 - John will get answer
 - Gary: Proximity of site to schools and former campus (now owned by Municipality), including future development potential – ownership would impact
- Gary: Council would prefer to preserve, given historical significance (but not designated, and not expected to be)
- Amy:
 - ZBL permits public use by public authority
 - But would still be subject to provisions (setbacks, parking, etc.)
- Gary: There is also a formal site plan control process
- Depending on applications, turnaround time would be about 6 months
- Kris:

- Background Studies available? Is there a new wastewater plan?
 - 2016 Master Plan was most recent
- Confirm whether this is inside urban service area? Will this be connected to municipal services?
 - Mike: yes, but should look at alternate methods
 - Mike: Currently pump station on site linked to Concession Road, and water line in Prescott Street ROW
 - Mike: With recent growth, there is now a Capacity Allocation By-law, so they are currently resolving capacity issues
 - Challenges: Water – located at end of system; Wastewater – treatment capacity
- JL Richards does water model
- Mike: pump station was under provincial ownership
- Mike: Can provide more information
- Kris: 400-420 people at the facility, so potable water calculations done on that basis
 - But may need on-site reservoir for fire flow, given size of facility
 - Mike: Yes, fire flow is a concern
- Kris: EA on County Road 43? Just for transportation?
 - This is not near the site, no issue.
- Kris: Likely a wet pond for SWM, in consultation with Rideau Valley Conservation Authority
 - Mike: Yes, the creek that runs through the site is a sensitive receiver.
 - Would be looking for standard pre- vs. post-, etc.
- Kris: Is there natural gas?
 - Mike: Yes, but not sure how far south it runs
- Dustin: hydro line?
 - Mike: it's all Hydro One in the municipality
- Ahmed: No questions, will follow MTO guidelines
 - Gary: Requests that transportation to the north be considered; noted school traffic at peak times, Kemptville hospital, etc. Facility of this size would warrant investigation.
 - Mike: Prescott Street (becomes County Road 44) is under County of Leeds & Grenville jurisdiction, whereas College Road is municipal
- Gary: Timing? When is this moving forward?
 - John: This meeting is just the first step. Fotenn and Stantec will prepare a Preliminary Feasibility Study, outlining planning and servicing requirements. Then IO Design Team will revise plan. But drilling for Geotech and environmental testing information will be required, as well as archaeological work.
 - John: This is a P3 project, so information would be provided to bidders, to use for detailed design and project pricing.
 - John: Looking to start due diligence work early 2021 (Geotech and environmental), although some work (archeological) cannot be done until spring.
 - John: First step: new survey and topo plan
 - John: Site owned by Agricultural Research Institute of Ontario (ARIO), an agency of OMAFRA

- As a condition of purchase and sale, we would be subject to due diligence (allocated 18 months for this)
 - Gary: If site work is to be done, suggests that notification be provided to municipality. Community has felt that communication has been weak so far.
 - John: Yes, we will put together a summary of the due diligence work to be done, with approximate timeline. IO will inform municipality before any mobilization on the property. We will provide contact information for communications team.
- Amy: Will provide list of required plans and studies
- John: If our consultants are approached by residents, how should they respond?
 - Gary: If notice is provided in advance, will likely be fine. The public does not have the right to be there, and presumably the contractor would have procedures for this scenario.
- Some existing buildings may not need to be preserved – could have implications on servicing
 - Gary: Will be provided within the next week
 - Mike: We have some information about this
 - John: Is it Municipality's intention to take ownership of the building?
 - Gary: We are interested in having surplus lands transferred to Municipality – this has been conveyed to SolGen and Steve Clarke

TAB 8

From: [Jaime Posen](#)
To: [Kelly, Tate](#); [Taglieri, John \(IO\)](#)
Subject: FW: Greater Ottawa Correctional Facility - Site Plan Requirements
Date: November 24, 2020 5:08:42 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Site Plan Control Application Form - Fillable.pdf](#)

Hi Tate and John,
Here is the list of required plans and studies for your reference, as well as the Site Plan Control application form.

Thanks,

Jaime Posen, MCIP RPP

Senior Planner

T 613.730.5709 ext. 236

From: Amy Martin <amartin@northgrenville.on.ca>
Sent: November 24, 2020 9:03 AM
To: Jaime Posen <posen@fotenn.com>
Cc: Karen Dunlop <kdunlop@northgrenville.on.ca>; Gary Dyke <gdyke@northgrenville.on.ca>
Subject: Greater Ottawa Correctional Facility - Site Plan Requirements

Good Morning Jamie,

Through consultation with members of our Senior Management, we've identified that the following studies would be required for a site plan submission:

- Site Plan
- Landscaping Plan
- Archaeological Study
- Stormwater Management Report
- Site Servicing Report
- Grading and Drainage Plan
- Photometric/Lighting Plan
- Planning Rationale
- Environmental Impact Study
- Geotechnical Assessment
- Hydrogeological Study (if servicing is proposed by private well)
- Building Elevation Plan
- Environmental Site Assessment
- Traffic Impact Study

I've also attached the site plan application form for the Municipality.

Please let me know if you have any questions on the above.

Kindest Regards,

Amy



Amy Martin
Acting Director of Planning and Development
Municipality of North Grenville
Phone: 613-258-9569 ext.118
www.northgrenville.ca



SITE PLAN CONTROL Application Form and Procedure Guide

FOR OFFICE USE ONLY	
Application Received:	
File Number:	
Fee Received:	

Notice of Public Record

All information and material submitted in support of your application shall be made available to the public, as indicated in Section 1.0.1 of *The Planning Act*.

BACKGROUND INFORMATION

Site Address or Location:

Former Municipality:	<input type="text"/>		
Street Address:	<input type="text"/>		
Lot(s):	<input type="text"/>	Concession:	<input type="text"/>
Registered Plan:	<input type="text"/>	Reference Plan:	<input type="text"/>
Roll Number:	<input type="text"/>	PIN:	<input type="text"/>

Applicant/Agent Information:

Name:	<input type="text"/>		
Mailing Address:	<input type="text"/>		
Telephone:	<input type="text"/>	Email:	<input type="text"/>

Registered Property Owner Information: Same as above

Name:	<input type="text"/>		
Mailing Address:	<input type="text"/>		
Telephone:	<input type="text"/>	Email:	<input type="text"/>

SITE DETAILS

Lot Frontage: m Lot Depth: m Lot Area: m²

Are there any easements or restrictive covenants affecting the site? Yes No

If yes, describe the easement or covenant:

What is the site currently used for and how long?

Details of existing development on the site: (gross floor area, height, setbacks, parking, etc.)

Servicing to the site:

Municipal water	<input type="checkbox"/>	Communal water	<input type="checkbox"/>	Private water	<input type="checkbox"/>
Municipal sewer	<input type="checkbox"/>	Communal sewer	<input type="checkbox"/>	Private septic	<input type="checkbox"/>
Other	<input type="checkbox"/>				

Existing storm drainage for the site:

Sewer	<input type="checkbox"/>	Ditches	<input type="checkbox"/>
Swales	<input type="checkbox"/>	Other	<input type="checkbox"/>

Existing uses of abutting properties (including properties on the opposite side of road allowance):

Type of access to the site and name of road:

- | | | | |
|---------------------------|--------------------------|----------------------|--------------------------|
| Provincial highway | <input type="checkbox"/> | Name: _____ | |
| County road | <input type="checkbox"/> | Name: _____ | |
| Year-round municipal road | <input type="checkbox"/> | Name: _____ | |
| Seasonal municipal road | <input type="checkbox"/> | Name: _____ | |
| Unopened road allowance | <input type="checkbox"/> | Private right-of-way | <input type="checkbox"/> |
| Water | <input type="checkbox"/> | Other | <input type="checkbox"/> |

If proposed access is by water, what boat docking and parking facilities are available on the mainland and specify the distances of these facilities from the site and the nearest public road:

Are any of the following uses or features on the site or within 500 metres of the site?

Use or Feature	On site?	Within 500 m of the site?
Agriculturally designated area	<input type="checkbox"/>	<input type="checkbox"/>
Livestock facility (i.e. barn) or manure storage facility	<input type="checkbox"/>	<input type="checkbox"/>
Landfill site (active or closed)	<input type="checkbox"/>	<input type="checkbox"/>
Sewage treatment plant/lagoon	<input type="checkbox"/>	<input type="checkbox"/>
Industrial use	<input type="checkbox"/>	<input type="checkbox"/>
Licensed pit or quarry or an area designated for aggregate extraction	<input type="checkbox"/>	<input type="checkbox"/>
Mining hazard	<input type="checkbox"/>	<input type="checkbox"/>
Active railway line	<input type="checkbox"/>	<input type="checkbox"/>
Flood plain or other natural hazard	<input type="checkbox"/>	<input type="checkbox"/>
Natural gas or oil pipeline	<input type="checkbox"/>	<input type="checkbox"/>
Hydro easement	<input type="checkbox"/>	<input type="checkbox"/>
Contaminated site	<input type="checkbox"/>	<input type="checkbox"/>
Well head protection zone	<input type="checkbox"/>	<input type="checkbox"/>
Provincially significant wetland	<input type="checkbox"/>	<input type="checkbox"/>
Area of natural and scientific interest (ANSI)	<input type="checkbox"/>	<input type="checkbox"/>
Fish/wildlife habitat	<input type="checkbox"/>	<input type="checkbox"/>
Designated heritage building/site	<input type="checkbox"/>	<input type="checkbox"/>

PLANNING AND DEVELOPMENT DETAILS

Current Official Plan designation of the site:

Current Zoning of the site:

Proposed development: (use, footprint, gross floor area, height, storeys, setbacks, parking, etc.)

Has the site ever been the subject of an application under the *Planning Act* for:

- Official Plan Amendment
- Plan of Subdivision
- Minor Variance
- Lifting of Holding
- Other

- Zoning By-law Amendment
- Plan of Condominium
- Consent
- Lifting of 30cm reserve

If yes, provide details:

Other applications submitted with this application:

- Official Plan Amendment
- Plan of Subdivision
- Minor Variance
- Lifting of Holding
- Other

- Zoning By-law Amendment
- Plan of Condominium
- Consent
- Lifting of 30cm reserve



SITE PLAN CONTROL Application Form and Procedure Guide

DECLARATIONS

****ALL SIGNATURES IN THIS APPLICATION MUST BE HAND-WRITTEN****

APPLICANT/AGENT AUTHORIZATION FORM

The Registered Property Owner must complete this section to authorize an Applicant to act on his or her behalf, and declare that the information provided within this application is accurate and true.

I, _____, being the Registered Property Owner of the lands for which this application is to be made, hereby authorize and direct _____ to act as my agent and on my behalf to apply to the Corporation of the Municipality of North Grenville for a minor variance on the lands herein described.

Date

Owner's Signature

.....
AFFIDAVIT OR SWORN DECLARATION THAT THE INFORMATION IS ACCURATE

The following must be completed in the presence of a "Commissioner". The Clerk of the Municipality is an authorized Commissioner.

I, _____ of the _____ of _____, in the _____ of _____, hereby solemnly declare that the information contained in this application, on the attached plan, and any associated information submitted with this application, are, to the best of my belief and knowledge, a true and complete representation of the purpose and intent of this application.

DECLARED BEFORE ME

At _____

This _____ day of _____, _____

Commissioner of Oaths

Signature of Applicant or Owner

DECLARATIONS CONTINUED

FREEDOM OF INFORMATION/ACCESS TO PROPERTY CONSENT OF OWNER

I, _____, being the Registered Property Owner of the lands subject of this application for minor variance, and for the purposes of the *Freedom of Information and Protection of Privacy Act*, hereby authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the *Planning Act* for the purposes of processing this application. I also authorize and consent to representatives of the Municipality of North Grenville, and the persons and public bodies conferred with under Section 45(5) of the *Planning Act*, entering upon the lands subject of this application for the purpose of conducting any site inspections as may be necessary to assist in the evaluation of this application.

Date

Owner's Signature

APPLICABLE FEES

All fees are to be submitted with the application

Municipality of North Grenville: (required for all applications)

Non-refundable cheque made payable to the 'Municipality of North Grenville'

- | | |
|----------------------|--------|
| ➤ Major | \$2000 |
| ➤ Minor | \$900 |
| ➤ Schedule Amendment | \$100 |

Rideau Valley Conservation Authority: (required if within Rideau Valley watershed)

Non-refundable cheque made payable to the 'Rideau Valley Conservation Authority'

- | | |
|--------------------------------------------------------------------------|--------|
| ➤ Major (multiple residential, commercial, industrial, institutional) | \$2545 |
| ➤ Standard (multiple residential, commercial, industrial, institutional) | \$1015 |
| ➤ Minor (multiple residential, commercial, industrial, institutional) | \$520 |
| ➤ Single residence | \$380 |

South Nation Conservation Authority: (required if within South Nation watershed)

Non-refundable cheque made payable to the 'South Nation Conservation Authority'

- | | |
|-----------------------------------------------------------------------|--------|
| ➤ Full or private services and >5 ha in site area | \$2545 |
| ➤ Municipal services and >2 ha to ≤5 ha OR private services and ≤5 ha | \$1015 |
| ➤ Municipal services and 0.5 ha to ≤2 ha | \$635 |
| ➤ Municipal services and ≤0.5 ha | \$380 |

Leeds, Grenville and Lanark District Health Unit: (required if on private sewage system)

Non-refundable cheque made payable to the 'Leeds, Grenville and Lanark District Health Unit'

- | | |
|----------------------|-------|
| ➤ Only if applicable | \$206 |
|----------------------|-------|

Additional fees may be required throughout the review process, including, but not limited to, parkland dedication, peer review of technical reports, agreements and associated legal fees, and applicable securities.

SUBMISSION REQUIREMENTS AND PROCEDURES

The completed application form, applicable fees, and supporting documentation must be returned to the Municipal Office at:

MUNICIPALITY OF NORTH GRENVILLE
PLANNING & DEVELOPMENT DEPARTMENT,
285 County Road #44, P.O. Box 130,
Kemptonville, Ontario, K0G 1J0
Phone: (613) 258-9569
Fax: (613) 258-1441

The Site Plan Control application review will be initiated only once the completed application form and all necessary supporting material are received by the Planner. Failure to provide the required information on this application may result in your application not being accepted. For some applications, additional information from a qualified professional, such as an engineer or landscape architect, may be required. The applicant will pay all costs involved with providing this information.

Mandatory Submission Requirements:

- **Site Plan** showing:
 - A map plan indicating the location of the subject property in relation to adjacent properties, streets, railway rights-of-way, easements etc.
 - A legend explaining all design features and a breakdown of all uses in square metres.
 - Dimensions and area of subject property and any proposed division of the property.
 - Abutting lands in same ownership.
 - Location, size, elevation and type of existing buildings and structures, including floor area, number of storeys, width, length, height, number of dwelling units, exterior building finish (detailing construction materials) for each face of the building, etc.
 - Perpendicular distance from lot lines to the nearest walls of existing and proposed buildings, and building spacing, where applicable.
 - Location and width of existing and proposed access to public streets.
 - Internal road pattern including aisles, ramps, loading bays, and parking spaces with dimensions. A table of parking calculations and parking for handicapped persons must be shown on the plan.
 - Distance from front lot line to centreline of public streets.
 - Location and details of underground and above ground utilities extended to the subject property, including hydro, water, sewer, gas, cable and telephone lines.
 - Location and details of existing and proposed signs.
 - Location and types of fences and lighting.
 - Location and details of existing and proposed garbage storage.
 - Location of fire hydrants, light standards, hydro poles, or other installations.
 - Location of designed fire routes(s), easements, and rights-of-way.
- **Landscape Plan** showing:
 - Existing landscaped features to be retained, areas to be grassed, areas to be used for the storage of snow.
 - Location, type and height of any fencing and retaining walls, materials used for constructing sidewalks.
 - Location, quantity, species, calliper or height of all existing and proposed trees, plants and shrubs. A table of such landscaping materials, cross sections, and planting schedules must be shown on the plan.

- Any other detail pertaining to the aesthetic development of the site such as berms, planters, and street furniture (benches, bike racks, garbage receptacles, etc.).
- Where required, an open space/park plan will be prepared to the satisfaction of the municipality.
- **Grading and Drainage Plan** showing:
 - Existing elevations on subject and adjacent lands and along centreline or adjacent public streets and railway rights-of-way. All elevations are to be geodetic.
 - Location, elevations and contours of any creeks, ravines or watercourses on the subject and adjacent lands. Arrows indicating the proposed direction of flow of all surface water.
 - Finished elevations at the building lines and at all critical points such as catch basins and adjacent lands.
 - Location and details of swales, all surface water outlets, catch basins, rip-raps, rock and retaining walls, size and gauge of metal culverts.
 - Dimensions of box culverts, depth and quality of asphalt, curbing, servicing and connections.
- **Survey plan** prepared by an Ontario Land Surveyor stating the legal description and showing the property boundary, existing buildings and structures, existing trees, floodplain limit, and appropriate dimensions.

Potential Plans and Studies/Reports to be Submitted:

Plan and study/report requirements are outlined for the applicant during the pre-application consultation process or in correspondence with a planner. If you fail to consult with staff, the Municipality of North Grenville cannot guarantee the completeness or accuracy of your application submission, which may result in processing delays.

- Planning rationale
- Building elevations
- Sun shadow study
- Minimum distance separation (MDS)
- Archaeological assessment
- Hydrogeological report
- Geotechnical report
- Servicing plan
- Servicing brief/report
- Stormwater management brief/report
- Traffic impact assessment
- Noise study
- Environmental Impact Statement (EIS)
- Phase I/II Environmental Site Assessment (ESA)

Submission Format Requirements:

- Five (5) copies of all plans and drawings on A1-sized paper and folded to 8.5" x 11" (NOT rolled).
- One (1) reduced copy of each plan and drawing on 8.5" x 14" or 11" x 17" paper.

- All plans and reports prepared by an engineer must be signed and sealed by a professional engineer licensed in the Province of Ontario.
- Three (3) copies of all studies and reports.
- Electronic copies of all required plans, studies and reports must be provided in on a CD, DVD, or flash drive in .PDF format.

Procedures:

- The Municipality retains the right to accept applications meeting a reduced standard of detail or requirements when it is demonstrated such reduced standard is appropriate because of the specific nature of the proposed development. In the Rural Areas, the required grading and drainage plan and the landscape plan may be included on the site plan if space permits.
- Once the Municipal Planner has received the application, it shall be circulated to all commenting staff and agencies. Based on the results of the circulation, the Planner will suggest modifications to the site plan. Once the site plan has been agreed to by the Municipal Planner and the applicant, the Municipal Planner shall prepare a site plan agreement. Once the applicant signs the site plan agreement and provides the Municipality with the necessary securities and insurance certificate, the development may proceed to the building permit stage of the approval process.
- For most Site Plan Control Applications, the Municipality will require the owner to enter into a **Site Plan Control Agreement**. The agreement shall require that the proposed development be in accordance with the approved plans and shall be subject to conditions as set out by the Municipality. The Municipality's standard site plan control agreement includes requirements to provide a performance and/or maintenance **security** for any works required pursuant to the agreement or site plan. The security may be provided in the form of a certified cheque or letter of credit. All site plan agreements shall be registered on title of the subject property and the expense incurred for such action shall be the responsibility of the applicant (included in application fee).
- If the owner of the subject property is not satisfied with any of the requirements made by the Municipality, or the terms of the agreement, or if the Municipality fails to make a decision on the application within 30 days after the application is deemed complete, the owner of the land may require the plans or drawings or the unsatisfactory requirements, or parts thereof or the agreement, as the case may be, to be referred to the Local Planning Appeal Tribunal (LPAT) by written notice to the secretary of the LPAT and to the Clerk of the Municipality.
- A **building permit** will not be issued until the site plan has been approved and the agreement and required securities have been submitted and/or any special conditions completed.

PLEASE NOTE THAT THE ABOVE INFORMATION IS ESSENTIAL INFORMATION FOR SITE PLAN CONTROL APPLICATIONS. FAILURE TO PROVIDE THIS INFORMATION INHIBITS A COMPLETE EVALUATION OF THE PROPOSAL AND MAY RESULT IN A DELAY.

TAB 9

From: [Kelly, Tate](#)
To: [Jaime Posen](#)
Subject: RE: Kemptville question
Date: November 24, 2020 1:29:59 PM
Attachments: [image001.png](#)

Thanks for the quick response! It is definitely helpful commentary, and I think it would be useful to have in the report.

From: Jaime Posen [mailto:posen@fotenn.com]
Sent: Tuesday, November 24, 2020 1:10 PM
To: Kelly, Tate <Tate.Kelly@infrastructureontario.ca>
Subject: RE: Kemptville question

CAUTION: This email originated from outside of Infrastructure Ontario. Do not click links or open attachment(s) unless you recognize the sender and know the content is safe.

Hi Tate,

It's a great question, and this occurred to me, too.

The commenter is technically correct, in the sense that the Agricultural designation corresponds to Prime Agricultural Lands under the Provincial Policy Statement, which cannot be removed from this designation outside of a comprehensive review process.

However, there are several reasons why this would not preclude the proposed development:

- 1) Strictly speaking, Zoning (which enjoys the status of law) supersedes policy (which effectively directs municipal activities, including creating implementing zoning in the first place). Therefore, if the prevailing zoning on a property permits a development proposal, the policy framework doesn't have any direct effect. (At least, for the purpose of this conversation – there are some exceptions, such as required studies for development review, but a municipality can't arbitrarily decide to prohibit a land use that is already permitted in zoning). The site is zoned Institutional, so any land uses permitted in that zone can be developed, irrespective of the policy designation.
- 2) Although the correctional centre use isn't technically permitted in the Institutional zone, the use is captured under the Public Use provisions (which Staff confirmed with us during the meeting last week).
- 3) As you point out, the lands are located in the serviced urban area. This is rare for Official Plans to do this – in fact, the PPS doesn't even contemplate this scenario, because the policies only refer to removing prime agricultural lands to expand the urban boundary (so presumably, once inside the boundary, the designation would be removed). Additionally, the designation arguably loses its status inside the urban boundary because they would effectively be rendered “unprotected” due to the various conflicting land uses around it. I'm inclined to say that this is a mistake / oversight, but there are actual OP policies that speak to the former campus, so it was probably an attempt to resolve the contradiction of providing public services to a campus that was agricultural in nature.

/ In a way, it's similar to the Central Experimental Farm in Ottawa, which is agricultural land used for research purposes (and has a unique designation in Ottawa's OP). So in that sense, it would not be considered “prime,” along with the other agricultural designations.

- 4) At the end of the day, the province has the ability to invoke eminent domain, so the debate is somewhat academic.

I was going to include a discussion summarizing these points in our report too, but let me know if you think this would be helpful or distracting.

Thanks,

Jaime Posen, MCIP RPP

Senior Planner

T 613.730.5709 ext. 236

From: Kelly, Tate <Tate.Kelly@infrastructureontario.ca>

Sent: November 24, 2020 10:19 AM

To: Jaime Posen <posen@fotenn.com>

Subject: Kemptville question

Hi Jaime,

SolGen is hosting some upcoming public consultations and people have been able to submit questions beforehand. There is one that we are hoping to get your opinion on:

“Perhaps I’m wrong, but isn’t taking agricultural land and converting it to institutional usage, against the Ontario governments land use policy?”

Would you happen to know the Canada Lands Inventory soil classification for the property? Or additionally, if the municipality is permitting the correctional facility use without requiring Amendments, what their reasoning might be? There are obviously PPS and OP protections, but I was thinking perhaps because it’s within the Urban Service Area boundary, and the OP already permits a post-secondary education institution that the municipality doesn’t see this site as Prime Ag lands?

Thanks!

Tate



Tate Kelly, MCIP RPP

Infrastructure Ontario

Planner - Portfolio Planning, Development & Transactions

tate.kelly@infrastructureontario.ca

Mobile: 416-578-8783

www.infrastructureontario.ca

This email, including any attachments, is intended for the personal and confidential use of the recipient(s) named above. If you are not the intended recipient of the email, you are hereby notified that any dissemination or copying of this email and/or any attachment files is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender and arrange for the return of any and all copies and the permanent deletion of this message including any attachments, without reading it or making a copy. Thank you.

This email, including any attachments, is intended for the personal and confidential use of the recipient(s) named above. If you are not the intended recipient of the email, you are hereby notified that any dissemination or copying of this email and/or any attachment files is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender and arrange for the return of any and all copies and the permanent deletion of this message including any attachments, without reading it or making a copy. Thank you.

TAB 10

Ministry of the Solicitor General

Eastern Ontario Correctional Complex Public Engagement

Date: November 26, 2020



Land Acknowledgement

Protocols and Technology

Zoom	Expected Conduct	French Translation
<ul style="list-style-type: none">• All participants' have been muted and will be un-muted by the host for the Q&A period.• By hovering your mouse over the top of your screen you will see 'View options'. Click this button to change your view (i.e. exit full screen, side-by-side mode)• Please try to resolve any IT issues you may be having on your own using Zoom FAQ (see 'Chat' for link)• SolGen has made available technical support that can be reached at 343-801-3088 OR 343-805-0810	<ul style="list-style-type: none">• Everyone is expected to conduct themselves in a respectful and appropriate manner.• Participants who conduct themselves in a disruptive or inappropriate manner (e.g. coarse language, disrespectful comments) will be muted by the facilitator and will receive one warning.• Continued inappropriate behaviour could result in the facilitator muting the individual and moving on to other participants and, in a worst case scenario, expulsion from the engagement session.	<ul style="list-style-type: none">• The session and related material will be presented in English.• Session participants can ask questions and provide feedback in French. The facilitator will translate questions, comments and feedback.

Protocols and Technology

Questions by Phone

- ‘Raise your hand’ on the phone by pressing *9 to indicate you have a question/comment.
- Individuals on the phone will be identified by the last four digits of their phone number.
- There is a two-minute time limit for verbal questions/comments.

Questions by PC/Mobile Device

- The ‘Chat’ function will be enabled at the start of the Q&A period.
- Send your questions/comments to the individual identified in the Chat as ‘Questions (host)’. This individual can be selected using the drop-down menu above the chat box.
- Type your question/comment in the chat box **OR** type ‘I have a question/comment’ to ask your question/provide a comment verbally (there is a 2-minute time limit for verbal questions)
- Send your question/comment to the host by hitting ‘enter’

Introductions

Name	Title
Ali Veshkini	Associate Deputy Minister
Karen Ellis	Assistant Deputy Minister – Institutional Services (IS)
Renu Kulendran	Assistant Deputy Minister – Community Services (CS)
Lynn Norris	Assistant Deputy Minister – Modernization (MOD)
Maria Duran-Schneider	Chief Administrative Officer (CAO) – Corporate Services (CSD)
Mena Zaffino	Assistant Deputy Minister – Operational Support (OS)
Angelo Gismondi	Senior Vice President – Infrastructure Ontario (IO)
Lisa O’Brien	Acting Executive Director – Institutional Services
Robert Greene	Director, Facilities and Capital Planning (CSD)
Daniel Kielly	Manager, Major Projects (CSD)
Nick Liantzakis	Manager, Major Capital Projects (IS)
Rob Bauman	Project Lead (IS)

Purpose of this Engagement Session

- Provide a preliminary overview of the vision for the new Eastern Ontario Correctional Complex
- Listen to your perspectives and provide additional information as necessary
- Identify outstanding questions for the ministry to consider
- Begin the engagement journey (which will continue over the next several years)



Agenda

Item	Presenter(s)	Time
1. Introduction and Overview of Justice Sector Transformation/ Correctional Services	<ul style="list-style-type: none">Lynn Norris and Karen Ellis	<ul style="list-style-type: none">20 minutes
2. Project Description	<ul style="list-style-type: none">Karen Ellis, Ali Veshkini and Angelo Gismondi	<ul style="list-style-type: none">40 minutes
3. Break	<ul style="list-style-type: none">N/A	<ul style="list-style-type: none">10 minutes
3. Community Impact	<ul style="list-style-type: none">Karen Ellis and Renu Kulendran	<ul style="list-style-type: none">30 minutes
4. Next Steps	<ul style="list-style-type: none">Angelo Gismondi and Ali Veshkini	<ul style="list-style-type: none">15 minutes
5. Qs and As	<ul style="list-style-type: none">All	<ul style="list-style-type: none">65 minutes

Justice Sector Transformation

Ontario is making strategic investments in public safety and working to transform the criminal justice system, including support for crime prevention and successful reintegration of individuals into society.

The government's plan for Justice Sector Transformation includes:

- Reducing the number of individuals coming into custody through targeted intervention and by addressing the root causes of crime.
- Improving efficiency, integration and accessibility across the system – from police to courts to corrections – through innovative technology.
- Modernizing adult correctional institutions by renovating outdated infrastructure and building new correctional facilities, helping to contribute to economic recovery by creating new jobs and increased spending locally.

This will allow us to deliver high-quality services, to support more effective outcomes for individuals who interact with the justice system and improve operating costs over the long term, all while protecting the safety of our staff and the public.

Eastern Ontario Correctional Complex

A new correctional complex in Kemptville is being planned to address issues of overcrowding, and create new spaces for the delivery of mental health services, programming and staff training.

This new facility will help to transform the corrections system in Eastern Ontario and improve outcomes for staff and individuals that come into custody, while maintaining public safety.

Collaboration Across Sectors

Ontario is adopting an integrated approach to help prevent vulnerable individuals from coming into contact with the justice system and improving outcomes for those who do.



Correctional Services Overview



Institutional Services

- Currently operate 25 adult institutions across the province
- Average daily count of approximately 6,500 inmates
- Over 6,300 staff



Community Services

- 120 Probation & Parole Offices across the province
- Responsible for an average of approximately 40,000 offenders per day
- Over 1,200 staff



Operational Support

- Provides client-centric services and supports to Institutional Services and Community Services in delivering health care, food services and programming to inmates and offenders, and being responsive to the diverse population including remanded inmates, women, black and Indigenous men and women.



Our staff **live and work** in and near the communities that they **serve and protect**

Project Description



Eastern Ontario Correctional Complex

Item	Description
Location	<ul style="list-style-type: none"> • Kemptville, Ontario
Facility Profile	<ul style="list-style-type: none"> • 235 beds • High security construction (bricks and mortar)
Inmate Profile	<ul style="list-style-type: none"> • Accommodate male and female inmates • Predominantly minimum and medium security classified inmates
Functional Space	<ul style="list-style-type: none"> • Single cell occupancy • Program and cultural spaces • Day area (security furniture, television, telephones – where appropriate) • Appropriate level of accommodation and medical/mental health services • Regular access to outdoor spaces • Open visitation spaces • Improved professional development space for staff • Video court suites
Project Delivery	<ul style="list-style-type: none"> • Public Private Partnership (P3) – design, build, finance and maintain

Site Selection

Site selection rationale:






- Already in government portfolio (government policy)
- Value for money
- Private land purchase costs ranged from \$10M - \$40M
- Appropriate size to accommodate new facility
- Within catchment area of existing facility in Ottawa
- Adjacent to the highway 416
- No development impediments (i.e. liens, 3rd party rights)
- Staff home locations in proximity to new location
- Build smaller, more efficient and manageable sized facility



Notes:

- Conceptual design greyed out due to commercial sensitivities.
- Plan is conceptual and subject to further studies, investigations and approvals prior to final placement on property.

LEGEND

	PROPOSED BUILDING
	FLOOD PLAIN
	LANDSCAPING
	PROPERTY BOUNDARY
	CREEK

Design Features: Medical Services

Institutional Area: Medical Services

Goal: Access to quality healthcare

Current State



Future State*



*This photograph is an illustrative example of the future state and may differ once constructed to reflect and accommodate ministry specific security and design features.

Design Features: Inmate Living Units

Institutional Area: Inmate Living Units

Goal: Normalized environment with open space & access to natural light

Current State



Future State*



*This photograph is an illustrative example of the future state and may differ once constructed to reflect and accommodate ministry specific security and design features.

Design Features: Inmate Outdoor Space

Institutional Area: Inmate Outdoor Space

Goal: Access to an outdoor space with green space & natural light

Current State



Future State*



*This photograph is an illustrative example of the future state and may differ once constructed to reflect and accommodate ministry specific security and design features.

Local and Economic Benefits

BENEFITS DURING CONSTRUCTION

1

Hundreds of direct/indirect local jobs created during the construction of the new facility

2

Buying local (e.g., coffee shops, hospitality, etc.)

3

Subcontracting of local trades (e.g., gravel, etc.)

ONGOING BENEFITS

4

Additional staff to operate new facility

5

Buying local (e.g., meals, hospitality, etc.)

6

Other subcontracting opportunities (e.g., grass cutting, snow removal, etc.)

7

Potential positive real estate impact

Reported Impact of Infrastructure Investment



\$1 spent in public infrastructure creates a return on investment of \$2 to \$4



\$1 billion in infrastructure spending supports 60,700 new jobs over one year and increases GDP by \$1.14 billion



\$1 million in cycling projects supports up to 11.4 jobs over one year

Source: Data presented to Standing Committee on Finance and Economic Affairs by various witnesses. Graphic by Legislative Research.

CASE STUDIES

South West Detention Centre

- At the peak of construction in Windsor for the South West Detention Centre, there were approximately 200 workers employed and 80% of those were local to the surrounding area.

Durham Region Courthouse P3 Project

- Estimated that about 1,500 people will conduct business daily in the new facility, bringing increased demand for restaurant meals, office space and other services in downtown Oshawa.
- Courthouse employees and visitors will bring an estimated \$7 million per year in additional spending to the City of Oshawa. (Extract from Value for Money Assessment).

LEED Design Standards

- The new Eastern Ontario Correctional Complex is working toward being designed and built to meet the Canada Green Building Council's Leadership in Energy and Environmental Design (LEED) Silver standards.

LEED Benefits

Originated in 1998, LEED building benefits are focused around three dimensions of sustainability

- Reduction in capital and operating costs such as right sizing equipment and improving utility & water performance

- Improve occupant comfort and decrease potential liability resulting from (e.g.) poor indoor air quality or toxic materials

- Substantial reduction or elimination of negative environmental impacts

Example: Past P3 project to achieve LEED Silver certification

South West Detention Centre (Windsor)

Institutional Area: Entrance and Public Waiting Area



Class Environmental Assessment

A Class Environmental Assessment (EA) will be conducted for the Eastern Ontario Correctional Complex project (targeted to occur in 2021)

What is a Class EA?

- A structured process to identify, predict and evaluate the potential environmental effects of a Public or Government project resulting in recommendations to mitigate the project impacts or issues identified.

Which stakeholders are consulted?

- Facility Staff, Authorities Having Jurisdiction (municipalities, conservation authorities, Ministry of Environment, Conservation and Parks, Ministry of Natural Resources (as applicable)), local Health Boards, Local Indigenous Communities, Immediately surrounding neighbours and/or businesses.

What is the timeline for a Class EA?

- A Class EA can commence when there is enough information available to develop a detailed description of the project undertaking.
- A typical Class EA takes approximately **6 months** to complete.

What is the process for a Class EA?

STEP 1:

- A letter with a detailed description of the project undertaking is shared with project Stakeholders.
 - This begins a consultation process that lasts a mandatory 30 calendar days for all Stakeholders to provide comments.

STEP 2:

- All comments received are reviewed and mitigation measures are developed.

STEP 3:

- This information is incorporated into a Consultation & Documentation (C&D) report which is posted on Infrastructure Ontario's website for public review and consultation for a period of 30 calendar days.
 - If no public comments are received at the conclusion of the 30 calendar day period, the Class EA is considered complete and a notice of completion is issued).

Break

Community Impact

A large, solid purple shape that curves from the bottom left towards the top right, occupying the right half of the page. It has a smooth, rounded edge.

Community Implications

The new Eastern Ontario Correctional Complex will have a positive impact on offenders, staff and for the region.

Help address capacity pressures throughout the Eastern region



Ensure that frontline staff have the modern facilities to do their jobs safely and effectively



Expand our supports for inmates with mental health issues and create additional space for programming and rehabilitation



Generate new jobs and support local businesses within the community



Community Safety



SAFETY AND SECURITY

The Eastern Ontario Correctional Complex will be safe and secure with a focus on rehabilitation and programming for remanded and sentenced inmates.

- The institution will be built to the highest security standards, including a secure-perimeter fence, monitored using the most advanced electronic-security technology.
- When outside of the institutional perimeter, inmates will be supervised by multiple correctional officers, specially trained in community escorting. With the implementation of a provincial security risk assessment tool, the ministry will be focusing efforts on rehabilitation and programming.



TRANSPORTATION

As these projects move through the design process, the ministry will consult with stakeholders, including affected police services.

- Police services are responsible for court security and for transporting inmates to and from court appearances.
- Under the *Court Security and Prisoner Transportation Program*, the ministry allocates funding to municipalities to offset costs associated with both court security and inmate transportation to and from courts.
- As part of ongoing work to modernize the criminal justice system, the increased use of remote video technology for court appearances will continue to reduce the need to physically move in-custody individuals between the institution and the courthouse.

Community Reintegration Supports

The ministry works with community rehabilitation services providers across Ontario to support the reintegration of inmates and offenders and provides funding for the following community-based programs and services:

Community Residential Agreements

provides supervised housing for offenders requiring housing and other supports upon return to their home communities



Community Service Orders

support offenders who require volunteer placements as a condition of their order



Culturally-appropriate programs and services for Indigenous offenders

includes Indigenous Community Correctional Worker positions contracted through Indigenous organizations and communities and investments in culturally responsive programming



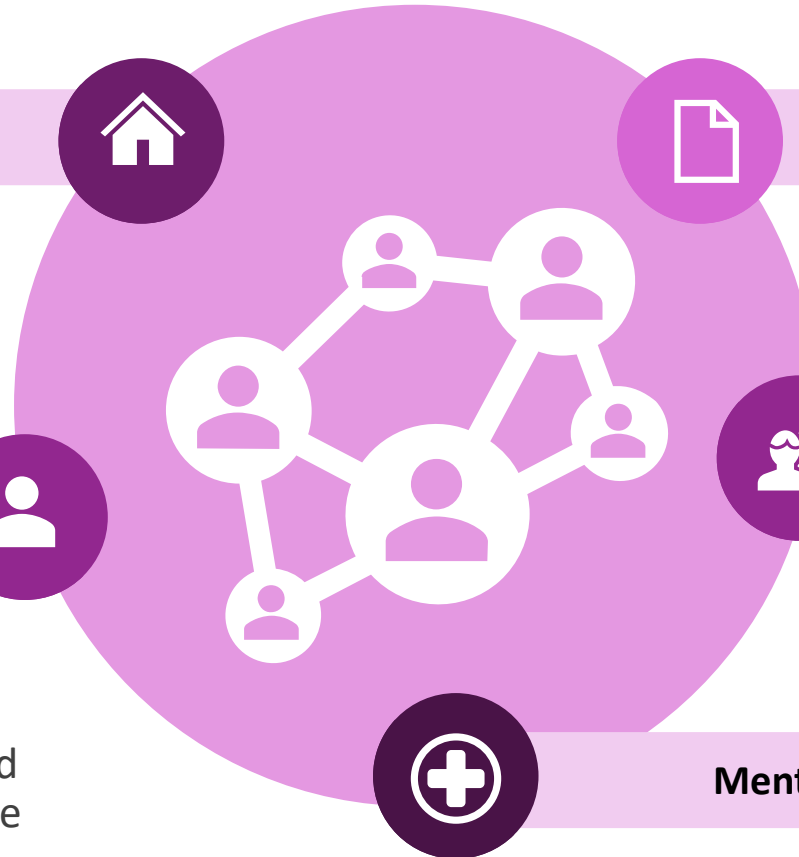
Programming

targets core areas (e.g. domestic violence, anger management, substance abuse, etc.)



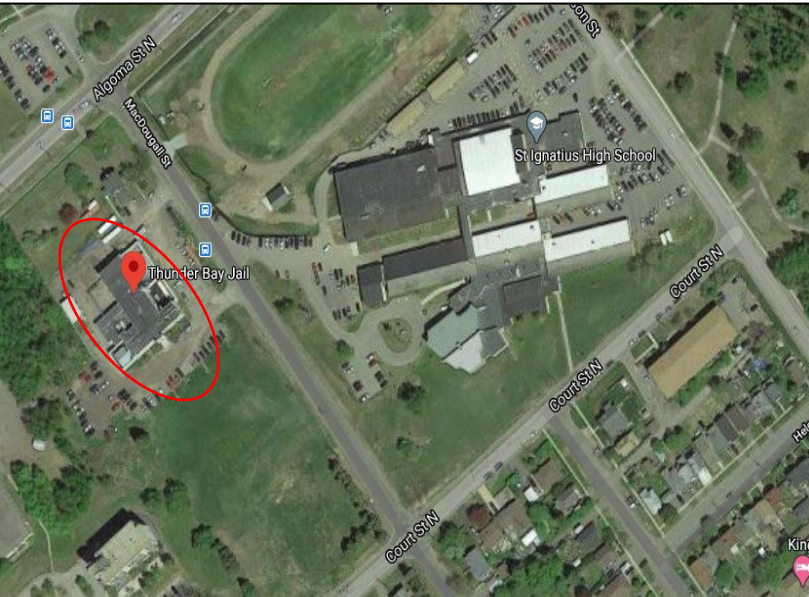
Mental Health Services

psychologists, psychiatrists, psychotherapists, and social workers



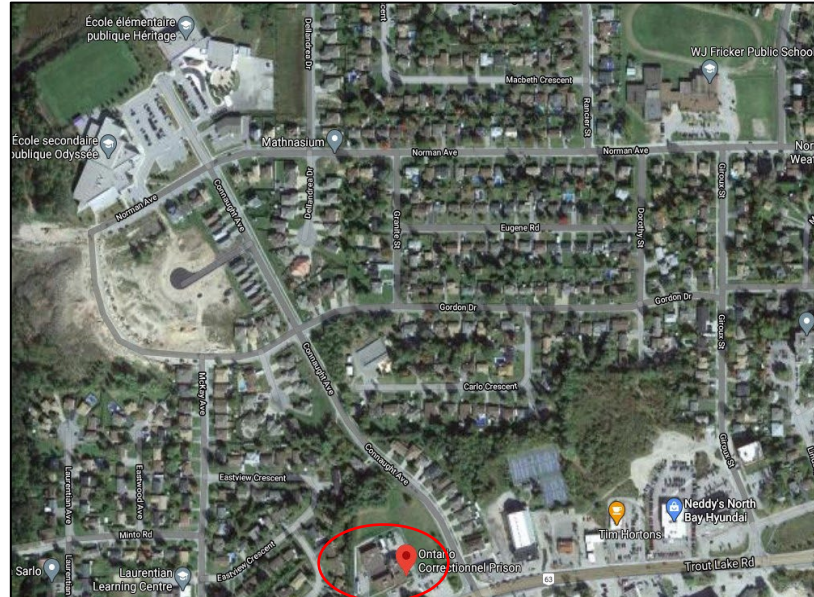
Site Comparison

Thunder Bay Jail



Item	Description
Year Opened	1928
Security Level	Maximum
# of Beds	145
1) St. Ignatius High School	0.2km

North Bay Jail



Item	Description
Year Opened	1929
Security Level	Maximum
# of Beds	111
1) École secondaire publique Odyssee	0.6km
2) École élémentaire publique Héritage	0.7km
3) WJ Fricker Public	0.7km

Ontario Correctional Institute (Brampton)

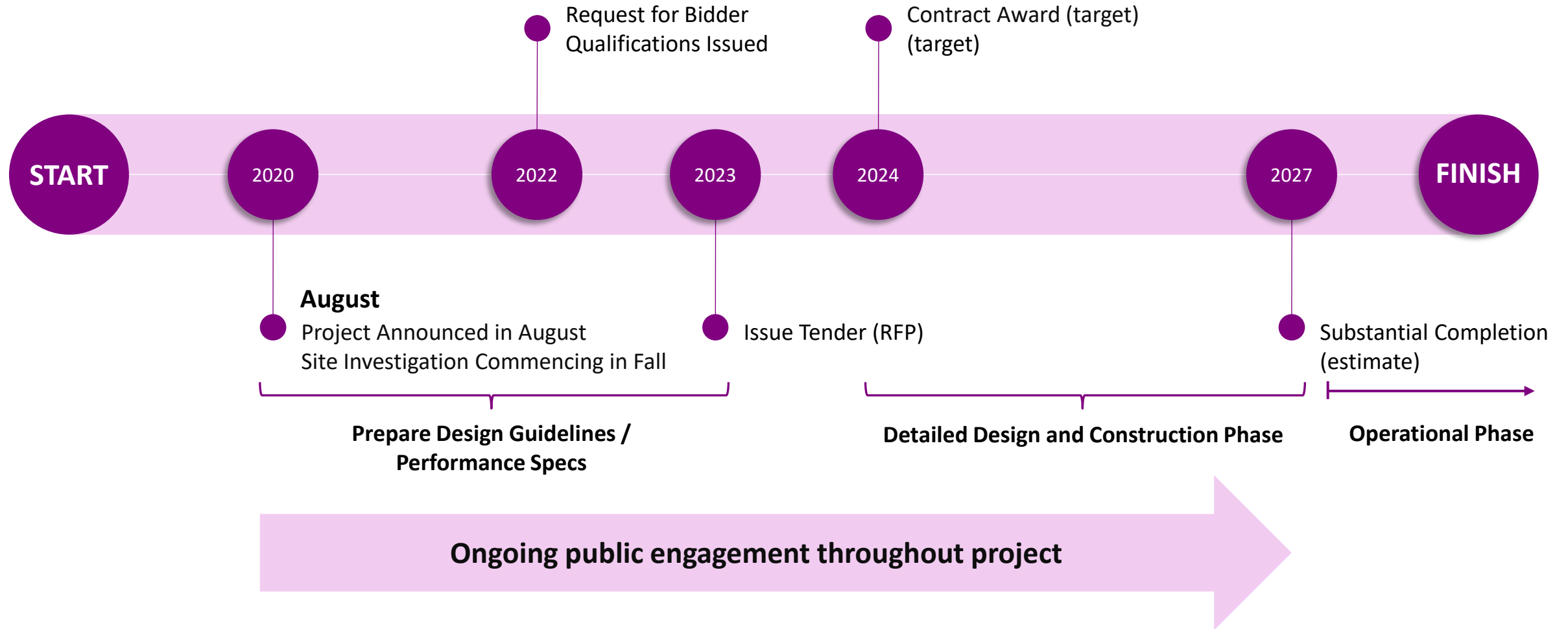


Item	Description
Year Opened	1973
Security Level	Medium
# of Beds	228
1) John Knox Christian	0.3km
2) Queen Street Public	0.5km
3) Ridgeview Public	0.8km
4) St. Augustine Catholic	1.2km

Next Steps



Project Timelines



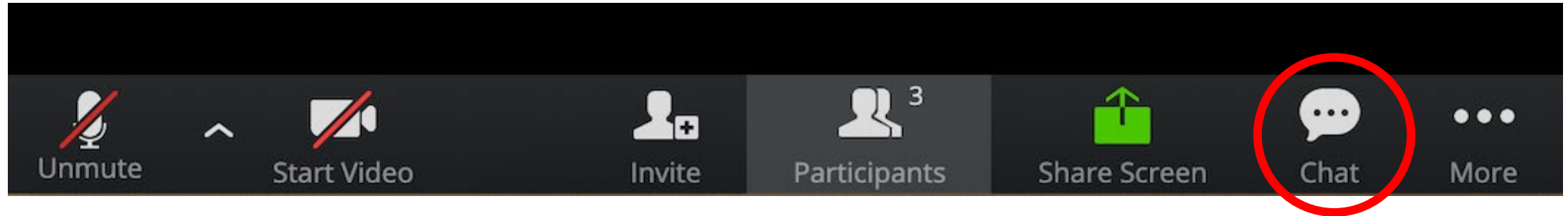
Due Diligence Activity Timelines

The following site works are required to inform the design of the facility on the property

Discipline	Anticipated Start Date	Approximate Duration
• Planning / Site Servicing / Transportation Reporting	• Fall 2020	• 3 months
• Land Survey / Topographic Plan	• Fall 2020	• 2.5 months
• Planning Applications	• Winter 2021	• 12 to 18 months
• Geotechnical / Environmental Drilling	• Winter 2021	• 3.5 months
• Designated Substance Surveys	• Winter 2021	• 2 months
• Archaeological Investigation	• Spring 2021	• 3.5 months
• Natural Heritage Survey	• Spring 2021	• 1.5 months
• Class EA	• Late-Spring 2021	• 6 months

Questions?

Zoom Tips



- To ask questions, please use the chat function and type your question.
- Hover your mouse over your screen and click the chat button on the bottom toolbar.
- Type your question directly into the chat box or type the word 'Question' and someone will unmute you when we are ready for you to speak.
- You will receive a notification prompting you to unmute yourself. Click the 'Unmute' button.

The host would like you to unmute



Thank you

Thank you for wanting to find out more about the project.

We will continue to engage throughout the project.

If you have any questions or comments please reach out to us by email.



The province will continue to engage with the public throughout the journey to make this new facility a reality



Opportunities to tour the facility will be available prior to operationalization (i.e., open house)



Stay in touch by contacting us at MCSCSfeedback@ontario.ca

TAB 11

From: [Amy Martin](#)
To: [Jaime Posen](#)
Subject: RE: Parking Requirements and Institutional Zoning Requirements
Date: November 25, 2020 8:57:06 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hey Jamie,

I've addressed the letter to you, but I wanted to ensure that I've copied the necessary Provincial Departments (if required). Is there anyone I need to include on your end?

Amy

From: Jaime Posen <posen@fotenn.com>
Sent: Tuesday, November 24, 2020 2:04 PM
To: Amy Martin <amartin@northgrenville.on.ca>
Subject: RE: Parking Requirements and Institutional Zoning Requirements

If you're able to do so on letterhead, that would be even better, thanks!

Jaime Posen, MCIP RPP

Senior Planner
T 613.730.5709 ext. 236

From: Amy Martin <amartin@northgrenville.on.ca>
Sent: November 24, 2020 2:03 PM
To: Jaime Posen <posen@fotenn.com>
Subject: RE: Parking Requirements and Institutional Zoning Requirements

Just an e-mail or would you like it on official letter head?

From: Jaime Posen <posen@fotenn.com>
Sent: Tuesday, November 24, 2020 2:01 PM
To: Amy Martin <amartin@northgrenville.on.ca>
Subject: RE: Parking Requirements and Institutional Zoning Requirements

Hi Amy, thanks for this.

In addition to the zoning information you've provided, would you be able to provide confirmation of your statement during the meeting that the correctional centre would be considered a "public use" under the zoning by-law, and would therefore be permitted on the property (as per Section 6.39 of the by-law)?

It sounds like Infrastructure Ontario requires some kind of written statement from the municipality for their internal processes, but just an email should suffice.

Thanks in advance,

Jaime Posen, MCIP RPP

Senior Planner

T 613.730.5709 ext. 236

From: Amy Martin <amartin@northgrenville.on.ca>

Sent: November 24, 2020 8:24 AM

To: Jaime Posen <posen@fotenn.com>

Subject: Parking Requirements and Institutional Zoning Requirements

Hey Jamie,

I've attached the relevant sections from the zoning by-law that speak to the parking requirements and zoning setbacks. The Zoning By-law does not specify parking requirements for a public use, so it would fall under all uses not otherwise specified, which is 1 space for every 20 square metres.

I'm finalizing my list for site plan submission and will provide that in a separate e-mail shortly. Many of the studies that were discussed during the meeting last week will be required on our end – so it's fantastic to hear that plans are underway.

If there's anything else you require regarding Zoning information please let me know.

Kindest Regards,

Amy



Amy Martin

*Acting Director of Planning and
Development*

Municipality of North Grenville

Phone: 613-258-9569 ext.118

www.northgrenville.ca

TAB 12

Wednesday, 25 November 2020

Attention:
Jamie Posen
Senior Planner
Fotenn

Re: Zoning for a Correctional Facility

Dear Jamie,

The Municipality confirms that a Public Use by a Public Authority is a permitted use on the property legally described as Concession 3, Part of Lots 23 and 24, and Concession 4 Part of Lots 24 to 29, being Parts 2, 3, 5 and 6 on Reference Plan 15R10707, municipally known as 47 Curtis Avenue.

Section 6.39 of Comprehensive Zoning By-law provides additional zoning provisions for public uses. According to Section 3.69 *the provisions of the Zoning By-law do not apply to the use of any lot or the location or use of any building or structure for the purpose of public use by...any department of the Government of Ontario.* These provisions are attached.

As per Section 6.39 (a)(iii) *the lot coverage, setback and yard requirements prescribed for the zone in which such land, building or structure is located shall be complied with. The property is zoned Institutional.* The Zoning requirements for the Institutional zone are attached.

Sincerely,

A handwritten signature in cursive script that reads "Amy Martin".

Amy Martin
Acting Director of Planning and Development

cc: Gary Dyke, Chief Administrative Office, Municipality of North Grenville
cc: Tate Kelly, Planner, Infrastructure Ontario
cc: John Taglieri, Senior Project Manager, Infrastructure Ontario

contravenes any of the provisions of this By-Law applicable to each individual remaining building, accessory building or lot.

- d) Except where specifically permitted by this By-Law, not more than one dwelling shall be located on a lot.
- e) Notwithstanding anything contained in this By-Law, no person shall use or occupy any building for residential purposes unless such building has received occupancy permission from the Municipality in accordance with the Ontario Building Code.
- f) Notwithstanding anything contained in the By-Law, no person shall use any building, structure or land for any purpose that would potentially have a negative impact on groundwater resources in the Municipality. As part of the building permit, severance or rezoning process, the applicant may be required to obtain Ministry of Environment approval for any use. Specifically, individual development proposals which require 50,000 litres or more of water per day will require a water taking permit from the Ministry of Environment. Notwithstanding the foregoing policy, the watering of livestock shall not require a water taking permit.
- g) Any activity, other than the watering of livestock or a public use, that involves the taking of 50,000 litres or more of water per day shall be defined as the “commercial taking of water” and shall be deemed to be a specific “land use” which must be recognized in a site specific zoning category within this By-Law.
- h) Except as otherwise specifically permitted in this By-law, the following structures are prohibited in any zone:
 - i. Shipping containers

6.39 PUBLIC USES AND UTILITIES

- a) The provisions of this By-Law shall not apply to the use of any lot or the location or use of any building or structure for the purpose of public use by the Corporation or by any local board of the Corporation as defined by *The Municipal Act, R.S.O. 1990*, as amended, any telephone or telecommunication corporation, any natural gas distribution system operated by the Corporation or on its behalf by a company distributing gas to the residents of the Corporation and possessing all the necessary powers, rights, licenses and franchise, any Conservation Authority, the United Counties of Leeds and Grenville, any department of the Government of Ontario or Canada, any use permitted under statutes of Ontario or Canada governing railway operations, including tracks, spurs and other

railway facilities provided that where such lot, building, structure, use or transmission facility is located in any zone:

- i. no goods, materials or equipment shall be stored in the open, except as permitted in such zone;
 - ii. any above ground use carried on under the authority of this paragraph in any residential zone shall be maintained in general harmony with residential buildings in such zone; and
 - iii. the lot coverage, setback and yard requirements prescribed for the zone in which such land, building or structure is located shall be complied with.
- b) Nothing in this By-Law shall prevent the use of any land as a public park, a public street or for the location of a properly authorized traffic sign or signal, any sign or notice of any Municipal, Provincial or Federal government department or authority, or any mail or utility box or for a street or prevent the installation of a watermain, sanitary/waste water sewer main, storm sewer main, water and/or waste water pumping station, gas main, pipeline, lighting fixtures, overhead or underground electrical facility, television, telecommunication, telephone, or other supply line or communication line or tower, or structure clearly accessory to the foregoing, provided that the location of same has been approved by the Municipality.

6.40 SETBACKS

6.40.1 Roads, Railways and TransCanada Pipeline

- a) A permit from the Ministry of Transportation is required for:
 - i. the placing of a building, structure or entrance within 45 m (147 feet) of the limit of any provincial highway, 180 m (590 feet) of the centre point of any intersection on a King's Highway and 395 m (1,295 feet) of any intersection or interchange on a controlled-access highway (i.e. 416); and
 - ii. the placing of a sign within 400 m (1,312 feet) of the limit of the highway.
- b) No building or structure shall be erected in any zone closer than the sum of the front yard or exterior side yard requirement for such zone and the following where applicable:
 - i. 15 metres (49 ft.) from the centre of the right-of-way of a County road; and
 - ii. 10 metres (32.8 ft.) from the centre of the right-of-way of a Municipal road.
- c) All development shall be set back a minimum of 10 metres (30 ft.) from the centreline of all private lanes.

SECTION 29 – I – INSTITUTIONAL ZONE

Within the Institutional (I) Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

29.1 PERMITTED USES

- ambulance station
- arena
- cemetery
- charitable camp
- club - commercial, private or fraternal organization
- community centre
- community facility
- conservation uses, including forestry, reforestation
- crematorium
- curling rink
- day nursery
- fair ground
- fire station
- health centre
- hospital
- library
- mobile canteen under license by the Municipality
- museum or art gallery
- nursing home or extended care facility
- place of assembly
- place of worship
- police station
- post office
- public administration office
- public campground
- public or private hospital
- public or private park, conservation area, playground, roadside park, public boat launch or swimming or picnicking area, playing field, recreational trail, swimming pool, wading pool, beach, picnic area, bandstand, skating rink,

- skateboard park, tennis court, bowling green, golf course or other similar outdoor recreational uses, both passive and active
- public or private school
 - public use
 - public works garage
 - recreation uses
 - senior centre
 - university or college
 - building or structure related to a utility company, such as a natural gas company or telephone company
 - accessory building, structures or use to a permitted use, including accessory retail uses, accessory eating establishments and accessory accommodations

29.2 ZONE REGULATIONS

<u>Provisions</u>	<u>No Municipal Water or Sewer</u>	<u>Municipal Water and Sewer</u>
Minimum lot area	2000 m ² (21528 ft ²)	Nil
Minimum lot frontage	30 metres (98.43 feet)	23 metres (75.9 feet)
Minimum front yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)
Minimum rear yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)
Minimum side yard	6 metres (19.7 feet)(a)	3 metres (9.8 feet)(b)
Minimum exterior side yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)
Maximum building height	13 metres (42.7 feet)	13 metres (42.7 feet)
Minimum landscaped open space	10 % (c)	10 % (c)
Maximum lot coverage	40 %	40 %

Footnotes:

- a) Where an interior side yard abuts a residential zone such interior side yard shall be a minimum of 12 metres (39.4 ft.).
- b) Where an interior side yard abuts a residential zone such interior side yard shall be a minimum of 6 metres (19.7 ft.).
- c) Minimum landscaped open space shall include a solid fence a minimum of 1.5 metres (4.9 feet) in height constructed of wood, metal or equivalent material along any lot line that abuts a residential zone.

29.3 GENERAL PROVISIONS

All special provisions of Section 6 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the Institutional (I) Zone.

29.4 SPECIAL PROVISIONS**29.4.1 I Special Exception Zones**

Notwithstanding any other provision of this By-law to the contrary, on those lands delineated as being in a special exception zone the following provisions shall apply:

- a) **I-1-h** (Kemptville District Hospital)
 - i. An 80 unit apartment building, including 36 parking spaces shall be an additional permitted use.
 - ii. Removal of Holding Symbol: Notwithstanding the provisions of Section 29.2 to the contrary, on the lands zoned I-1, only those uses existing at the date of the passing of By-law /74-09 shall be permitted. The holding symbol (h) shall be removed in accordance with the applicable sections of the Planning Act, provided that the following item is addressed for the zone concerned: execution of the site plan control agreement.
- b) **I-2** (285 County Rd /44 – NG Municipal Centre)
 - i. Additional Permitted Uses:
 - Accommodation
 - Clinic

TAB 13

From: [Amy Martin](#)
To: [Jaime Posen](#)
Cc: [Gary Dyke](#); [Taglieri, John \(IO\)](#); [Kelly, Tate](#)
Subject: RE: Zoning Letter - Greater Ottawa Correctional Facility
Date: November 25, 2020 9:47:41 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Greater Ottawa Correctional Facility - Zoning Letter -Revised.pdf](#)

Jamie,
Please see the revised version of the letter.
Kindest Regards,
Amy

From: Jaime Posen <posen@fotenn.com>
Sent: Wednesday, November 25, 2020 9:41 AM
To: Amy Martin <amartin@northgrenville.on.ca>
Cc: Gary Dyke <gdyke@northgrenville.on.ca>; Taglieri, John (IO) <John.Taglieri@infrastructureontario.ca>; Kelly, Tate <Tate.Kelly@infrastructureontario.ca>
Subject: RE: Zoning Letter - Greater Ottawa Correctional Facility

Thanks Amy, this is great.

Just wondering about the reference to 47 Curtis Avenue? The property in question is only on the east side of Prescott Street (north of College Road), and I think the Curtis Avenue address would technically only apply to the west.

Let me know if I'm missing something.

Jaime Posen, MCIP RPP

Senior Planner
T 613.730.5709 ext. 236

From: Amy Martin <amartin@northgrenville.on.ca>
Sent: November 25, 2020 9:36 AM
To: Jaime Posen <posen@fotenn.com>
Cc: Gary Dyke <gdyke@northgrenville.on.ca>; Taglieri, John (IO) <John.Taglieri@infrastructureontario.ca>; Kelly, Tate <Tate.Kelly@infrastructureontario.ca>
Subject: Zoning Letter - Greater Ottawa Correctional Facility

Good Morning Jamie,

As requested, I've attached a letter regarding the Zoning Provisions for a Public Use.

Please let me know if you require any additional information.

Kindest Regards,

Amy



Amy Martin
*Acting Director of Planning and
Development*
Municipality of North Grenville
Phone: 613-258-9569 ext.118
www.northgrenville.ca

TAB 14

Wednesday, 25 November 2020

Attention:
Jamie Posen
Senior Planner
Fotenn

Re: Zoning for a Correctional Facility

Dear Jamie,

The Municipality confirms that a Public Use by a Public Authority is a permitted use on the property legally described as Concession 3, Part of Lots 23 and 24, and Concession 4 Part of Lots 24 to 29, being Parts 2, 3, 5 and 6 on Reference Plan 15R10707.

Section 6.39 of Comprehensive Zoning By-law provides additional zoning provisions for public uses. According to Section 3.69 *the provisions of the Zoning By-law do not apply to the use of any lot or the location or use of any building or structure for the purpose of public use by...any department of the Government of Ontario.* These provisions are attached.

As per Section 6.39 (a)(iii) *the lot coverage, setback and yard requirements prescribed for the zone in which such land, building or structure is located shall be complied with. The property is zoned Institutional.* The Zoning requirements for the Institutional zone are attached.

Sincerely,

A handwritten signature in blue ink that reads "Amy Martin".

Amy Martin
Acting Director of Planning and Development

cc: Gary Dyke, Chief Administrative Office, Municipality of North Grenville
cc: Tate Kelly, Planner, Infrastructure Ontario
cc: John Taglieri, Senior Project Manager, Infrastructure Ontario

contravenes any of the provisions of this By-Law applicable to each individual remaining building, accessory building or lot.

- d) Except where specifically permitted by this By-Law, not more than one dwelling shall be located on a lot.
- e) Notwithstanding anything contained in this By-Law, no person shall use or occupy any building for residential purposes unless such building has received occupancy permission from the Municipality in accordance with the Ontario Building Code.
- f) Notwithstanding anything contained in the By-Law, no person shall use any building, structure or land for any purpose that would potentially have a negative impact on groundwater resources in the Municipality. As part of the building permit, severance or rezoning process, the applicant may be required to obtain Ministry of Environment approval for any use. Specifically, individual development proposals which require 50,000 litres or more of water per day will require a water taking permit from the Ministry of Environment. Notwithstanding the foregoing policy, the watering of livestock shall not require a water taking permit.
- g) Any activity, other than the watering of livestock or a public use, that involves the taking of 50,000 litres or more of water per day shall be defined as the “commercial taking of water” and shall be deemed to be a specific “land use” which must be recognized in a site specific zoning category within this By-Law.
- h) Except as otherwise specifically permitted in this By-law, the following structures are prohibited in any zone:
 - i. Shipping containers

6.39 PUBLIC USES AND UTILITIES

- a) The provisions of this By-Law shall not apply to the use of any lot or the location or use of any building or structure for the purpose of public use by the Corporation or by any local board of the Corporation as defined by *The Municipal Act, R.S.O. 1990*, as amended, any telephone or telecommunication corporation, any natural gas distribution system operated by the Corporation or on its behalf by a company distributing gas to the residents of the Corporation and possessing all the necessary powers, rights, licenses and franchise, any Conservation Authority, the United Counties of Leeds and Grenville, any department of the Government of Ontario or Canada, any use permitted under statutes of Ontario or Canada governing railway operations, including tracks, spurs and other

railway facilities provided that where such lot, building, structure, use or transmission facility is located in any zone:

- i. no goods, materials or equipment shall be stored in the open, except as permitted in such zone;
 - ii. any above ground use carried on under the authority of this paragraph in any residential zone shall be maintained in general harmony with residential buildings in such zone; and
 - iii. the lot coverage, setback and yard requirements prescribed for the zone in which such land, building or structure is located shall be complied with.
- b) Nothing in this By-Law shall prevent the use of any land as a public park, a public street or for the location of a properly authorized traffic sign or signal, any sign or notice of any Municipal, Provincial or Federal government department or authority, or any mail or utility box or for a street or prevent the installation of a watermain, sanitary/waste water sewer main, storm sewer main, water and/or waste water pumping station, gas main, pipeline, lighting fixtures, overhead or underground electrical facility, television, telecommunication, telephone, or other supply line or communication line or tower, or structure clearly accessory to the foregoing, provided that the location of same has been approved by the Municipality.

6.40 SETBACKS

6.40.1 Roads, Railways and TransCanada Pipeline

- a) A permit from the Ministry of Transportation is required for:
 - i. the placing of a building, structure or entrance within 45 m (147 feet) of the limit of any provincial highway, 180 m (590 feet) of the centre point of any intersection on a King's Highway and 395 m (1,295 feet) of any intersection or interchange on a controlled-access highway (i.e. 416); and
 - ii. the placing of a sign within 400 m (1,312 feet) of the limit of the highway.
- b) No building or structure shall be erected in any zone closer than the sum of the front yard or exterior side yard requirement for such zone and the following where applicable:
 - i. 15 metres (49 ft.) from the centre of the right-of-way of a County road; and
 - ii. 10 metres (32.8 ft.) from the centre of the right-of-way of a Municipal road.
- c) All development shall be set back a minimum of 10 metres (30 ft.) from the centreline of all private lanes.

SECTION 29 – I – INSTITUTIONAL ZONE

Within the Institutional (I) Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

29.1 PERMITTED USES

- ambulance station
- arena
- cemetery
- charitable camp
- club - commercial, private or fraternal organization
- community centre
- community facility
- conservation uses, including forestry, reforestation
- crematorium
- curling rink
- day nursery
- fair ground
- fire station
- health centre
- hospital
- library
- mobile canteen under license by the Municipality
- museum or art gallery
- nursing home or extended care facility
- place of assembly
- place of worship
- police station
- post office
- public administration office
- public campground
- public or private hospital
- public or private park, conservation area, playground, roadside park, public boat launch or swimming or picnicking area, playing field, recreational trail, swimming pool, wading pool, beach, picnic area, bandstand, skating rink,

- skateboard park, tennis court, bowling green, golf course or other similar outdoor recreational uses, both passive and active
- public or private school
 - public use
 - public works garage
 - recreation uses
 - senior centre
 - university or college
 - building or structure related to a utility company, such as a natural gas company or telephone company
 - accessory building, structures or use to a permitted use, including accessory retail uses, accessory eating establishments and accessory accommodations

29.2 ZONE REGULATIONS

<u>Provisions</u>	<u>No Municipal Water or Sewer</u>	<u>Municipal Water and Sewer</u>
Minimum lot area	2000 m ² (21528 ft ²)	Nil
Minimum lot frontage	30 metres (98.43 feet)	23 metres (75.9 feet)
Minimum front yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)
Minimum rear yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)
Minimum side yard	6 metres (19.7 feet)(a)	3 metres (9.8 feet)(b)
Minimum exterior side yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)
Maximum building height	13 metres (42.7 feet)	13 metres (42.7 feet)
Minimum landscaped open space	10 % (c)	10 % (c)
Maximum lot coverage	40 %	40 %

Footnotes:

- a) Where an interior side yard abuts a residential zone such interior side yard shall be a minimum of 12 metres (39.4 ft.).
- b) Where an interior side yard abuts a residential zone such interior side yard shall be a minimum of 6 metres (19.7 ft.).
- c) Minimum landscaped open space shall include a solid fence a minimum of 1.5 metres (4.9 feet) in height constructed of wood, metal or equivalent material along any lot line that abuts a residential zone.

29.3 GENERAL PROVISIONS

All special provisions of Section 6 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the Institutional (I) Zone.

29.4 SPECIAL PROVISIONS**29.4.1 I Special Exception Zones**

Notwithstanding any other provision of this By-law to the contrary, on those lands delineated as being in a special exception zone the following provisions shall apply:

- a) **I-1-h** (Kemptville District Hospital)
 - i. An 80 unit apartment building, including 36 parking spaces shall be an additional permitted use.
 - ii. Removal of Holding Symbol: Notwithstanding the provisions of Section 29.2 to the contrary, on the lands zoned I-1, only those uses existing at the date of the passing of By-law /74-09 shall be permitted. The holding symbol (h) shall be removed in accordance with the applicable sections of the Planning Act, provided that the following item is addressed for the zone concerned: execution of the site plan control agreement.
- b) **I-2** (285 County Rd /44 – NG Municipal Centre)
 - i. Additional Permitted Uses:
 - Accommodation
 - Clinic

TAB 15

From: [Amy Martin](#)
To: [Jaime Posen](#)
Subject: RE: Zoning Letter - Greater Ottawa Correctional Facility
Date: January 20, 2021 10:21:55 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Correctional Facility - Amended Zoning Letter January 20, 2021.pdf](#)

Jaime,

I've corrected the items below, appended the zoning references and I believe this should be complete.

Apologies for the misspelling of your name.

Amy

From: Jaime Posen <posen@fotenn.com>
Sent: Tuesday, January 19, 2021 5:28 PM
To: Amy Martin <amartin@northgrenville.on.ca>
Subject: RE: Zoning Letter - Greater Ottawa Correctional Facility

Hi Amy, thanks for this. All looks good, but could I just ask for the following changes:

1. In the second paragraph, "Section 6.39" is referenced as "Section 3.69."
2. Will you be preparing a version of the letter with the relevant zoning provisions attached, as noted in the letter?
3. Since we're editing anyway, maybe you could correct the spelling of my name to "Jaime." (Happens all the time, just thought I'd make a note here!)

Thanks a lot,

Jaime Posen, MCIP RPP
Senior Planner
T 613.730.5709 ext. 236

From: Amy Martin <amartin@northgrenville.on.ca>
Sent: January 19, 2021 2:03 PM
To: Jaime Posen <posen@fotenn.com>
Subject: RE: Zoning Letter - Greater Ottawa Correctional Facility

Thanks Jamie – he spent most of the day at daycare but we celebrated all weekend.

I've attached the amended letter. Please let me know if this satisfies your requirements. I provided an explanation as to how the Correctional Facility conforms to Section 3.69 Public Uses.

Amy

From: Jaime Posen <posen@fotenn.com>
Sent: Tuesday, January 19, 2021 9:51 AM
To: Amy Martin <amartin@northgrenville.on.ca>
Subject: RE: Zoning Letter - Greater Ottawa Correctional Facility

Great, thanks Amy! And a happy belated birthday to your son, hope it was a fun day for him.

Thanks in advance for the revised letter, I'm not aware of anything else we need from the Municipality in the short term.

Cheers,

Jaime Posen, MCIP RPP

Senior Planner
T 613.730.5709 ext. 236

From: Amy Martin <amartin@northgrenville.on.ca>
Sent: January 19, 2021 8:14 AM
To: Jaime Posen <posen@fotenn.com>
Subject: RE: Zoning Letter - Greater Ottawa Correctional Facility

Good Morning Jamie,

First off – Happy Belated Birthday. My oldest son shares a birthday with you! He turned 3 yesterday.

I'm amending the zoning letter to provide more clarification – I anticipate to finalize this today.

Apologies for the delay.

Other than the letter is there anything else outstanding you require from myself. I believe I sent a list regarding site plan submission.

Kindest Regards,

Amy

From: Jaime Posen <posen@fotenn.com>
Sent: Monday, January 11, 2021 4:26 PM
To: Amy Martin <amartin@northgrenville.on.ca>
Subject: RE: Zoning Letter - Greater Ottawa Correctional Facility

Hi Amy,

Thanks for the follow-up. I agree that a correctional facility is not explicitly listed as a permitted use (or even a public use), but I think IO is hoping to have something in writing from the Municipality that states something simple like:

“Section 6.39 of the Zoning By-law generally exempts provisions of the by-law from applying to public uses, including uses under the jurisdiction of the Government of Ontario. Although undefined in the Zoning By-law, the Municipality classifies a correctional facility as a public use under Section 6.39, and is therefore exempt from zoning provisions regulating permitted land uses on the subject property.”

I know this seems like an obvious statement, but given that it would essentially detail the direction provided to us in the pre-application consultation meeting, I was hoping it could just be added to the letter.

Let me know if that's possible,

Jaime Posen, MCIP RPP

Senior Planner

T 613.730.5709 ext. 236

From: Amy Martin <amartin@northgrenville.on.ca>

Sent: January 11, 2021 3:07 PM

To: Jaime Posen <posen@fotenn.com>

Subject: RE: Zoning Letter - Greater Ottawa Correctional Facility

Jamie,

Apologies for the delay – this has been on my to do list for a while and I had a mad rush by some developers to close off files before the Christmas Break.

I've reviewed the Zoning By-law and I cannot amend my letter to explicitly state that a correctional facility is permitted as that's not how Section 6.39 of the Zoning By-law reads regarding public uses.

Kindest Regards,

Amy

From: Jaime Posen <posen@fotenn.com>

Sent: Wednesday, January 6, 2021 2:41 PM

To: Amy Martin <amartin@northgrenville.on.ca>

Subject: RE: Zoning Letter - Greater Ottawa Correctional Facility

Hi Amy, happy new year – hope you had a relaxing holiday!

Just following-up on our correspondence from last month, I don't believe I ever received an updated letter? As a reminder, IO is just looking for additional confirmation through an explicit statement stating that a correctional centre use would, as a public use, be permitted in the existing zoning.

Thanks a lot in advance,

Jaime Posen, MCIP RPP

Senior Planner

T 613.730.5709 ext. 236

From: Amy Martin <amartin@northgrenville.on.ca>

Sent: December 10, 2020 2:49 PM

To: Jaime Posen <posen@fotenn.com>

Subject: RE: Zoning Letter - Greater Ottawa Correctional Facility

Hey Jamie,

1. I haven't had a chance to update the letter but will do my best to get something to you by Monday.
2. Our CAO keeps Council up-to-date and has already had discussions regarding the zoning of the property. At this time it's not our intent to circulate the letter to Council as they've already been advised on this matter.
3. I'll follow up with the Director of Public Works regarding College Road.

Thanks for your patience on this.

Amy

From: Jaime Posen <posen@fotenn.com>

Sent: Thursday, December 10, 2020 2:44 PM

To: Amy Martin <amartin@northgrenville.on.ca>

Subject: RE: Zoning Letter - Greater Ottawa Correctional Facility

Hi Amy,

Just a couple of follow-up items, based on our previous correspondence:

1. Have you had a chance to update the memo to add some specificity about the proposed correctional centre use?
2. Out of curiosity, was the letter shared with Council (again, just wondering either way)?
3. We had another question – is College Road a proper municipal road? Or is it private? From Official Plan Schedule B, it appears to be public, but just wanted to confirm.

Thanks in advance for letting me know,

Jaime Posen, MCIP RPP

Senior Planner

T 613.730.5709 ext. 236

From: Amy Martin <amartin@northgrenville.on.ca>

Sent: November 30, 2020 8:15 AM
To: Jaime Posen <posen@fotenn.com>
Subject: RE: Zoning Letter - Greater Ottawa Correctional Facility

Hey Jamie,

The next two days are quite full but I'll do my best to carve out some time to update this letter. I will follow up with Gary to see if this is something he would like circulated to Council.

Amy

From: Jaime Posen <posen@fotenn.com>
Sent: Friday, November 27, 2020 12:03 PM
To: Amy Martin <amartin@northgrenville.on.ca>
Subject: RE: Zoning Letter - Greater Ottawa Correctional Facility

Hi Amy,

Thanks for this.

After circulating to Infrastructure Ontario, some partners within the government have requested that the letter be revised to specify "a correctional centre," rather than the generic "public use." I think they're just seeking greater certainty and clarification that this particular use qualifies as a public use. Could I request that minor revision?

Also, they were wondering if the letter (or at least the interpretation taken) has been shared with North Grenville Council as well?

Thanks a lot,

Jaime Posen, MCIP RPP
Senior Planner
T 613.730.5709 ext. 236

From: Amy Martin <amartin@northgrenville.on.ca>
Sent: November 25, 2020 9:48 AM
To: Jaime Posen <posen@fotenn.com>
Cc: Gary Dyke <gdyke@northgrenville.on.ca>; Taglieri, John (IO <John.Taglieri@infrastructureontario.ca>); Kelly, Tate <Tate.Kelly@infrastructureontario.ca>
Subject: RE: Zoning Letter - Greater Ottawa Correctional Facility

Jamie,

Please see the revised version of the letter.

Kindest Regards,

Amy

From: Jaime Posen <posen@fotenn.com>
Sent: Wednesday, November 25, 2020 9:41 AM
To: Amy Martin <amartin@northgrenville.on.ca>
Cc: Gary Dyke <gdyke@northgrenville.on.ca>; Taglieri, John (IO <John.Taglieri@infrastructureontario.ca>); Kelly, Tate <Tate.Kelly@infrastructureontario.ca>
Subject: RE: Zoning Letter - Greater Ottawa Correctional Facility

Thanks Amy, this is great.

Just wondering about the reference to 47 Curtis Avenue? The property in question is only on the east side of Prescott Street (north of College Road), and I think the Curtis Avenue address would technically only apply to the west.

Let me know if I'm missing something.

Jaime Posen, MCIP RPP

Senior Planner
T 613.730.5709 ext. 236

From: Amy Martin <amartin@northgrenville.on.ca>
Sent: November 25, 2020 9:36 AM
To: Jaime Posen <posen@fotenn.com>
Cc: Gary Dyke <gdyke@northgrenville.on.ca>; Taglieri, John (IO <John.Taglieri@infrastructureontario.ca>); Kelly, Tate <Tate.Kelly@infrastructureontario.ca>
Subject: Zoning Letter - Greater Ottawa Correctional Facility

Good Morning Jamie,

As requested, I've attached a letter regarding the Zoning Provisions for a Public Use.

Please let me know if you require any additional information.

Kindest Regards,

Amy



Amy Martin
*Acting Director of Planning and
Development*
Municipality of North Grenville
Phone: 613-258-9569 ext.118
www.northgrenville.ca

TAB 16

Wednesday, 20 January 2021

Attention:
Jaime Posen
Senior Planner
Fotenn

Re: Zoning for a Correctional Facility

Dear Jaime,

The Municipality confirms that a Public Use by a Public Authority is a permitted use on the property legally described as Concession 3, Part of Lots 23 and 24, and Concession 4 Part of Lots 24 to 29, being Parts 2, 3, 5 and 6 on Reference Plan 15R10707.

Section 6.39 of Comprehensive Zoning By-law provides additional zoning provisions for public uses. According to Section 6.39 *the provisions of the Zoning By-law do not apply to the use of any lot or the location or use of any building or structure for the purpose of public use by...any department of the Government of Ontario*. These provisions are attached.

It is understood that the Correctional Facility is required by the department of the Solicitor General. As the proposed facility is related to the activities of this department of the Government of Ontario, the Correctional Facility would be in conformity with Section 6.39 Public Uses of the Comprehensive Zoning By-law.

As per Section 6.39 (a)(iii) *the lot coverage, setback and yard requirements prescribed for the zone in which such land, building or structure is located shall be complied with. The property is zoned Institutional*. The Zoning requirements for the Institutional zone are attached.

Sincerely,

A handwritten signature in black ink that reads "Amy Martin".

Amy Martin
Acting Director of Planning and Development

cc: Gary Dyke, Chief Administrative Office, Municipality of North Grenville
cc: Tate Kelly, Planner, Infrastructure Ontario
cc: John Taglieri, Senior Project Manager, Infrastructure Ontario

contravenes any of the provisions of this By-Law applicable to each individual remaining building, accessory building or lot.

- d) Except where specifically permitted by this By-Law, not more than one dwelling shall be located on a lot.
- e) Notwithstanding anything contained in this By-Law, no person shall use or occupy any building for residential purposes unless such building has received occupancy permission from the Municipality in accordance with the Ontario Building Code.
- f) Notwithstanding anything contained in the By-Law, no person shall use any building, structure or land for any purpose that would potentially have a negative impact on groundwater resources in the Municipality. As part of the building permit, severance or rezoning process, the applicant may be required to obtain Ministry of Environment approval for any use. Specifically, individual development proposals which require 50,000 litres or more of water per day will require a water taking permit from the Ministry of Environment. Notwithstanding the foregoing policy, the watering of livestock shall not require a water taking permit.
- g) Any activity, other than the watering of livestock or a public use, that involves the taking of 50,000 litres or more of water per day shall be defined as the “commercial taking of water” and shall be deemed to be a specific “land use” which must be recognized in a site specific zoning category within this By-Law.
- h) Except as otherwise specifically permitted in this By-law, the following structures are prohibited in any zone:
 - i. Shipping containers

6.39 PUBLIC USES AND UTILITIES

- a) The provisions of this By-Law shall not apply to the use of any lot or the location or use of any building or structure for the purpose of public use by the Corporation or by any local board of the Corporation as defined by *The Municipal Act, R.S.O. 1990*, as amended, any telephone or telecommunication corporation, any natural gas distribution system operated by the Corporation or on its behalf by a company distributing gas to the residents of the Corporation and possessing all the necessary powers, rights, licenses and franchise, any Conservation Authority, the United Counties of Leeds and Grenville, any department of the Government of Ontario or Canada, any use permitted under statutes of Ontario or Canada governing railway operations, including tracks, spurs and other

railway facilities provided that where such lot, building, structure, use or transmission facility is located in any zone:

- i. no goods, materials or equipment shall be stored in the open, except as permitted in such zone;
 - ii. any above ground use carried on under the authority of this paragraph in any residential zone shall be maintained in general harmony with residential buildings in such zone; and
 - iii. the lot coverage, setback and yard requirements prescribed for the zone in which such land, building or structure is located shall be complied with.
- b) Nothing in this By-Law shall prevent the use of any land as a public park, a public street or for the location of a properly authorized traffic sign or signal, any sign or notice of any Municipal, Provincial or Federal government department or authority, or any mail or utility box or for a street or prevent the installation of a watermain, sanitary/waste water sewer main, storm sewer main, water and/or waste water pumping station, gas main, pipeline, lighting fixtures, overhead or underground electrical facility, television, telecommunication, telephone, or other supply line or communication line or tower, or structure clearly accessory to the foregoing, provided that the location of same has been approved by the Municipality.

6.40 SETBACKS

6.40.1 Roads, Railways and TransCanada Pipeline

- a) A permit from the Ministry of Transportation is required for:
- i. the placing of a building, structure or entrance within 45 m (147 feet) of the limit of any provincial highway, 180 m (590 feet) of the centre point of any intersection on a King's Highway and 395 m (1,295 feet) of any intersection or interchange on a controlled-access highway (i.e. 416); and
 - ii. the placing of a sign within 400 m (1,312 feet) of the limit of the highway.
- b) No building or structure shall be erected in any zone closer than the sum of the front yard or exterior side yard requirement for such zone and the following where applicable:
- i. 15 metres (49 ft.) from the centre of the right-of-way of a County road; and
 - ii. 10 metres (32.8 ft.) from the centre of the right-of-way of a Municipal road.
- c) All development shall be set back a minimum of 10 metres (30 ft.) from the centreline of all private lanes.

SECTION 29 – I – INSTITUTIONAL ZONE

Within the Institutional (I) Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

29.1 PERMITTED USES

- ambulance station
- arena
- cemetery
- charitable camp
- club - commercial, private or fraternal organization
- community centre
- community facility
- conservation uses, including forestry, reforestation
- crematorium
- curling rink
- day nursery
- fair ground
- fire station
- health centre
- hospital
- library
- mobile canteen under license by the Municipality
- museum or art gallery
- nursing home or extended care facility
- place of assembly
- place of worship
- police station
- post office
- public administration office
- public campground
- public or private hospital
- public or private park, conservation area, playground, roadside park, public boat launch or swimming or picnicking area, playing field, recreational trail, swimming pool, wading pool, beach, picnic area, bandstand, skating rink,

skateboard park, tennis court, bowling green, golf course or other similar outdoor recreational uses, both passive and active

- public or private school
- public use
- public works garage
- recreation uses
- senior centre
- university or college
- building or structure related to a utility company, such as a natural gas company or telephone company
- accessory building, structures or use to a permitted use, including accessory retail uses, accessory eating establishments and accessory accommodations

29.2 ZONE REGULATIONS

<u>Provisions</u>	<u>No Municipal Water or Sewer</u>	<u>Municipal Water and Sewer</u>
Minimum lot area	2000 m ² (21528 ft ²)	Nil
Minimum lot frontage	30 metres (98.43 feet)	23 metres (75.9 feet)
Minimum front yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)
Minimum rear yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)
Minimum side yard	6 metres (19.7 feet)(a)	3 metres (9.8 feet)(b)
Minimum exterior side yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)
Maximum building height	13 metres (42.7 feet)	13 metres (42.7 feet)
Minimum landscaped open space	10 % (c)	10 % (c)
Maximum lot coverage	40 %	40 %

Footnotes:

- a) Where an interior side yard abuts a residential zone such interior side yard shall be a minimum of 12 metres (39.4 ft.).
- b) Where an interior side yard abuts a residential zone such interior side yard shall be a minimum of 6 metres (19.7 ft.).
- c) Minimum landscaped open space shall include a solid fence a minimum of 1.5 metres (4.9 feet) in height constructed of wood, metal or equivalent material along any lot line that abuts a residential zone.

29.3 GENERAL PROVISIONS

All special provisions of Section 6 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the Institutional (I) Zone.

29.4 SPECIAL PROVISIONS**29.4.1 I Special Exception Zones**

Notwithstanding any other provision of this By-law to the contrary, on those lands delineated as being in a special exception zone the following provisions shall apply:

- a) **I-1-h** (Kemptville District Hospital)
 - i. An 80 unit apartment building, including 36 parking spaces shall be an additional permitted use.
 - ii. Removal of Holding Symbol: Notwithstanding the provisions of Section 29.2 to the contrary, on the lands zoned I-1, only those uses existing at the date of the passing of By-law /74-09 shall be permitted. The holding symbol (h) shall be removed in accordance with the applicable sections of the Planning Act, provided that the following item is addressed for the zone concerned: execution of the site plan control agreement.
- b) **I-2** (285 County Rd /44 – NG Municipal Centre)
 - i. Additional Permitted Uses:
 - Accommodation
 - Clinic

TAB 17

From: [Chochlinski, Daniel](#)
To: [Mike Finley](#); kdunlop@northgrenville.on.ca; amartin@northgrenville.on.ca; [Taglieri, John \(IO\)](#)
Cc: [Kilborn, Kris](#); [Thiffault, Dustin](#); [Kelly, Tate](#); [Jaime Posen](#)
Subject: IO Kemptville Correctional Centre - 2021-04-09 Information Exchange Meeting - Notes and Action Items
Date: April 9, 2021 1:38:55 PM
Attachments: [mtq_2021-04-09.pdf](#)

Hi Everyone,

It was nice to meet you and discuss the Kemptville Correctional Centre this morning. Thank you for the information that you have provided so far.

Please find attached meeting notes that I have prepared for everyone's record, including action items for all parties listed under "Next Steps" on Page 4. If any information is missing or inaccurately represented in the notes, please do not hesitate to contact me. I will be sending additional emails shortly regarding Stantec's action items.

Wishing you all a great weekend!

Regards,

Daniel Chochlinski EIT

Engineering Intern, Community Development

Mobile: 343-961-9619

daniel.chochlinski@stantec.com

Stantec

400 - 1331 Clyde Avenue

Ottawa ON K2C 3G4



Better Together, Even If We're Apart. [Read more about Stantec's COVID-19 response, including remote working and business continuity measures.](#)

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

Project Information Sharing Meeting

 Kemptville Correctional Centre (KCC) – Functional Servicing Report / 160401626

Date/Time: April 9, 2021 / 9:15 AM
Place: Microsoft Teams Meeting
Next Meeting: To be determined
Attendees: Mike Finley, Superintendent of Environment Services (Municipality of North Grenville; MNG) (MF)
 Karen Dunlop, Director of Public Works (Municipality of North Grenville; MNG) (KD)
 Amy Martin, Director of Planning (Municipality of North Grenville; MNG) (AM)
 John Taglieri, Senior Project Manager (Infrastructure Ontario; IO) (JT)
 Tate Kelly, Planner (Infrastructure Ontario; IO) (TK)
 Jaime Posen, Senior Planner (Fotenn) (JP)
 Kris Kilborn, Senior Associate (Stantec) (KK)
 Dustin Thiffault, Project Engineer (Stantec) (DT)
 Daniel Chochlinski, Engineering Intern (Stantec) (DC)

Absentees: None
Distribution: All attendees

Item:	Action:
<p>Information Regarding Servicing for the Kemptville Correctional Centre (All Parties)</p> <p>The Municipality of North Grenville (MNG) provided Stantec with the following background about the municipal infrastructure affecting the servicing of the proposed Kemptville Correctional Centre (KCC):</p> <ol style="list-style-type: none"> 1) The Municipality’s wastewater treatment plant (WWTP) will be undergoing an expansion to increase its rated capacity. The Municipality plans to go to tender for the WWTP expansion in late 2021. J.L. Richards is the engineering consultant for the WWTP expansion. 2) The Municipality does not currently have flow monitoring data for the existing sanitary sewers which will serve as the outlet for the proposed KCC. 3) Infiltration is responsible for a large portion of the flows to the existing WWTP, especially during the spring freshet. The Municipality is actively working towards relining and rehabilitating existing sewers throughout the network to alleviate strain on the sewer network and WWTP. 4) Stantec confirmed that the site is expected to have a peak sanitary discharge rate of 10.8 L/s based on preliminary calculations. The Municipality asked to verify the assumptions inherent in this calculation. Stantec will provide the Municipality with the design calculations. 5) The Municipality asks that IO, as part of the servicing analysis for the subject site, complete flow monitoring of the sanitary sewers from Concession Road (the proposed sanitary outlet for the subject site) towards the Bridge Street 	<p>Information</p> <p>Information</p> <p>Information</p> <p>Stantec/MNG</p> <p>Stantec/MNG</p>

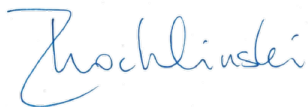
Item:	Action:
<p>Sewage Pump Station (SPS) to determine whether the existing sanitary sewer network has sufficient capacity to accept the additional flows from the KCC without deleterious effects. A sanitary siphon crossing the Kemptville Creek just upstream of the Bridge Street SPS will also need to be evaluated as part of the servicing analysis for the KCC. Stantec asked that the Municipality provide a few strategic locations (e.g., points of existing surcharging) at which flow monitoring should be conducted along this existing sanitary sewer alignment.</p> <p>6) The Municipality confirmed that they have engaged a consultant to provide flow monitoring services this year. There is a possibility of piggybacking on this contract to conduct the additional flow monitoring requested of IO (to be discussed in further detail).</p> <p>7) The Bridge Street SPS has a 100 L/s capacity, approximately 75% of which is already used up. The remaining 25% is largely devoted to other planned developments within the Town of Kemptville. Future discussions will be required to determine whether further expansions are required to accommodate the proposed KCC.</p> <p>8) No information is available regarding the existing sanitary pump station serving the subject site (Barn Side Campus). Stantec confirmed that the MECP did not have information about this pump station either.</p> <p>9) The future sanitary pump station previously proposed on the E end of Concession Road in Stantec's 2015 Master Servicing Update (Figure 5-21) is no longer being considered by the Municipality and so will not affect the servicing plan for the KCC.</p> <p>10) The existing sanitary pump station has not been in use for approximately 6-7 months (since the campus was vacated).</p> <p>11) The water supply to the Barn Side Campus has also been shut off for the last 6-7 months (since the campus was vacated).</p> <p>12) The Municipality maintains a hydraulic model of the entire watermain network throughout the Town of Kemptville. Boundary conditions for the subject site can be provided to Stantec.</p> <p>13) The hydrants on Prescott Street immediately west of the subject site were recently installed and have yet to be flow tested in the field, so flow testing data for them is not available.</p> <p>14) The Municipality has a Memorandum of Understanding with the Ministry to provide one of the buildings in the Barn Side Campus as a COVID-19 assessment centre until the end of the year. Although the building is not currently being used as an assessment centre, it must be available until the Memorandum of Understanding no longer applies.</p>	<p>Stantec/MNG/IO</p> <p>Stantec/MNG</p> <p>Information</p> <p>Information</p> <p>Information</p> <p>Information</p> <p>MNG</p> <p>Information</p> <p>Information</p>
<p>Discussion of Sanitary Servicing for the Kemptville Correctional Centre (All Parties)</p> <p>Stantec briefly proposed detaining sanitary wastewater on site to discharge during off-peak hours to help relieve strain on the downstream sanitary sewer network as one potential solution. Stantec to include some discussion to this effect in the functional servicing report for the KCC, if considered a feasible solution.</p> <p>Proposed sanitary servicing for the site: construct a new sanitary pump station on site which will discharge to the existing maintenance hole immediately east of the</p>	<p>Stantec</p>

Item:	Action:
<p>Prescott Street/Concession Road intersection, as per the configuration of the current sanitary outlet for the site. The Municipality did not raise any issues with this proposed servicing arrangement (flow monitoring notwithstanding).</p>	<p>Information</p>
<p>Infrastructure Ontario (IO) confirmed that SOLGEN understands that it will contribute to the costs of any off-site works required to service the proposed facility (such as the expansion of the WWTP or SPS).</p>	<p>IO</p>
<p>Discussion of College Road Survey (IO and Municipality of North Grenville)</p>	
<p>TK of IO brought up the fact according to the survey specialist for this site, the College Road right-of-way does not have a separate PIN (i.e., is part of the KSS site), despite being understood to be a municipally owned right-of-way.</p>	<p>Information</p>
<p>AM confirmed that the municipal solicitor will be engaged to decide how to proceed with this matter. IO asked that the Municipality let them know whether a survey is required to define the College Road right-of-way.</p>	<p>MNG/IO</p>
<p>Discussion of Project Timeline (IO and Stantec)</p>	
<p>JT confirmed that IO is hoping to complete all reporting for this project by mid- to late-August, which will inform the requirements of the Class EA process (which is to be started in September 2021). IO hopes to complete the planning, feasibility studies, and environmental work for this project by the end of the year.</p>	<p>Information</p>
<p>Discussion of Headwater Feature (IO and Stantec)</p>	
<p>The existing headwater feature which runs through the subject site will need to be studied as the current concept plans require the realignment of this headwater feature. According to pre-consultation with the Rideau Valley Conservation Authority (RVCA; contact: Jamie Batchelor), initial analysis must be completed in the Spring (early April).</p>	<p>Information</p>
<p>Stantec is to engage the Stantec Environmental Services Group to complete this work as soon as possible, including all required correspondence with the RVCA to coordinate the field work for this study.</p>	<p>Stantec</p>
<p>Discussion of Setbacks to Existing Watercourses (IO and Stantec)</p>	
<p>The setback requirements the RVCA provided in their pre-consultation were briefly discussed between IO and Stantec. The correspondence to date with the RVCA is to be forwarded to IO; further discussions about the best path forward are required.</p>	<p>Stantec/IO</p>

Item:	Action:
<p>Next Steps</p> <ol style="list-style-type: none"> 1) Stantec will provide the Municipality of North Grenville with the sanitary design sheet completed for the correctional centre. 2) The Municipality of North Grenville has been asked to provide Stantec with the following: <ul style="list-style-type: none"> o Plans of the existing sanitary sewer network. o GIS mapping of the existing sanitary sewer network which will serve as an outlet for the proposed correctional centre. o Strategic locations at which flow monitoring of the existing sanitary sewers should be completed. o The contact information for the contractor currently engaged by the Municipality to provide sanitary flow monitoring services, in case these flow monitoring works can also be completed through them. o Boundary conditions for the existing watermain on Prescott Street servicing the subject site. o Of the buildings which are proposed to remain on the Barn Side Campus based on the latest concept plans from March 2021, the Municipality is to confirm which services need to be maintained to them (sanitary, potable water, hydro, natural gas, etc.). 3) Stantec will provide IO with correspondence from the RVCA and will reach out to the Stantec Environmental Services Group to complete a study of the headwater feature crossing the subject site. 4) Stantec is to engage a contractor to complete on-site hydrant flow testing and CCTV inspections of the existing sanitary sewer network. 	<p>Stantec</p> <p>MNG</p> <p>Stantec</p> <p>Stantec</p>

The meeting adjourned at approximately 10:15 AM. The foregoing is considered to be a true and accurate record of all items discussed. If any discrepancies or inconsistencies are noted, please contact the writer immediately.

Stantec Consulting Ltd.



Daniel Chochlinski EIT
 Engineering Intern, Community Development
 Mobile: 343-961-9619
 daniel.chochlinski@stantec.com
 400 – 1331 Clyde Avenue, Ottawa, ON K2C 3G4

Attachment(s): none

TAB 18

From: [Amy Martin](#)
To: [Chochlinski, Daniel](#)
Cc: [Kilborn, Kris](#); [Thiffault, Dustin](#); [Mike Finley](#); [Jaime Posen](#)
Subject: RE: 160401626 - IO Kemptville Correctional Centre - Existing Services to Remain
Date: May 3, 2021 4:25:15 PM
Attachments: [KCC Ex Bldgs and Services print - AM Comments.pdf](#)

Hello Daniel,

I've indicated buildings by adding in comments onto the form. Notes will appear at the side.

To summarize, the following buildings would be of interest to reconnect services to:

Barr Arena
Dairy Barn (North side of College Road)
Stables
Welding Shop

The agronomy building has extensive mold throughout the facility which may be costly to remediate. At this time connecting the services back to this building isn't a priority for the Municipality.

I will note that the Barr Arena is one of the buildings on the Farmside lands that the community has expressed their desire to see preserved (including Council).

Please let me know if you require any additional information or wish to discuss further.

Kind Regards,

Amy

From: Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>
Sent: Sunday, May 2, 2021 4:46 PM
To: Amy Martin <amartin@northgrenville.on.ca>
Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Mike Finley <mfinley@northgrenville.on.ca>; Jaime Posen <posen@fotenn.com>
Subject: RE: 160401626 - IO Kemptville Correctional Centre - Existing Services to Remain

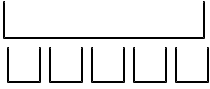
Hi Amy,

It would be ideal if you could identify the buildings and their required services on a map for us. I have attached a markup of the Novatech servicing drawing for the Barn Side Campus to this email in the hopes that you could mark it up. I have identified with red and blue callouts which buildings are proposed to be retained or removed based on the concept plan dated 2021-03-17.

Please let us know if this is OK with you or if we can help in any other way.

Regards,

Daniel Chochlinski EIT
Engineering Intern, Community Development
Mobile: 343-961-9619
daniel.chochlinski@stantec.com
Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



Better Together, Even if We're Apart. [Read more about Stantec's COVID-19 response, including remote working and business continuity measures.](#)

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Amy Martin <amartin@northgrenville.on.ca>
Sent: Friday, April 30, 2021 8:27 PM
To: Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>
Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Mike Finley <mfinley@northgrenville.on.ca>; Jaime Posen <posen@fotenn.com>
Subject: RE: 160401626 - IO Kemptville Correctional Centre - Existing Services to Remain

Hello Daniel,

I'm finalizing a list. Do you need me to physically identify the buildings on a map or just name the building? There are quite a few buildings on the lot.

Amy

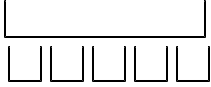
From: Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>
Sent: Tuesday, April 27, 2021 10:01 AM
To: Amy Martin <amartin@northgrenville.on.ca>
Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Mike Finley <mfinley@northgrenville.on.ca>; Jaime Posen <posen@fotenn.com>
Subject: RE: 160401626 - IO Kemptville Correctional Centre - Existing Services to Remain

Good Morning Amy,

I just wanted to follow up about this project. Have you had the chance to determine the required services for existing buildings to be retained within the proposed correctional centre site?

Regards,

Daniel Chochlinski EIT
Engineering Intern, Community Development
Mobile: 343-961-9619
daniel.chochlinski@stantec.com
Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



Better Together, Even If We're Apart. [Read more about Stantec's COVID-19 response, including remote working and business continuity measures.](#)

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Amy Martin <amartin@northgrenville.on.ca>

Sent: Tuesday, April 13, 2021 3:46 PM

To: Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>

Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Mike Finley <mfinley@northgrenville.on.ca>; Jaime Posen <posen@fotenn.com>

Subject: RE: IO Kemptville Correctional Centre - 2021-04-09 Information Exchange Meeting - Notes and Action Items

Hello Daniel,

I am working on identifying any buildings that would require servicing. I hope to provide a response in the coming days.

Amy

From: Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>

Sent: Tuesday, April 13, 2021 3:29 PM

To: Amy Martin <amartin@northgrenville.on.ca>

Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Mike Finley <mfinley@northgrenville.on.ca>; Jaime Posen <posen@fotenn.com>

Subject: FW: IO Kemptville Correctional Centre - 2021-04-09 Information Exchange Meeting - Notes and Action Items

Good Afternoon Amy,

We have been in correspondence with Mike regarding the servicing items for the Kemptville Correctional Centre. Mike asked that we reach out to you directly to ask one of our questions: Which services (sanitary, potable water, hydro, natural gas, etc.) need to be maintained to the existing buildings on the Barn Side Campus proposed as being retained after the correctional centre is developed?

I know it was listed on the meeting notes I had prepared but I wanted to follow up just in case as it may not have been clear who was intended to answer the question. Thank you again for your help so far.

Regards,

Daniel Chochlinski EIT

Engineering Intern, Community Development

Mobile: 343-961-9619

daniel.chochlinski@stantec.com

Stantec

400 - 1331 Clyde Avenue

Ottawa ON K2C 3G4



Better Together, Even If We're Apart. [Read more](#) about Stantec's COVID-19 response, including remote working and business continuity measures.

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Chochlinski, Daniel

Sent: Friday, April 9, 2021 1:39 PM

To: Mike Finley <mfinley@northgrenville.on.ca>; kdunlop@northgrenville.on.ca; amartin@northgrenville.on.ca; Taglieri, John (IO) <John.Taglieri@infrastructureontario.ca>

Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Kelly, Tate <Tate.Kelly@infrastructureontario.ca>; Jaime Posen <posen@fotenn.com>

Subject: IO Kemptville Correctional Centre - 2021-04-09 Information Exchange Meeting - Notes and Action Items

Hi Everyone,

It was nice to meet you and discuss the Kemptville Correctional Centre this morning. Thank you for the information that you have provided so far.

Please find attached meeting notes that I have prepared for everyone's record, including action items for all parties listed under "Next Steps" on Page 4. If any information is missing or inaccurately represented in the notes, please do not hesitate to contact me. I will be sending additional emails shortly regarding Stantec's action items.

Wishing you all a great weekend!

Regards,

Daniel Chochlinski EIT

Engineering Intern, Community Development

Mobile: 343-961-9619

daniel.chochlinski@stantec.com

Stantec

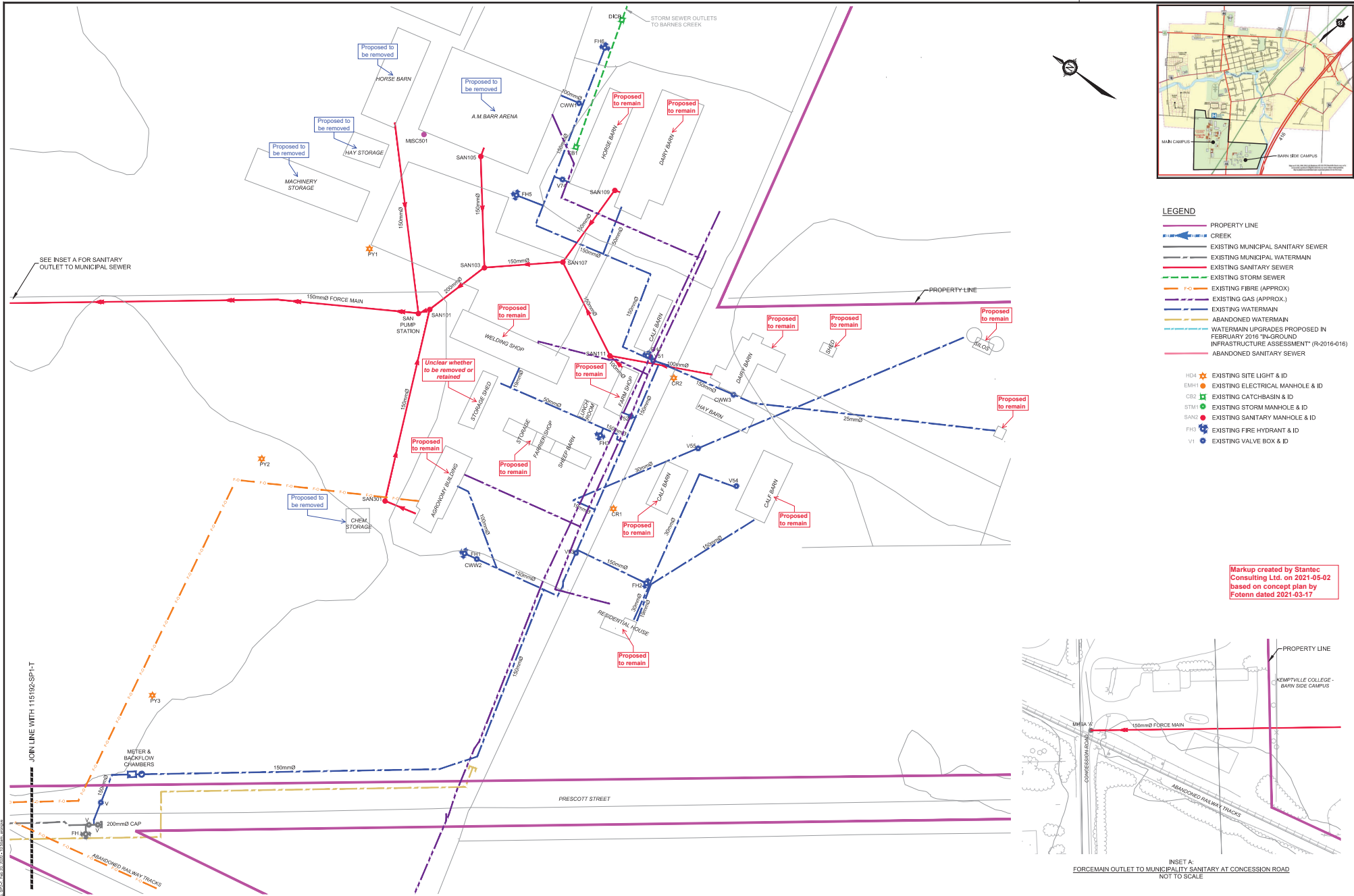
400 - 1331 Clyde Avenue

Ottawa ON K2C 3G4



Better Together, Even If We're Apart. [Read more](#) about Stantec's COVID-19 response, including remote working and business continuity measures.

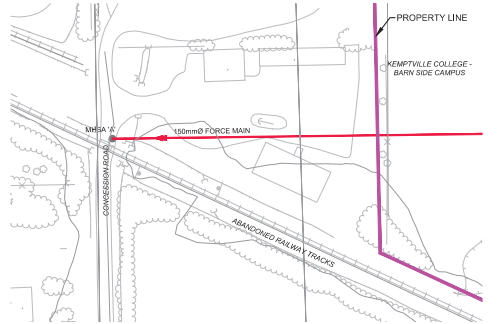
The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.



- LEGEND**
- PROPERTY LINE
 - CREEK
 - EXISTING MUNICIPAL SANITARY SEWER
 - EXISTING MUNICIPAL WATERMAIN
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING FIBRE (APPROX.)
 - EXISTING GAS (APPROX.)
 - EXISTING WATERMAIN
 - ABANDONED WATERMAIN
 - WATERMAIN UPGRADES PROPOSED IN FEBRUARY 2016 "IN-GROUND INFRASTRUCTURE ASSESSMENT" (R-2016-016)
 - ABANDONED SANITARY SEWER

- HD4 ★ EXISTING SITE LIGHT & ID
- EMH1 ● EXISTING ELECTRICAL MANHOLE & ID
- CR2 □ EXISTING CATCHBASIN & ID
- STM1 ● EXISTING STORM MANHOLE & ID
- SAN2 ● EXISTING SANITARY MANHOLE & ID
- FH3 ● EXISTING FIRE HYDRANT & ID
- V1 ● EXISTING VALVE BOX & ID

Markup created by Stantec Consulting Ltd. on 2021-05-02 based on concept plan by Fottenn dated 2021-03-17



INSET A: FORCEMAIN OUTLET TO MUNICIPALITY SANITARY AT CONCESSION ROAD NOT TO SCALE

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

SCALE				FOR REVIEW ONLY			
1:750				PREP			
1:750				DESIGN			
0 10 20 30				PERM	DUK		
				PROVIDE			
				APPROVE			
REV	REVISION	DATE	BY				



LOCATION: MUNICIPALITY OF NORTH GRENVILLE
KEMPTVILLE COLLEGE

DRAWING NAME: **SERVICING PLAN (BARN SIDE CAMPUS - TOPOGRAPHIC BASE)**

PROJECT: 115192-SP2-T

REV: 001

REV: 011

REV: 012

REV: 013

REV: 014

REV: 015

REV: 016

REV: 017

REV: 018

REV: 019

REV: 020

TAB 19



Kemptville Correctional Centre

Development Feasibility Study
September 22, 2021



Prepared for Infrastructure Ontario

Prepared by Fotenn Planning + Design
396 Cooper Street, Suite 300
Ottawa, ON K2P 2H7

September 2021

© Fotenn

The information contained in this document produced by Fotenn is solely for the use of the Client identified above for the purpose for which it has been prepared and Fotenn undertakes no duty to or accepts any responsibility to any third party who may rely upon this document.

Contents

1.0	Site Description & Surrounding Context	2
1.1	Site Description	2
1.2	Surrounding Land Uses	3
1.3	Site Servicing	5
1.4	Environmental Conditions	5
1.5	Transportation Conditions	7
2.0	Development Concepts	9
3.0	Policy & Regulatory Framework	12
3.1	Provincial Policy Statement (2020)	12
3.2	Official Plan for the United Counties of Leeds and Grenville (2016)	14
3.3	Municipality of North Grenville Official Plan (2018)	16
3.4	Municipality of North Grenville Zoning By-law #50-12	20
4.0	Findings & Development Approach	23
4.1	Water Supply Servicing	23
4.2	Wastewater Servicing	23
4.3	Stormwater Management	23
4.4	Grading	25
4.5	Erosion Control	25
4.6	Utilities	25
4.7	Natural Environment	26
4.8	Transportation & Parking	27
4.9	Required Approvals	27
5.0	Conclusion	29

On behalf of the Ministry of the Solicitor General, Infrastructure Ontario (IO) has engaged Fotenn Planning + Design (“Fotenn”) and Stantec Corporation (“Stantec”) to prepare a Development Feasibility Study for a new Correctional Centre, proposed at the former Agricultural Research Institute of Ontario (ARIO) / University of Guelph Kemptville Campus Research Station (the “subject site”) in the community of Kemptville, Ontario, and within the Municipality of North Grenville. The subject site is proposed to accommodate the relocation of the Ottawa Correctional Centre, to become known as the Kemptville Correctional Facility.

The purpose of the Development Feasibility Study is to assess the suitability and technical feasibility of the site to accommodate the proposed Correctional Centre. The analysis includes an evaluation of the provincial and municipal land use planning framework, site conditions, environmental features, and site servicing.

The analysis determines that two development options are feasible to accommodate the proposed Correctional Centre and that the site is generally appropriate for development. The Provincial and municipal policy frameworks support the development, particularly as the proposed Correctional Centre is a public use.

Water, sanitary, stormwater, and utility infrastructure is generally available on the site to service the proposed correctional centre. Further investigations are required to confirm capacity and cost estimates.

Some natural heritage features will be impacted, or potentially impacted, by the proposed development. The Natural Heritage Assessment prepared by Stantec contains recommendations for mitigation measures.

Transportation infrastructure is generally appropriate to accommodate the proposed development.

The report concludes with a list of permits and approvals required to proceed with the development of the facility.

Site Description & Surrounding Context

1.1 Site Description

The subject site is located within the south-east edge of the Kemptville community of the Municipality of North Grenville (Figure 1). The site is bounded by private property at the south-west corner of Concession Road and Prescott Street (County Road 44) to the north, Highway 416 to the east, College Road to the south, and Prescott Street (County Road 44) to the west. It is an irregularly-shaped parcel with an area of approximately 72.2 hectares (178.4 acres) and contains buildings formerly occupied by the Agricultural Research Institute of Ontario (ARIO). The area to the north of these buildings is generally flat agricultural land with wooded areas.



Figure 1: Aerial view of the subject site

The Research Station has approximately 8,315 square metres of gross floor area among seven primary structures. The subject site features the following structures:

Calf Barn	Agronomy Building
Farm Shop	Pesticide Storage Building
Implement Storage Building / Welding Shop	Hay Storage
Equipment Drive Shed	Horse Barn
Bull Testing Station / Heifer Barn	Machinery Storage Building
Horse Barn	Farm Machinery Storage
AM Barr Display Arena	

The subject site is accessed from College Road via several driveways. An additional access driveway is provided from Prescott Street to the west, but is permanently gated. All driveways generally lead to the internal vehicle circulation network, consisting of driveways and parking areas. College Road is accessed from Prescott Street to the west, and terminates at a turning circle adjacent to Highway 416 to the east. No direct access to Highway 416 is provided.

The eastern and northern perimeter of the site include natural heritage features, including vegetation and watercourses. The northwestern edge of the property abuts a publicly-accessible recreational pathway created from a former railway.

Hydroelectric lines bisect the site parallel to Prescott Street along the western edge of the former campus, providing electrical servicing from connections to the north.

The aerial view below shows the existing conditions of the subject site (Figure 2). In 2021, the Municipality of North Grenville identified lands within the boundaries of the subject site to be preserved for the Love Green Initiative, a community-based initiative which features a variety of activities and spaces, including gardens, an education centre, a tool library, greenhouses, and other uses, all linked by existing pathways. The Municipality has identified approximately 60 acres of land and buildings along the southern and western portion of the site required to accommodate this community use. Information about the Love Green initiative is included as Appendix A.



Figure 2: Existing conditions

1.2 Surrounding Land Uses

The surrounding context of the subject site is surrounded by the following uses:

North: Immediately north of the site is private property, with a cluster of commercial buildings at the east terminus of Concession Road operating a car and maintenance repair service. Further north are vacant commercial and industrial lands and undeveloped wooded or cleared lands. Beyond this is a residential neighbourhood along Raina Way, accessed via Van Buren Road from the north.



Figure 3: Top Left, Horse Barn; Top Right, Hydro Line; Middle Left, Gated Access from Prescott Street; Middle Right, View Looking South towards College Road; Bottom Left, Storage Structures; Bottom Right, Entrance from College Road.

West: Immediately west of the site is Prescott Street (County Road 44). Limited residential uses exist along both sides of Prescott Street, just south of Concession Road. Across Prescott Street are additional buildings associated with the former University of Guelph Kemptville Campus, commercial and institutional uses, and residential areas. Further west of this are generally undeveloped lands containing both cleared and wooded areas.

South: South of subject site, across College Road and east of Prescott Street, is privately-owned agricultural properties. Further south is a wooded area with rural residential development along Bedell Road, and an active rail line.

East: To the east, the subject site is bounded by Highway 416, a limited-access provincial expressway. Beyond Highway 416 is a mix of agricultural, wooded areas, and residential development along Dangerfield Road and McCaul Drive.

1.3 Site Servicing

The existing Correctional Centre is serviced to water supply, sanitary sewers, a storm sewer, and utilities, as described below.

1.3.1 Water Servicing

Potable water is supplied to the existing Agricultural Campus via a 150 mm diameter private watermain fed off the 200 mm diameter municipal watermain on Prescott Street. The private watermain continues eastwards on College Road to service each of the existing buildings. According to the Barn Side Campus Servicing Plan prepared by Novatech in February 2020, six (6) fire hydrants provide fire protection to the campus. A meter and backflow chamber are located immediately southeast of the connection to the 200 mm diameter municipal watermain on Prescott Street. The private main is connected to the municipal system at only one point.

1.3.2 Sanitary Servicing

The subject site is currently serviced by a private network of sanitary sewers flowing by gravity to a small sanitary pump station. The gravity sewers culminate in a 200 mm diameter trunk sanitary sewer immediate upstream of the pump station. Sewage is discharged from the site via a 150 mm diameter forcemain approximately 780 metres long and ultimately outletting to an existing sanitary maintenance hole on Concession Road near its intersection with the former Canadian Pacific Railway.

With the exception of the sanitary service to the dairy barn, all sanitary sewers are located north of College Road. The sanitary pump station is located immediately north of the existing welding shop.

1.3.3 Stormwater Servicing

The subject site consists of open grass fields, an access road, and existing buildings comprising 2.8 percent of the site. The open grass field area generally sheet flows towards Barnes Creek, while a shallow ditch on College Road collects runoff from the adjoining roadway. A storm sewer also exists within the development area north of College Road and drains directly into Barnes Creek.

1.3.4 Grading and Drainage

The site currently drains northwards to Barnes Creek. No geotechnical concerns regarding grading restrictions have been identified at this time.

1.3.5 Utility Servicing

Existing conditions drawings indicate that hydro, natural gas and fibre optic cables are all available within the site.

1.4 Environmental Conditions

The subject site features natural features, including a watercourse and two natural heritage systems. The natural heritage systems include a wooded area and an unevaluated wetland. The watercourse is identified as a floodplain

hazard associated with Barnes Creek, which is located in the northern portion of the site. The subject site is located within the jurisdiction of the Rideau Valley Conservation Authority (RVCA), and are therefore subject to provincial regulations to protect natural heritage features. The sections below discuss associated Species of Conservation Concern, Species at Risk, fish, birds, wildlife and vegetation observed at the subject site and surrounding Study Area.

1.4.1 Species of Conservation Concern & Species at Risk

A review of background documents has identified Species of Conservation Concern (SOCC) which may be present at the subject site, including:

- / Snapping Turtle (*Chelydra serpentina*), Special Concern;
- / North Map Turtle (*Graptemys geographic*), Special Concern;
- / Eastern Musk Turtle (*Sternotherus odoratus*), Special Concern;
- / Easter Wood-pewee (*Contopus virens*), Special Concern;
- / Gorgone Crescentspot (*Chlosyne gorgone*), Not at risk; and,
- / Flooded Jellyskin (*Letopgium rivulare*), Not at Risk.

A similar review of background documents have identified Species at Risk (SAR) with potential for occurring at the subject site, as summarized in the table below.

Table 1: Species at Risk Identified as Potentially Occurring within the Study area

Common Name	Scientific Name	SARO	COSEWIC	SARA Schedule 1	Potential Habitat within the Site	Potential Habitat within Study Area
BIRDS						
Bank Swallow ¹	<i>Riparia riparia</i>	THR	THR	THR	No	No
Barn Swallow ^{1,2}	<i>Hirundo rustica</i>	THR	THR	THR	Yes	Yes
Chimney Swift ^{1,2}	<i>Chaetura pelagica</i>	THR	THR	THR	No	No
Common Nighthawk ¹	<i>Chordeiles minor</i>	SC	SC	THR	No	No
Eastern Whip-poor-will ¹	<i>Antrostomus vociferus</i>	THR	THR	THR	No	Yes
Eastern Meadowlark ^{1,5}	<i>Sturnella magna</i>	THR	THR	THR	Yes	Yes
Bobolink ¹	<i>Dolichonyx oryzivorus</i>	THR	THR	THR	Yes	Yes
Wood thrush ^{1,5}	<i>Hylocichla mustelina</i>	SC	THR	THR	Yes	Yes
HERPTILES						
Blanding's Turtle ^{3,5}	<i>Emydoidea blandingii</i>	THR	END	THR	No	Yes
MAMMALS						
Eastern small-footed Myotis ⁴	<i>Myotis leibii</i>	END	Not Listed	Not Listed	Yes	Yes
Little Brown Myotis ⁴	<i>Myotis lucifugus</i>	END	END	END	Yes	Yes
Northern Myotis ⁴	<i>Myotis septentrionalis</i>	END	END	END	Yes	Yes
Tri-colored Bat ⁴	<i>Perimyotis subflavus</i>	END	END	END	Yes	Yes
VEGETATION						
Butternut ⁶	<i>Juglans cinerea</i>	END	END	END	Yes	Yes

1.4.2 Fish and Fish Habitats

A main branch of Barnes Creek bisects the subject site, which contains natural watercourse sections which are well-developed, forested riparian areas. Although fish species were identified in 2013 at fish sampling stations along the northern and southern boundaries of the site, the 2019 Aquatic Species at Risk Mapping does not identify Barnes Creek or tributaries as Critical Habitats or potential habitats for protected aquatic species.

1.4.3 Breeding Birds & Wildlife

A total of 36 species of bird were recorded during a breeding bird survey of the study area, of which 5 were observed to the SOCC or SAR species, including:

- / Eastern Wood-pewee
- / Grasshopper Sparrow (Special Concern)
- / Eastern Meadowlark
- / Bobolink
- / Barn Swallow

The Eastern Wood-pewee was observed in the vegetation community, while the remaining species were observed in the open, grassland habitats in the study area. Wildlife habitat assessments were also completed for the study area, but no specific significant wildlife habitat features were observed in the area.

Potentially suitable maternity roost habitats for SAR bats were identified as occurring in the forested deciduous vegetation communities and the agricultural buildings within the study area. Although no SAR bats were observed during Stantec's 2021 field program, the mature vegetation community is considered to provide an abundance of suitable maternity roost features and therefore SAR bats are anticipated to be present within this feature.

1.4.4 Vegetation

The subject site has been identified as an area which has primarily developed for agricultural purposes. Although the majority of the lands within the study area are either related to agriculture, constructed green lands, residential, or commercial developments, two naturalized vegetation communities were identified, including:

- / Dry-Fresh Sugar Maple-Hardwood Deciduous Forest Type, located in the northeast portion of the site associated with Barnes Creek; and,
- / Fresh-Moist Green Ash-Hardwood Lowland Deciduous Forest Type, also found along the length of Barnes Creek.

A dedicated search for butternut trees within the subject site and surrounding area (within 50 metres) was conducted, where total of 18 "true" butternut trees were observed within 50 metres of the site. These true butternut trees are located along the eastern portion of the site and along a street line separating the pedestrian pathway between the community and former rail line. As both black walnut and butternut hybrids were interspersed between these trees, there is a high probability of hybridity in the observed "true" butternut trees.

1.5 Transportation Conditions

The surrounding transportation network is described below:

- / **College Road to the south**, which is a paved, two-lane, municipal undivided local road with a default speed limit of 50 km/h, containing five existing two-lane private accesses on the north side of College Road east of the intersection Prescott Street. Further, on the south side of the roadway, there are three existing accesses servicing agricultural land uses and two accesses serving two residential units;
- / **Prescott Street** to the west, where Prescott Street is a two-lane north-south undivided County Road with a posted speed limit of 60 km/h in the vicinity of College Road; and
- / **Highway 416** to the east, where Highway 416 is a four-lane, divided provincial highway. Highway 416 provides connections to the City of Ottawa to the north and to Highway 401 to the south.

A review of the Transportation Master Plan (TMP) for the Municipality determined that there are no planned network improvements in the vicinity of the study area. Local public transit service is not provided within the area, with non-private transportation limited to taxi service. The municipality contracts a private provider, Allegiance Transportation Services, to provide service to persons with limited mobility.

A field study occurred in February 2021, where nominal levels of traffic were observed and assumed surrounding the subject site.

Development Concepts

The Ministry of the Solicitor General has proposed to develop a Correctional Centre on the former University of Guelph Kemptville Campus Research Station site. The purpose of the new Correctional Centre is to accommodate relocation of the Ottawa Correctional Centre to the facility, addressing issues related to insufficiency of existing facilities.

Infrastructure Ontario has identified this location as optimal due to its proximity to Ottawa and its current underutilized status. Two (2) preliminary site design concepts for the proposed Correctional Centre have been developed by the Urban Design team at Fotenn (Appendix B). The concepts, described as Option #2 and Option #3, derive from a development concept created during preliminary design stages of the project. The design facilitates understanding of the feasibility of the subject site to accommodate the proposed Correctional Centre. The development concepts consider the land and existing buildings reserved by the municipality along the southern and western edges of the site for the Love Green Initiative.

Both development concepts contemplate a development with a gross floor area (GFA) of 26,540m² and 15,802m² of internal non-programmed courtyards. The facility is anticipated to have a capacity of 235 inmate beds. The Centre is proposed to contain minimum, medium, and maximum-security facilities for both men and women, and additional special care facilities for women.

As shown on the concept plans, there are several buildings on the site that are envisioned to be retained (highlighted in blue), including a calf barn, a farm shop, a storage building / welding shop, a horse barn, a bull testing station, the agronomy building, and the arena. The buildings on site outside of this hatched area are planned to be removed, including a pesticide storage building, a hay storage building, a horse barn, a machinery storage building.

The site will continue to be accessed from College Road. Staff parking and visitor parking are proposed within surface parking lots, accommodating a recommended rate of 1.0 spaces per inmate bed. The precise layout of the facility and details will be determined at a later phase of the project. It should be noted that other Correctional Centres have been constructed recently across Ontario and may provide general guidance for the forthcoming plans.

2.1.1 Option #2

Option #2 proposes an orientation of the facility towards College Road, with vehicle access is provided through an existing driveway central to the site (Figure 4). The primary public and staff entrances are oriented towards College Road, with a 51,328m² outdoor yard surrounding the facility to the north, east and west of the development. A total of 172 vehicle parking spaces are provided, where 22 visitor spaces are located to the south of the facility near the primary entrances, and 150 staff vehicle parking spaces are located to the west. Secure and service vehicle parking locations are located at the western side of the facility. Option #2 provides a greater setback from College Road than Option #3, with a slightly larger outdoor yard area and parking located between College Road and the proposed development.



Figure 4: Development Concept Option #2

2.1.2 Option #3

Option #3 proposes the facility oriented towards County Road #44 with vehicle access provided through an existing driveway central to the site (Figure 5). The primary public and staff entrances are oriented towards County Road #44 to the west, with a 47,853m² outdoor yard which surrounds the facility to the north, east and south of the development. A total of 203 vehicle parking spaces are provided, where 22 visitor spaces are located to the west of the facility near the primary entrances, and 150 staff vehicle parking spaces are located south of the visitor parking. Secure and service vehicle parking locations are located at the northern side of the facility. Option #3 provides a greater setback from County Road #44 than Option #2, with a smaller outdoor yard area and parking located between County Road #44 and the proposed development.

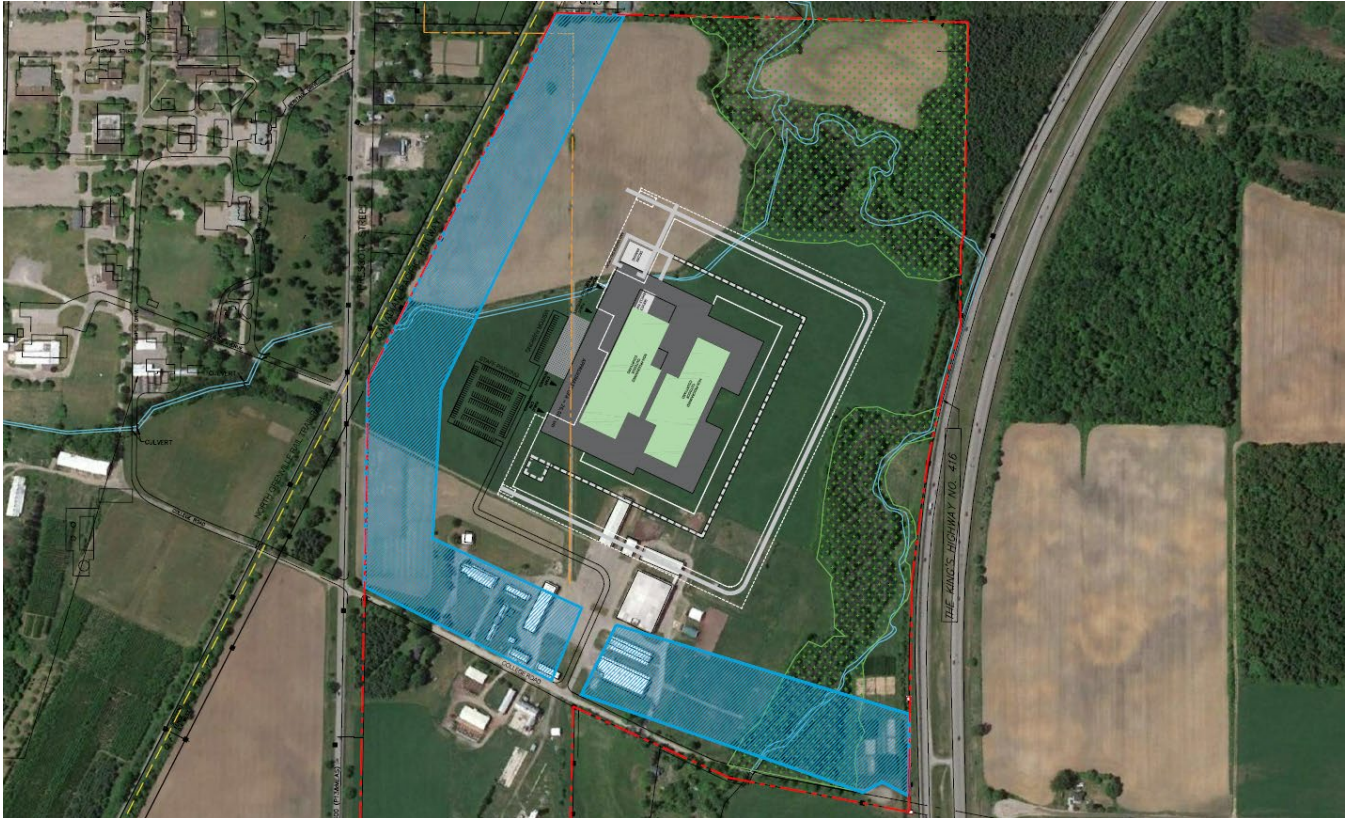


Figure 5: Development Concept Option #3

3.0 Policy & Regulatory Framework

Infrastructure Ontario's standard approach is to comply with provincial and municipal policies, where possible, and work with municipalities so that the land use and development of government properties is consistent with the planning framework for the property.

The following applicable policy and regulatory documents were reviewed considering the development proposal:

- / Ontario Provincial Policy Statement, 2020;
- / The United Counties of Leeds and Grenville Official Plan, 2016;
- / Municipality of North Grenville Official Plan, 2018; and,
- / Municipality of North Grenville Zoning By-law #50-12.

3.1 Provincial Policy Statement (2020)

The 2020 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning. Decisions affecting planning matters by planning authorities shall be consistent with Provincial policies.

Section 1.1 of the PPS contains policies for managing and directing land use to achieve efficient and resilient development and land use patterns. Section 1.1.1 specifies that healthy, liveable and safe communities are sustained by:

- / Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term (1.1.1.a);
- / Accommodating an appropriate affordable and market-based range and mix of residential types, employment, institutional, recreation, park and open space, and other uses to meet long-term needs (1.1.1.b);
- / Avoiding development and land use patterns which may cause environmental or public health and safety concerns (1.1.1.c);
- / Promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs (1.1.1.e);
- / Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs (1.1.1.g); and,
- / Promoting development and land use patterns that conserve biodiversity (1.1.1.h).

Policies in Section 1.1.3 contain direction for settlement areas, which shall be the focus of growth and development. Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- / Efficiently use land and resources (1.1.3.2.a), and,
- / Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and / or uneconomical expansion (1.1.3.2.b).

Policies in Section 1.2 recommend that a coordinated, integrated, and comprehensive approach should be used when dealing with planning matters, including with other orders of government and agencies. This approach applies to a range of planning activities, including:

- / Managing and / or promoting growth and development that is integrated with infrastructure planning (1.2.1.a);
- / Managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources (1.2.1.c); and,
- / Infrastructure, multimodal transportation systems, public service facilities and waste management systems (1.2.1.d).

Policy 1.2.6.1 states that major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

Policy 1.6 requires that infrastructure and public service facilities be coordinated and integrated with land use planning and growth management so that they are:

- / Financially viable over their life cycle (1.6.1.a); and,
- / Available to meet current and projected needs (1.6.1.b).

Policy 1.6.3 requires that, before consideration is given to developing new infrastructure and public service facilities, the use of existing infrastructure and public service facilities should be optimized.

Policy 1.6.6.1 requires that planning for sewage and water services shall:

- / Accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:
 - o Municipal sewage services and municipal water services; and
 - o Private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible.
- / Ensure that these systems are provided in a manner that:
 - o Can be sustained by the water resources upon which such services rely;
 - o Prepares for the impacts of a changing climate;
 - o Is feasible and financially viable over their lifecycle; and
 - o Protects human health and safety, and the natural environment;
- / Promote water conservation and water use efficiency; and
- / Integrate servicing and land use considerations at all stages of the planning process.

While policy 1.6.6.2 establishes that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas, policy 1.6.6.3 permits private communal sewage and private communal water services to support protection of the environment and minimize potential risks to human health and safety.

Policy 1.6.6.7 states that planning for stormwater management shall:

- / Be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term (1.6.6.7.a);
- / Minimize or, where possible, prevent increases in contaminant loads (1.6.6.7.b);
- / Minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure (1.6.6.7.c);
- / Mitigate risks to human health, safety, property and the environment (1.6.6.7.d);
- / Maximize the extent and function of vegetative and pervious surfaces (1.6.6.7.e); and,
- / Promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development (1.6.6.7.f).

Section 2.1 of the PPS contains policies for natural heritage, emphasizing that natural features and areas shall be protected for the long term, and that adjacent development may only be permitted where it has been demonstrated that the development will not result in any negative impacts. Similarly, Section 2.2 contains policies for the protection, improvement, and restoration of water resources, including surface water features.

Policies in Section 2.3 contains direction related to the wise use and management of Agriculture Lands. Policies within this section generally protect the long-term use of prime agricultural areas, limiting the permitted uses on these lands and discouraging lot creation or adjustments. Permitted non-agricultural uses are limited to the extraction of minerals, petroleum resources, mineral aggregate resources and limited residential uses. However, Policy 2.3.5.1 states that planning authorities may exclude land from prime agricultural areas for expansions of or identification of settlement areas, subject to compliance within Policy 1.1.3.8.

The proposed Kemptville Correctional Centre conforms with the policies of the PPS, representing an appropriate public service facility development. While the site is identified as prime agricultural land in the Municipality of North Grenville Official Plan, the designation is mis-applied to this property for the following reasons:

- 1) **The site is located inside the Kemptville urban settlement area, which delineates an area intended for a mix of land uses, municipal servicing, and a focus area for growth. While the PPS states that an Agricultural resource protection may be removed in appropriate circumstances to include the land inside an urban settlement area, the site is already inside the boundary. Applying protections of agricultural land inside an urban settlement area is extremely rare, and not contemplated by the PPS policies. Once inside an urban settlement area, the designation effectively loses its “protected” status, due to the conflicting land uses around it.**
- 2) **As described below, the Zoning By-law does not apply an agricultural zone to the property, instead zoning the land “Institutional.” The zoning of the site undermines the Agricultural designation, which is intended to protect agricultural resources.**
- 3) **The property enjoys access to municipal water services, which is typically reserved for urban properties and rarely extended to agricultural properties.**

3.2 Official Plan for the United Counties of Leeds and Grenville (2016)

The Official Plan for the United Counties of Leeds and Grenville provides broad policy direction on matters of regional significance. The Official Plan directs growth management and land use decisions by providing upper-tier land use planning guidance for the Counties’ ten member municipalities, which includes the Municipality of North Grenville. The policies contained within the Plan are generally broad in nature, with more specific policy direction provided within the lower-tier municipal Official Plan.

Section 2.3 describes the overall Leeds and Grenville Settlement Structure. The subject site is located within an Urban Settlement Area on Schedule A, the only such designation in North Grenville (Figure 6). Urban Settlement Areas are intended to function as the primary centres for growth, development, and urban activity, which includes new institutional uses. Section 2.3.2 outlines policies related to Urban Settlement Areas, and state that:

- / Urban settlement areas will be the focus of growth and will accommodate a broad range of uses, with permitted land uses established by local municipal Official Plans;
- / Settlement areas will provide for, among other municipal services, municipal sewage services, municipal water services, and appropriate stormwater management services; and,
- / Local municipalities will identify and promote redevelopment of designated and vacant and/or underutilized sites, in the urban settlement areas.

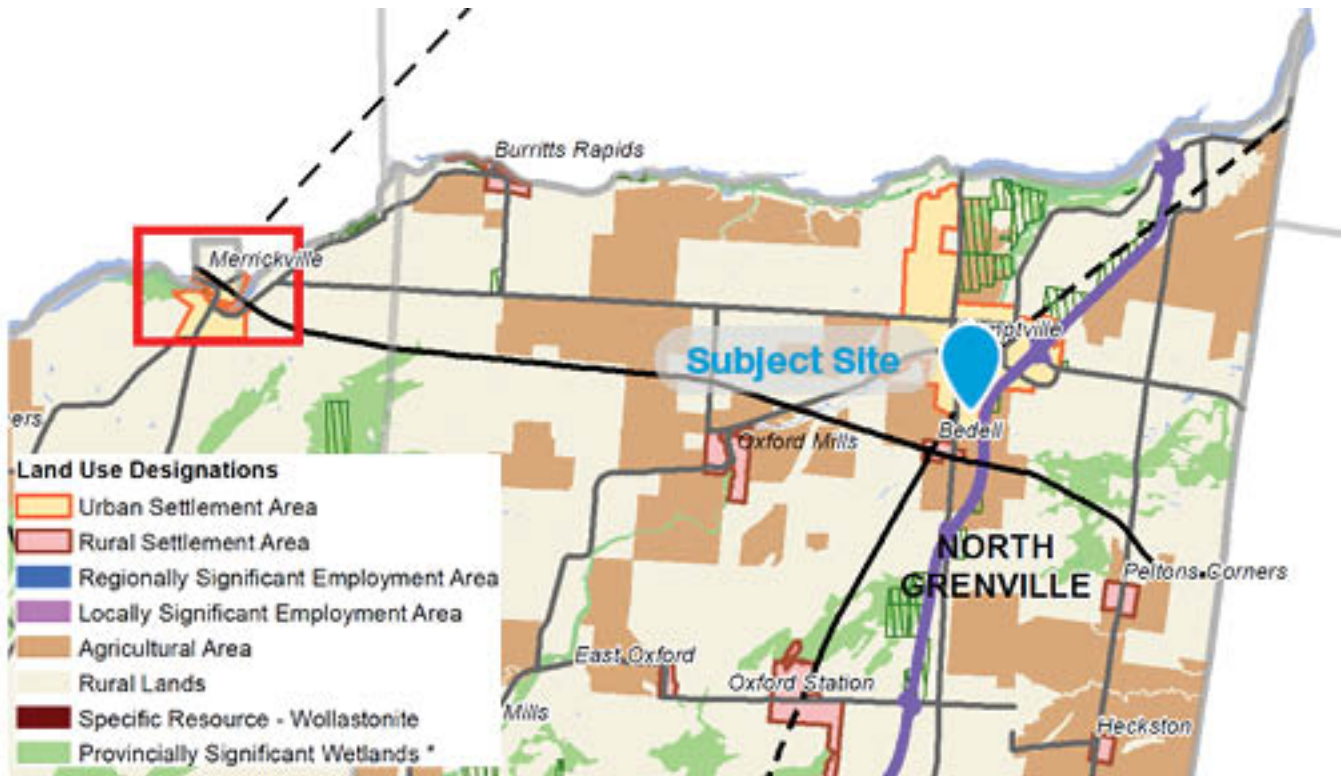


Figure 6: Schedule A, *Community Structure & Land Use*, Leeds and Grenville Official Plan

The subject site is located within Wellhead Protection Area B, as illustrated on Appendix 3 of the Counties Official Plan. Section 4.4.2 of the Plan contains policies for Source Water Protection, noting that local Official Plans will implement restrictions on development and site alteration to protect municipal drinking water supplies and designated vulnerable areas, in accordance with Source Protection Plans.

Section 5.3.6 contains policies for noise, vibration, odour and other contaminants. Policy (e) states that the development of any sensitive land use in proximity to a Provincial Highway or other highway, a noise and / or vibration study may be required.

Section 6.0 describes goals and policies related to Transportation within the Leeds and Grenville area. More specifically, Section 6.2.2.1 describes policies related to provincial highways. As the subject site is located abutting Highway 416, relevant policies apply and state:

- / Where new development is abutting a Provincial Highway and a Counties or local municipal road, the development is encouraged to gain access from first the local municipal road wherever practical, followed by the consideration of the County Road.

Section 6.2.2 includes policies related to County Roads. As the subject site is located abutting County Road 44, relevant policies apply and state:

- / Direct access to County Roads from existing lots is permitted provided the access point is in a location where there are adequate sight lines considering the topography and the geometric design of the road; and,
- / County Road access points will be designed to the satisfaction of the Counties;
- / County Roads shall have a width of 26.2 metres, except where circumstances may necessitate a wider road allowance. Where a widening is required, dedication will be made as a condition of Site Plan Approval.

Policy (a) of Section 6.2.2.1 stipulates that direct access to a Provincial Highway is only permitted provided that the proponent of development meets the Province's access management practices and principles and demonstrates, to the satisfaction of the Counties, local municipality, and the Province, that direct access is appropriate, considering the settlement structure and land use policies of the Official Plans and:

- / The location of proposed access with respect to sight lines, topography and the geometric design of the highway; and
- / The effect of turning movements on through traffic.

Policy (b) adds that where new development is abutting a Provincial Highway and a Counties or local municipal road, the development is encouraged to gain access from first the local municipal road wherever practical, followed by the consideration of the County Road, where possible.

Section 7.5 of the Counties Official Plan contains direction for coordination and cross-jurisdictional matters. Policy (a) states that the Counties will ensure that a coordinated, integrated and comprehensive approach is used when dealing with planning matters that transcend the boundaries of the local municipalities, as well as the Counties, Aboriginal communities, and other jurisdictions, including, among others:

- / Managing and / or promoting growth and development;
- / Managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
- / Managing infrastructure, electricity generation facilities and transmission and distribution systems, multimodal transportation systems, public service facilities and waste management systems; and
- / Managing ecosystem- and watershed-related issues.

The United Counties of Leeds and Grenville Official Plan policies are supportive of new development and redevelopment of sites located in Urban Settlement Areas. The development is consistent with permitted land uses in settlement areas and has access to municipal services.

Prescott Road (County Road 44) is expected to meet or exceed the minimum 23-metre right-of-way width specified in the Counties Official Plan, but should be confirmed by a Surveyor. In the event that the right-of-way width is deficient, a dedication may be required.

The principal access to the development is envisioned from College Road, a local municipal road. As no access is proposed from Highway 416 or Prescott Street (County Road 44), the proposed concepts conform to road access policies.

Given the land use proposed, the development is generally expected to conform to policies for source protection.

3.3 Municipality of North Grenville Official Plan (2018)

The Municipality of North Grenville Official Plan is the principal land use policy document for the municipality, and establishes goals, objectives, and policies to guide land use planning decisions. The Plan provides direction on how to implement the policies of the Provincial Policy Statement and the United Counties of Leeds and Grenville, advance Council's strategic goals, and adapt to the changing needs of the community.

3.3.1 Urban Service Area & Agriculture Land Use Designation

As shown in Figure 7, the subject site is designated "Agriculture" within the Urban Service Area Boundary on Schedule B of the Official Plan.

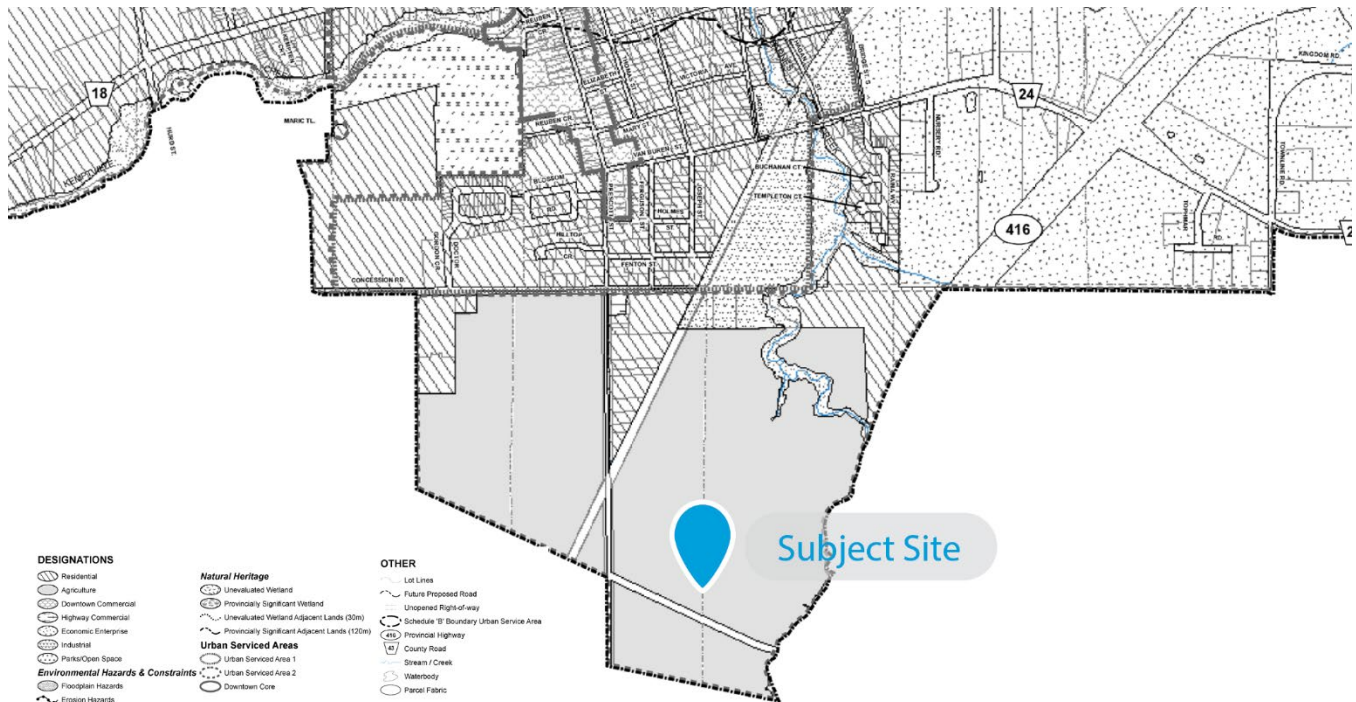


Figure 7: Schedule B (Urban Service Area Boundary and Land Uses), subject site indicated

The Urban Service Area is intended to function as the urban service centre of the municipality, and serves as the residential, commercial, service, and employment centre to the surrounding areas, and all development within the Urban Service Areas must conform to the policies established in each land use designation. The Plan indicates that there is a sufficient supply of vacant land in the Urban Service Centre to accommodate much of the projected growth in the municipality.

The primary goals of the Agricultural designation are to conserve agricultural lands, protect the viability of farms and farm-related industries, and maintain the quality of rural life for the benefit of all.

Section 3.3 describes permitted uses on lands designated Agricultural, which primarily generally permits growing crops, raising livestock and other farm animals for food production, and associated agricultural activities. Despite these policies, Section 3.3.5 describes site-specific permitted uses on the former Kemptville Campus lands, which permits a post-secondary education institution, as well as a multi-tenant educational and community hub, focusing on the three pillars of education & training, health & wellness, and economic development.

Policies for the Agricultural designation are included in Section 3.4, and state:

- / An amendment to the Official Plan will be required to change the designation from Agriculture to another designation. Any decision affecting Agricultural lands shall be consistent with policy statements issued under the Planning Act (3.4.a);
- / New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation (MDS) formulae and the General Development Section of this Plan Specific regulations related to the implementation of the MDS Guidelines shall be identified in the Zoning By-law (3.4.c); and,
- / Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands should be mitigated to the greatest extent feasible (3.4.k).

3.3.2 Growth Management and Servicing Policies

Section 2.5 of the North Grenville Official Plan describes growth management principles and policies to ensure optimal use of existing and new services and facilities within the municipality. Select growth management principles state that:

- / Growth will be prioritized in existing serviced areas and settlements areas, including hamlets;
- / Growth will be directed to areas that are suitable for the provision of full municipal servicing; and,
- / The outward expansion of the urban area will be managed to provide for a logical progression in the extension of service areas.

Section 2.5.4 contains Growth Servicing Policies which state:

- / Development approvals within the urban service area will only be given where there is sufficient existing or planned servicing capacity to accommodate the proposed use within a reasonable time frame (2.5.4.1.c);
- / The Municipality will pursue the orderly development of growth areas so that services are efficiently used (2.5.4.1.f); and,
- / Infrastructure and public service facilities will be strategically located to support the effective and efficient delivery of emergency management service (2.5.4.1.j).

Sections 2.5.4.2 through to 2.5.4.3 contain policies related to Sanitary Sewerage and Water Supply and states that all development within the Urban Serviced Area should be dependent upon the municipal water supply and distribution system for both potable water and fire protection, except as permitted in Section 10.8.1 c (2.5.4.3.b).

The subject site is located within Service Area 2, as described in Schedule B of the Official Plan. Section 10.8 describes policies related to Municipal Services, and states:

- / No development will take place within the Urban Serviced area unless adequate municipal water and sewer services are available. The Municipality shall be satisfied that sufficient uncommitted reserve capacity exists in the sewage and water systems and that such capacity has been allocated to the proposed development (10.8.1.a); and,
- / However, nothing in the Plan shall prevent development from occurring in Service Area 2 provided the Developer has submitted appropriate studies required by this Plan to the satisfaction of the Municipality and has entered into agreement(s) with the Municipality to extend municipal services at no cost to the Municipality.

3.3.3 General Development Policies

Section 12 of the Official Plan describes General Development policies. Policy 12.11 states that community facility uses, such as schools, public parks, day care centres, hospitals, museums, churches, libraries, community centres, service clubs and similar public or quasi-public uses will generally be permitted in all land use designations except Mineral Aggregate, Hazardous / Environmentally Sensitive, Natural Heritage and Agriculture, provided that the design and siting of the buildings and structure are in keeping with the character of the surrounding area and the community facility use will not detract from the primary function and use of the area. Community facility uses will be subject to the following policies:

- / The land is suitable for the proposed use;
- / Adequate off-street parking, buffering, screening and loading spaces shall be provided; and
- / Consideration will be given to locating any institutional use that generates a significant amount of traffic in an appropriate location so that surrounding uses are not adversely affected by it.

The policy also specifies that the Kemptville Campus administration office is a permitted community facility use within the Agriculture land use designation.

Policy 12.13 contains direction for land use compatibility, stating:

- / In reviewing any development application, the Municipality shall be satisfied that the proposed use will be, or can be made to be compatible with surrounding uses in accordance with the Ministry of Environment Guidelines. Compatibility may be achieved in a variety of ways. It may be a separation distance which is appropriate to the particular uses. It may be buffering features such as a berm, wall, fence or landscaping, or a combination of these features... Buffering may also be achieved by the natural physical features of the land.

3.3.4 Road Classification Policies

Section 13 of the Official Plan contains goals and strategies related to Transportation, where Section 13.2 describes Roads and Road Classifications. The subject site is located adjacent to both Highway 416 and County Road 44.

Section 13.2.1 contains policies related to Provincial Highways, which state that traffic studies may be required for any development proposal within the Ministry of Transportation regulated area. The Ministry of Transportation regulates building and land uses in the areas within 45 metres of the highway right-of-way, and within up to 800 metres from the limit of the highway for any land use that will cause people to congregate in large numbers.

Section 13.2.2 contain policies related to County Roads which state that where development is proposed adjacent to a County road, approval for an entrance must be obtained from the County in accordance with the County guidelines and the policies of this Plan.

3.3.5 Environmental Hazards and Constraint Policies

The Kemptville Creek, which runs generally on a north-south axis through the northeastern and eastern portions of the site, is listed as a floodplain hazard. Schedule B1 identifies the location of the creek and its floodplain boundaries (Figure 8).

Section 2.6 of the Official Plan describes objectives and policies related to Environmental Planning. Section 2.6.4.3 related to Hazard Protection, stating that:

- / The Municipality shall minimize the risk to public safety and to property by restricting development within areas identified by the Conservation Authorities as being susceptible to natural hazard processes, such as flooding and erosion. New development shall avoid natural hazards, and redevelopment will be required to properly characterize and properly mitigate the natural hazard.

The floodplain management policies described in Section 5.2 of the Official Plan are intended to prevent the loss of life, to minimize property damage and social disruption, and to encourage a coordinated approach to the use of land and the management of water. New development within a floodplain, as regulated under the Conservation Authorities Act, is generally not permitted.

Section 6.8 describes the requirement for an Environmental Impact Study (EIS), stating that an EIS will evaluate the ecological function of the Natural Heritage area and adjacent lands and demonstrate that a proposed development will not have a negative impact on significant features and functions of the Natural Heritage areas or adjacent lands. The terms of reference and guidelines for an Environmental Impact Study will be determined by the Municipality in consultation with the Conservation Authorities. The Conservation Authorities will assist the Municipality in the review of Environmental Impact Studies. Generally, Environmental Impact Studies, when required, will be considered as required information for a “complete” planning application.

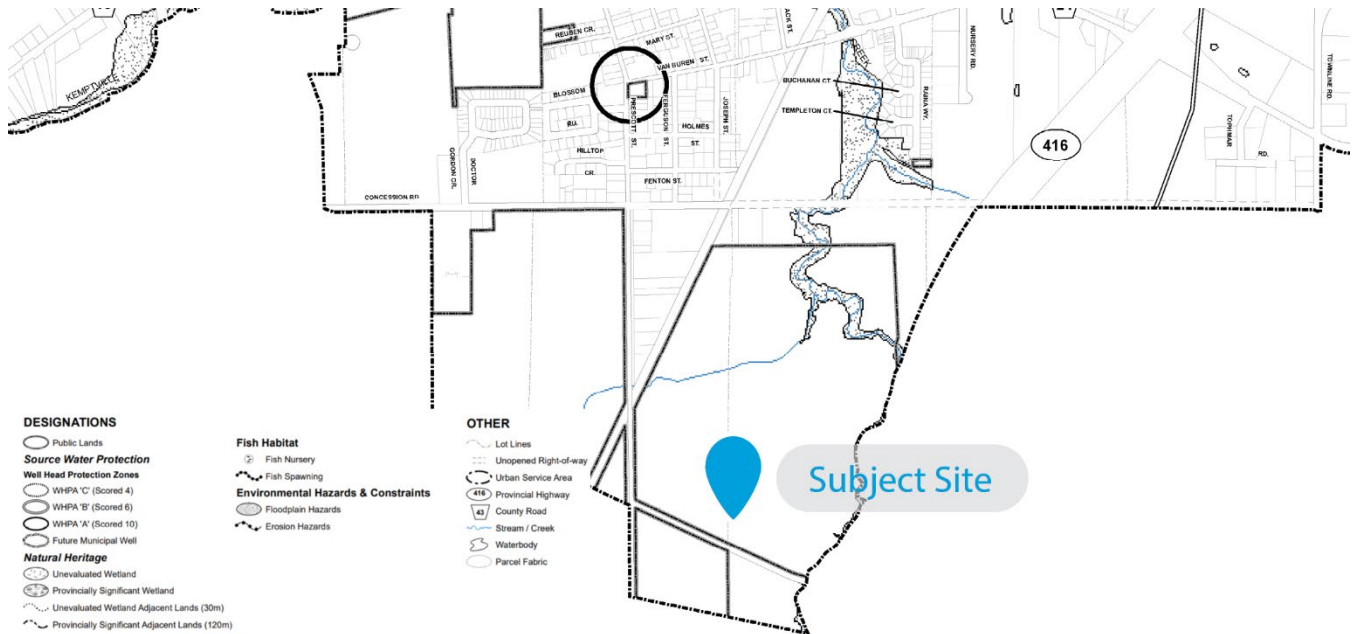


Figure 8: Schedule B1 of the Municipality of North Grenville Official Plan, with subject site indicated

The proposed development conforms with the policies of the Official Plan. The permissions for public uses established in Policy 12.11 overrides other land use policies applicable to private development, and is therefore the most consequential policy in the Plan. While the list of permitted institutional land uses described in the site-specific policy for the former Kemptville Campus does not explicitly include a correctional centre, the general permission for public uses take precedence.

The land use is compatible with its surroundings, particularly as the Development Concepts optimize setbacks from surrounding uses and natural features.

The policies permit development on public services in this area, provided that a study is submitted to confirm capacity of the infrastructure.

As the proposed development is located at the southern edge of the subject site, the proposed Correctional Centre will not encroach into the required setback along the creek. The concept plans provide adequate separation distance between the floodplain and the proposed development.

3.4 Municipality of North Grenville Zoning By-law #50-12

The Municipality of North Grenville Comprehensive Zoning Bay By-law #50-12 (as consolidated, 2020) establishes land use and massing regulations for properties throughout the greater municipality, including Kemptville. As described by in Figure 9 below, the subject site is currently zoned Institutional (I).

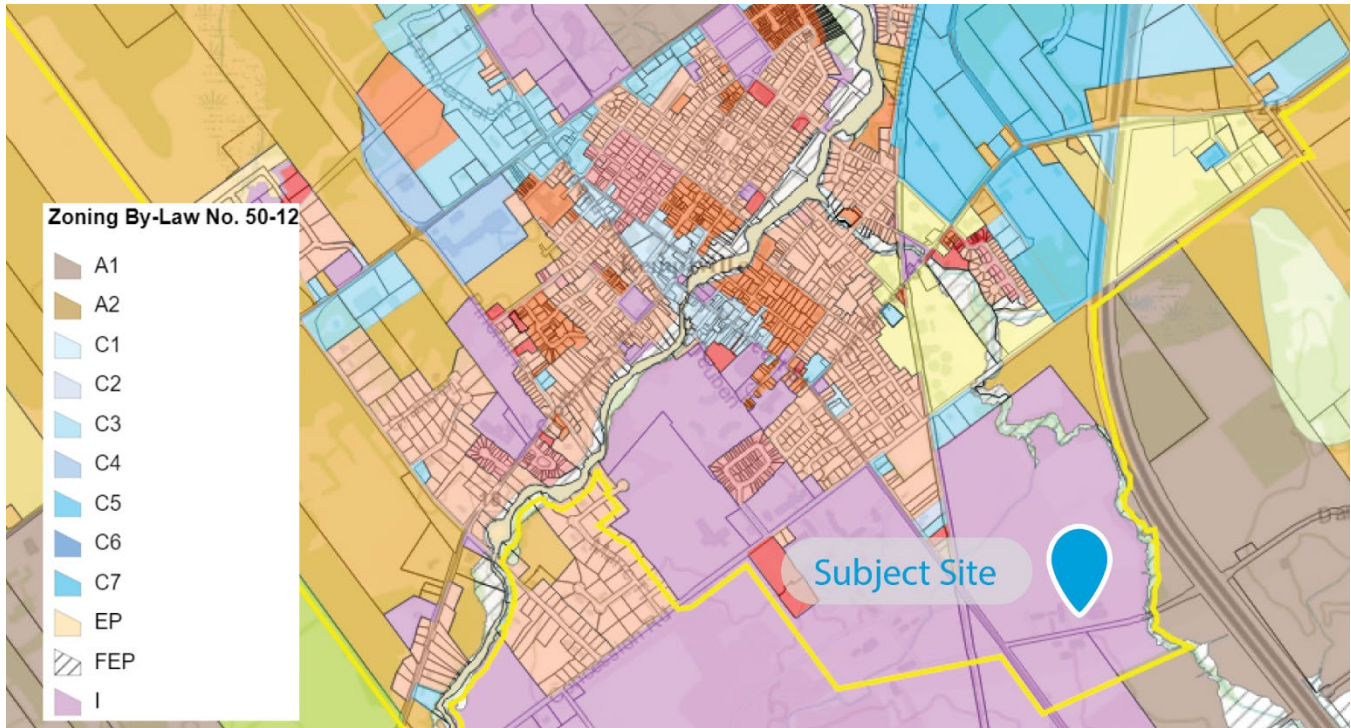


Figure 9: Municipality of North Grenville Zoning Map, with subject site indicated

A “Public Use” by a Public Authority is permitted in the I zone, which would permit the proposed development. While “Correctional Centre” is not a defined use in the Zoning By-law, permission of the use has been further confirmed by the Municipality through correspondence with planning staff, as included in Appendix C.

Section 6.39 of the Zoning By-law includes provisions for Public Uses, stating that the provisions of the By-law shall not apply to the use of any lot or the location or use of any building or structure for the purpose of a public use. Works by any level of government or public authority are classified as “public uses.”

Although the provisions do not apply to the use of any lot or the location or any use of any building or structure for the purpose of public use by any department of the Government of Ontario, provisions related to lot coverage, setbacks, and yard requirements prescribed in the zone shall be considered. Despite this land use permission, provision (a)(iii) states that developments shall remain subject to the lot coverage, setback and yard requirements prescribed for the underlying zone.

A review of the applicable zoning provisions and performance standards are summarized in Table 2 below:

Table 2: Zoning Provisions and Requirements of the Institutional Zone

Zoning Provision	Requirement
Minimum Required Lot Frontage	23 metres
Minimum Required Lot Area	N/A
Minimum Required Front Yard	7.5 metres (see County Road setback below)
Minimum Required Rear Yard	7.5 metres
Minimum Required Side Yard	3.0 metres (see setback from Highway below)
Minimum Required Exterior Side Yard	7.5 metres
Setbacks from a Provincial Highway	45 metres
Setback from a County Road	15 metres (from the centre of the right-of-way)
Maximum Lot Coverage	40%
Maximum Building Height	13.0 metres
Minimum Landscaped Open Space	10% of the lot area and shall include a solid fence a minimum of 1.5 metres in height
Required Parking	1 space for each 20 square metres (215 square feet) of gross floor area
Location of Parking	Interior side yards and rear yards only
Loading Space Requirements	Exceeding 930 sq. m. up to 10,000 sq. m. – 2 spaces For every 10,000 sq. m. over 10,000 sq. m. – 1 space Dimensions: 14 m (length) x 3.5 m (width) x 4.5 m (height)
Setback to Adjacent Watercourse	Greater of: 30 m from normal high water mark 15 m from top of bank 15 m from regulatory flood line Development limits established by geotechnical investigation
Corner Sight Triangles	10 m x 10 m

4.0 Findings & Development Approach

4.1 Water Supply Servicing

The existing 150 mm diameter private watermain on College Road fed off the 200 mm diameter municipal watermain on Prescott Street will service the proposed development. Potable water is to be provided to the remainder of the existing buildings proposed to be retained as part of the redevelopment works via the existing 150mm diameter watermain on College Road.

Results from the fire hydrant testing in June 2021 show that there is projected flow of 1,098 L/min and 1,250 L/min available in the existing fire hydrants closest to the proposed development under fire flow conditions (at 20psi). The required fire flows are currently 9,000L/min, which exceeds the available flows. A reservoir will be required to augment the fire flow demands for the site. A balancing tank with a preliminary size of 0.95 ML is proposed to meet additional fire suppression water demand.

Preliminary cost estimate of the proposed water servicing is \$921,500. This cost estimate may be revised in subsequent submissions. The Functional Servicing Report is included as Appendix D.

4.2 Wastewater Servicing

Subsurface utility investigation, topographical survey, and data on the sewage pump station were not completed / available at this time of this report. The adequacy of the sewage pump station would be determined in subsequent reports when all of the required data are available.

The future sanitary sewer servicing arrangement will be determined by the adequacy of the existing sanitary sewer facilities in conjunction with site topography. An inspection shows that the existing sanitary sewer serving the existing buildings upstream of the sewage pump station are in good condition and can continue to service the existing buildings to be retained. The inspection revealed that the existing 100mm diameter has significant O & M defects, indicating the need for a replacement of this service. Two options are being considered to replace this service depending on the invert of existing services and existing topography of the site, including:

- / A 150mm HDPE forcemain outletting to Concession Road; or,
- / 200mm diameter gravity sewer outletting to Prescott Street.

Recommendations from the offsite sanitary sewer pump station is required to determine that the anticipated peak sanitary flows from the Correctional Centre does not exceed the capacity of the downstream municipal infrastructure. The outcome may trigger the need for a wet well sized to attenuate peak sanitary flows from the site.

The anticipated total wastewater peak flow of 9.9 L/s is expected for the proposed development. An additional allowance for sanitary contributions from the existing buildings to be retained has been considered.

Based on consultation with the Municipality of North Grenville, the capacity of the existing downstream municipal sanitary sewer network needs to be evaluated to see whether sufficient residual capacity exists to accept any additional flows from the proposed development.

4.3 Stormwater Management

The proposed stormwater management plan is designed to detain runoff on rooftops, in bioswales and within a dry pond SWM facility to ensure that peak flows after construction will not exceed the predevelopment flow rates from the site, while maintaining compliance to the water balance and thermal mitigation requirements set by the RVCA. The design methodology for the SWM component of the development is as follows:

- / Restrict peak development site outflows to predevelopment rates within all areas;
- / Storm events beyond the 5-year predevelopment peak release rate to be stored on-site;
- / Predevelopment runoff rates to be determined as per existing conditions;
- / Minimum time of concentration of 10 minutes or as calculated;
- / Quality control to be provided to Enhanced level of protection (80%) as directed by the local Conservation Authority;
- / Stormwater must consider thermal impacts on the receiving waterbodies; and,
- / Stormwater must consider water budget/balance.

Stormwater must consider the upcoming changes to the ECA process including new design criteria. This includes:

- / Water balance or runoff volume control to the 90th percentile annual rainfall event;
- / Ensure no downstream erosion or increase in flooding;
- / Explore LID measures on-site; and,
- / Other relevant recommendations from the Headwater Drainage Feature Assessment will need to be integrated into the stormwater management approach.

Stormwater runoff from the post-development area is proposed to drain into a bioswale equipped with an underdrain outletting to a dry pond. The bioswale will provide stormwater quality treatment, volumetric storage and temperature control needed to meet the RVCA water quality and thermal mitigation criteria. Clear stone media beneath the proposed bioswale is proposed to provide additional volumetric storage to meet runoff volume control / water balance requirements.

A runoff volume control target (RVCT) of 1,870m³ will be provided using the proposed site Bioswales. At this preliminary stage where the subsoil properties, groundwater elevations, and site grade are yet to be determined, the static volume of the bioswale clear stone bedding has been calculated to meet the entirety of runoff volume storage irrespective of bioswale exfiltration during the design storm event.

Ditch sections of 0.35m in depth with a 1-metre-wide flat bottom and 3:1 side slopes have been assumed as surface treatment for each bioswale area. Clear stone media for each bioswale is proposed at 3 metres in width (extending to top of banks of each swale). An underdrain for each bioswale is proposed at a depth of 1.0 metre, with a further infiltration storage area extending to a depth of 1.3 metres below the underdrain of each bioswale, meeting the runoff volume control target for the development. Perimeter bioswales are estimated to cover a length of approximately 1,200 metres within the proposed development. Underdrain sizing will require design modifications to suit all events at the detailed design stage. Geotechnical investigation and topographical survey data are underway and will be used in subsequent submissions to complete the functional design of the bioswale.

The SWM bioswale equipped with underdrain and clear stone filtration layers will provide water balance through storm RVCT achieved by retention, volume capture and treatment of run-off. Bioswale outflows are in turn directed to the proposed dry pond SWM facility equipped with a reversed sloped outlet to provide storm quantity control during significant rainfall events (2-year storm and above) with release to Barnes Creek based on predevelopment conditions.

Size of the dry pond facility was determined through iteration of the PCSWMM model for post-development conditions in consideration of the previously-noted bioswale configuration, and with orifice sizing to permit retention of the 100-year storm event with release to pre-development levels. The proposed SWM facility assumes a 375mm outlet orifice with an active head of 2.5 metres to achieve a post development release within acceptable levels. The proposed SWM dry pond is estimated to have a dimension of 100m x 75m with 3:1 side slope to meet the required 100-year post development storage volume of approximately 21,770m³. It is estimated that the proposed SWM facility will require an area in plan measuring approximately 0.90 hectares, including a 20% contingency for grading restrictions dependent on ultimate pond location.

Preliminary cost estimate of the proposed stormwater management plan is about \$1,682,175. This cost estimate will be revised in subsequent submissions when the pending investigations are completed.

4.4 Grading

The proposed redevelopment site measures approximately 72 hectares in area, currently draining northwards to Barnes Creek. A functional grading plan in accordance with all geotechnical recommendations will be prepared when geotechnical investigations and topography survey data are available.

The proposed grading must also satisfy the stormwater management requirements for both development options. No geotechnical concerns regarding grading restrictions have been identified at the time of preparing this report. Any grading restrictions identified will be presented in subsequent submissions.

4.5 Erosion Control

The Functional Servicing Study also contains recommendations to ensure erosion and sediment control during construction:

- / Implement best management practices to provide appropriate protection of the existing and proposed drainage system and the receiving water course(s).
- / Limit the extent of the exposed soils at any given time.
- / Re-vegetate exposed areas as soon as possible.
- / Minimize the area to be cleared and grubbed.
- / Protect exposed slopes with geotextiles, geogrid, or synthetic mulches.
- / Provide sediment traps and basins during dewatering works.
- / Install sediment traps (such as SiltSack® by Terrafix) between catch basins and frames.
- / Schedule the construction works at times which avoid flooding due to seasonal rains.

The Contractor will also be required to complete inspections and guarantee the proper performance of their erosion and sediment control measures at least after every rainfall. The inspections are to include:

- / Verification that water is not flowing under silt barriers.
- / Cleaning and changing the sediment traps placed on catch basins.

4.6 Utilities

Hydro, natural gas and fibre optic cables are all available within the site. Hydro One was contacted in respect of the overhead power line traversing the site and to confirm if there is sufficient capacity in the nearby plant to support the proposed development. An estimate for the relocation of the power line was received. Loading information of the building is required (currently unavailable) to determine the adequacy of existing plant in the area to support the development.

The site is currently serviced with natural gas. The existing gas services may need to be upsized to support the proposed development. Loading information from the building is required for Enbridge gas to determine the adequacy of its existing facilities to service the site.

4.7 Natural Environment

The Stantec Natural Heritage Assessment report is included as Appendix E. The key natural heritage features identified within the study area which may be impacted by the Project's activities include the following:

- / Watercourse (Permanent)
 - o Damage or loss of function during proposed re-routing activities of the Barnes Creek tributary
- / Species at Risk (SAR) Habitat
 - o Vegetation removal within the OAGM2 and OAGM4 vegetation communities will result in the removal
 - o Building removal/decommissioning may result in the removal of nesting habitat for the provincially threatened barn swallow, if present
 - o Site grading and vegetation removal activities may result in the kill, harm, harassment of the provincially endangered butternut tree and/or their habitat

4.7.1 General Wildlife Protection

The following industry standard mitigation and protective measures for wildlife and wildlife habitat are recommended during the project activities:

- / Construction should avoid sensitive timing windows when possible (i.e. migratory breeding bird period, bat maternity roosting period);
- / If construction cannot avoid sensitive timing windows, they must follow appropriate mitigation measures to protect or avoid wildlife in the area;
- / If possible, site clearing (i.e. vegetation removal) should proceed in phases with the most disturbed part of the site being cleared first and the least disturbed last;
- / Construction equipment and vehicles are to yield to wildlife;
- / Inform construction personnel to not threaten, harass, or injure wildlife; and.
- / If wildlife species are encountered during construction, personnel are required to move away from the animal and wait for the animal to move off the construction site.

4.7.2 Protection of Migratory Birds

The loss of migratory bird nests, eggs, and/or nestlings due to tree cutting or other vegetation impacts can be avoided by limiting impacts on vegetation (i.e. tree removal) and structures (i.e. building maintenance/demolition) to occur outside of the general nesting period for migratory birds, as described in the Natural Heritage Assessment. If work is to be performed within this window, a pre-clearing survey for active nests or breeding activity must be conducted before work commences and additional mitigation measures implemented, as required. Stantec considers a nest search to expire after seven days due to the potential for birds to establish a nest after the survey. A nest search is recommended to occur within 48 hours of the start of planned construction activities within the migratory bird nesting period.

4.7.3 Tree and Vegetation Protection

Where adjacent trees and naturalized areas are to be retained, the following best management practices should be followed when construction activities occur near trees:

- / Erect a fence around the critical root zone (CRZ) of trees;
- / Do not attach any signs, notices, or posters to any tree;
- / Do not damage the root system, trunk, or branches of any tree;
- / Do not place any material or equipment within the CRZ of the tree;
- / Do not raise or lower the existing grade within the CRZ;
- / Do not direct exhaust fumes from equipment towards any tree's canopy; and,
- / Tunnel or bore when digging within the CRZ of any tree.

4.8 Transportation & Parking

Traffic impact studies for similar correctional centres in Ontario were utilized to calculate the trip generation potential using inmate beds as the independent variable. Based on the site traffic generation rate, the proposed development is forecasted to generate 47 and 31 two-way vehicle trips during the AM and PM peak hours, respectively.

Traffic operational analysis of the study area intersections under base year, future background (buildout), 2022 total future (buildout), 2027 total future (buildout plus five years), and 2032 ultimate future (buildout plus ten years) scenarios determined that all study area intersections are projected to operate satisfactorily. Signalization warrants as well as left and right turn warrants were reviewed, and it was found that none is recommended.

Through the utilization of similar studies for correctional centres in Ontario, a blended peak parking demand rate predicated on the number of inmate beds was developed for the proposed facility. The analysis found that peak parking demand is anticipated to be 113 spaces for staff and 19 spaces for visitors. With the addition of a 10% contingency, it is recommended that:

- / A total of 145 parking spaces would be required to service the proposed development
 - o Of this total, 124 parking spaces are recommended to be reserved for staff and 21 parking spaces are recommended for visitors.

Overall, it was determined that the existing transportation network can satisfactorily accommodate the proposed development without requiring improvements. The Stantec Traffic Impact Study and Parking Needs Assessment is included as Appendix F.

4.9 Required Approvals

4.9.1 Planning

It is anticipated that the proposed Correctional Centre will not meet the applicable zoning provision related to parking requirements and may therefore require relief in the form of a Minor Variance or Zoning By-law Amendment. As confirmed during the pre-application consultation meeting, a Site Plan Control application is required to be submitted to the Municipality of North Grenville to facilitate the proposed development.

The following list of plans and studies would be required as part of a complete application package:

- / Site Plan
- / Landscaping Plan
- / Archaeological Study
- / Stormwater Management Report
- / Site Servicing Report
- / Grading and Drainage Plan
- / Photometric/Lighting Plan
- / Planning Rationale
- / Environmental Impact Study
- / Geotechnical Assessment
- / Hydrogeological Study (if servicing is proposed by private well)
- / Building Elevation Plan
- / Environmental Site Assessment
- / Traffic Impact Study

Once the Municipal Planner has received an application package, it is circulated to all commenting staff and agencies. Based on the results of the circulation, the Planner may suggest modifications to the site plan. Once a site plan has been agreed to by both the Planner and the applicant, the Municipality will require the owner to enter into a Site Plan Control Agreement, requiring that the proposed development be in accordance with the approved plans and is subject to any conditions set out by the Municipality.

4.9.2 Servicing

Consultation with the Ministry of the Environment, Conservation, and Parks (MECP) is ongoing. Stantec contacted the MECP regarding environmental restrictions and regulatory requirements for a similar project and the MECP has confirmed that Infrastructure Ontario (IO) has their own Class EA document, which is applied to their infrastructure projects. Infrastructure Ontario confirmed that Schedule B of the Class EA typically applies for their correctional centre projects and that the MECP would coordinate directly with IO to confirm that all environmental regulatory requirements are being met.

In addition to the consultation requirements described above, if the ground or surface water volumes being pumped during the construction phase are between 50,000 and 400,000 L/day, it is required to register on the Environmental Activity and Sector Registry (EASR). A minimum of two to four weeks should be allotted for completion of the EASR registration and the preparation of the Water Taking and Discharge Plan by a Qualified Person as stipulated under O.Reg. 63/16. A Permit to Take Water (PTTW) through the MECP would be required for dewatering in excess of 400,000 L/day, which is unlikely for this site. However, if a PTTW is required, at least 4 to 5 months should be allowed for completion of the application and issuance of the permit by the MECP.

The geotechnical consultant is to provide guidance regarding any required dewatering works.

4.9.3 Environmental

The following permitting considerations for the project's proposed concept and associated activities have been recommended as follows:

- / *Ontario Regulation 174/06 under the Conservation Authorities Act (RVCA)*
 - o Site grading anticipated to occur within RVCA regulated lands
 - o Re-routing of the Barnes Creek tributary
- / *Fisheries Act (DFO)*
 - o Re-routing of the Barnes Creek tributary
- / *Ontario Regulation 242/08 (s23.5) under the Endangered Species Act, 2007 (MECP)*
 - o Impacts to 30 hectares or less of eastern meadowlark and bobolink habitat (OAGM2 and OAGM4 vegetation communities)
- / *Ontario Regulation 242/08 (s23.6) under the Endangered Species Act, 2007 (MECP)*
 - o Impacts to barn swallow nesting structures (e.g., agricultural buildings and anthropogenic structures) (only if present during building decommissioning)
- / *Ontario Regulation 242/08 (s23.7) under the Endangered Species Act, 2007 (MECP)*
 - o Only if Project is considered eligible and is based on the results of a butternut health assessment

If required, further consultation with the MECP, via the submission of an Information Gathering Form, is recommended if the Project's activities are not anticipated to be eligible for registration under O. Reg. 242/08 and/or if impacts to SAR bats are anticipated.

5.0 Conclusion

On behalf of the Ministry of the Solicitor General, Infrastructure Ontario proposes to develop a new Correctional Centre facility on lands currently containing the University of Guelph Kemptville Campus Research Station (the “subject site”) in Kemptville.

This Development Feasibility Report has determined that two development options are feasible to accommodate the proposed Correctional Centre and that the site is generally appropriate for development. The Provincial and municipal policy frameworks support the development, particularly as the proposed Correctional Centre is a public use.

Water, sanitary, stormwater, and utility infrastructure is generally available on the site to service the proposed development. Further investigations are required to confirm capacity and cost estimates.

Some natural heritage features will be impacted, or potentially impacted, by the proposed development. The Natural Heritage Assessment prepared by Stantec contains recommendations for mitigation measures.

Transportation infrastructure is generally appropriate to accommodate the proposed development.

**Appendix A:
Love Green Initiative Package**



BRIEFING COVER MEMO
MUNICIPALITY OF NORTH GRENVILLE

To: Hon. Sylvia Jones, Solicitor General

From: Mayor Nancy Peckford, Municipality of North Grenville

Subject: Briefing Package for ROMA Delegation

Date: Tuesday, January 26th, 2021 at 8am

Minister Jones:

Thank you for the opportunity to speak briefly with you before the holidays.

The purpose of our meeting is to discuss Ontario's new proposed correctional facility in North Grenville. As we previously discussed, the Municipality is very interested in exploring how we can work together to ensure joint success, through strong community engagement and the development of a key community asset that integrates the overall fabric of North Grenville.

Enclosed you will find a proposed business plan that demonstrates a vision for how we can achieve these goals, while providing key community benefits to the residents of North Grenville.

I look forward to a production discussion on this matter.

Sincerely,

Mayor Peckford

Cc: Hon. Steve Clark, Minister of Municipal Affairs and Housing



Briefing Note for the Solicitor General at ROMA, January 2021

The Province's new correctional facility in North Grenville will modernize Ontario's approach to these services. The Municipality of North Grenville is seeking to work with the Province to ensure joint success through strong community engagement and development of a key community asset.

The Municipality of North Grenville appreciates that the Province is investing to transform correctional services in Ontario. The Premier has made a clear commitment to modernize facilities, improve staff and inmate safety, reduce overcrowding, and to create new spaces for programming, training, and mental health services. We have seen how the pandemic has shone a light on the need for these investments.

On August 27, 2020, as part of your government's transformation agenda, you announced plans to build a new correctional facility in North Grenville. The Eastern Ontario Correctional Complex will be located on what is known as the "farmside" lands, formerly part of the Kemptville Campus.

Since the announcement, there has been a high level of interest from the community. We understand this interest has been higher than the Ministry anticipated or has experienced in the past. Many local stakeholders have come forward and some members of the community have organized on social media either in opposition or in favour of the project. Key concerns include the location, proximity to schools, impact on a small community, safety and security, and possible future expansion.

Council has been focused on gathering credible information, sharing it, and responding to questions and concerns to the best of our ability. We want the public to be able to share constructive feedback with the Ministry, and we want to ensure that the Ministry is listening. To your Ministry's credit, project leads have listened. They have gone above typical engagement processes to help respond to community information needs.

At our request, they have already held two information sessions and have kept up ongoing communication with us. We recognize and greatly appreciate their time and efforts.

Thank you
for the early
engagement
to date.

Interest in this initiative will not wane.

We need to continue down this path of cooperation, transparency, and partnership. Working together, we have several opportunities before us to:

- » drive an informed discussion and respond effectively and proactively;
- » ensure the right people are at the table, the community feels heard, and concerns are addressed;
- » reduce barriers and increase buy in for the new complex;
- » demonstrate the Province's commitment to deliver broad community benefits; and,
- » drive a more positive local discussion.



Our journey together must continue to be a two-way partnership. Here's how:

1. Improved processes and engagement

In order for us to achieve the goals above, the lines of communications must remain open between the Ministry and the Municipality. The Ministry can benefit from our local knowledge and links with community leaders. The Municipality can identify sensitivities to help mitigate issues and help share information and updates. We can help ensure that local benefits are understood.

Recommendations:

- » Establish regular communication points with the Municipality.
- » Share clearly defined project plans and timelines, including the communications strategy.
- » Allow the Municipality to give input on the engagement plan and key audiences.
- » Commit to giving the Municipality advanced warning related to any project announcements or changes, and / or when onsite work will be taking place.

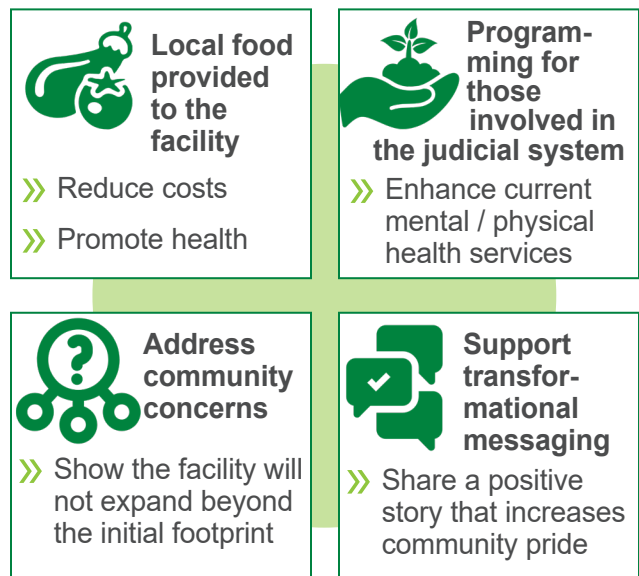
2. Targeted community benefit program and land acquisition agreement for *The Local Green Project*

The new correctional facility is an important opportunity to advance both the Ministry's transformation goals and the Municipality's long-held vision to enhance the Kemptville Campus lands. Committing to and delivering a project that is aligned with community values and elevates a sense of local pride will do more than just help increase buy-in for the new complex, it will also improve the conversation.






The new correctional facility requires approximately 50 to 60 acres of the farmside lands, leaving nearly 90 acres available for potential development. The Municipality of North Grenville has a clear and focused plan for the remainder of these lands called **The Local Green**. It will be a multi-use community hub that will feature a variety of activities and spaces, such as accessible garden beds and vertical gardens, a community

bread oven, an education centre, a tool lending library, greenhouses, meditation gardens, and links to existing pathways. It will produce fresh local food and programming will promote physical and mental health and wellness.

The Local Green would transform the lands by allowing people to grow and harvest food in the heart of a community that is growing and changing. It would also buffer the community's contact with the correctional facility. **The Local Green** would bring benefit to the complex, help meet the goals of the Solicitor General and those of several other Ontario ministries.



Recommendations:

- » Demonstrate formal support for **The Local Green** project by committing to sign a Letter of Understanding that any remaining developable lands not needed for the new correctional facility will be sold to the Municipality of North Grenville.
- » Clarify the level of funding that may be available from the Ministry of Solicitor General to support this project.
- » Once the Letter of Understanding is signed, send a letter to your fellow ministers at the following ministries recommending they support the project: Agriculture, Food and Rural Affairs; Municipal Affairs and Housing; Children, Community and Social Services, Seniors and Accessibility; Education.     



THE LOCAL GREEN

A Community Solution for North Grenville





THE LOCAL GREEN

The announcement that a correctional facility is to be constructed in North Grenville has generated considerable discussion concerning how to positively integrate the correctional facility into the fabric of North Grenville.

North Grenville has a vibrant and active agricultural community with a rich history. For nearly 100 years, the venerable Kemptville Campus delivered agricultural and rural trades courses serving Eastern Ontario and beyond including those delivered by the Ontario Agricultural College at the University of Guelph. After the University of Guelph announced in 2014 that it was halting academic programming at the Campus, the Municipality seized the opportunity to acquire the majority of the sprawling Campus lands, while the Province retained the remaining 182 acres. It is upon these former Campus lands that the Province has proposed the construction of a correctional facility.

Given the proximity of the proposed correctional facility to the Kemptville Campus, its location on former Campus lands, and to honour North Grenville's deep-rooted and rich agricultural traditions, the Municipality is proposing that a portion of the 182 acres not required for the construction and operation of the correctional facility be developed as an extensive multi-use community garden campus ("THE LOCAL GREEN").

The project would look to partner with Provincial and Federal governments through a land acquisition agreement, support from appropriate ministries for research and development programming, and funding to implement the project. **The estimated cost to implement the project is \$7.9 million.**

The key elements of the Kemptville Campus' vision for the future includes resiliency, innovation, and sustainability. A multi-use community garden campus developed and operated by the Municipality aligns with and supports this vision for the future.

Developing the lands surrounding the correctional facility into a verdant food oasis will act as a buffer between the correctional facility and surrounding residential neighbourhoods, make use of lands that will otherwise lie fallow, and will connect the lands to the broader North Grenville community by way of extensions to the Municipality's active transportation network, including multi-use pathways and sidewalks.

The COVID-19 pandemic has demonstrated the importance of building healthy, sustainable food systems for all Canadians. During the pandemic, many families have experienced food insecurity, leaving some of North Grenville's most vulnerable residents under pressure.

THE LOCAL GREEN will provide educational programming, encourage sustainability and self-sufficiency, and contribute to the local foodbank and correctional facility's food supplies. It is envisioned that **THE LOCAL GREEN** will include greenhouses, vertical growing opportunities, demonstration gardens, and community and educational programming on topics such as traditional growing, vertical growing, permaculture and square foot gardening. Programming at **THE LOCAL GREEN** will also include food production methods including safe food handling, preservation, and preparation. Local food sources result in communities that are more resilient.

The programming at **THE LOCAL GREEN** will integrate and support both community and Kemptville Campus programming, including mental health supports and addressing food insecurity among North Grenville's most vulnerable residents. Further, **THE LOCAL GREEN** will align with the Province's promotion and focus on agricultural programs as a means to support environmental sustainability and stewardship.

THE LOCAL GREEN will benefit both the local community and the integration and operation of the correctional facility into the community by contributing to a healthy, strong, and sustainable community.





BACKGROUND

The construction of a correctional facility in North Grenville has raised considerable discussion concerning how to integrate the correctional facility within the municipality while meeting both the needs of the community and the Province's requirements.

A unique opportunity exists to situate an extensive multi-use community garden campus ("**THE LOCAL GREEN**") on that portion of the 182 acres not required for the construction and operation of the correctional facility.

THE LOCAL GREEN will provide community and economic benefits to North Grenville and meet certain policy mandates of the Ministry of the Solicitor General, the Ministry of Agriculture, Food and Rural Affairs, the Ministry of Children, Community and Social Services, the Ministry of Education, and the Ministry for Seniors and Accessibility. It would also be aligned with the recently completed Kemptville Campus Masterplan, which has a focus on leveraging natural assets.

VISION

THE LOCAL GREEN will act as a community hub with the effect of connecting the surrounding environs and community to the correctional facility, integrating it into a productive urban food production landscape and social hub supporting the community.

It is envisioned that the lands may be developed to include the following:

- » Accessible garden beds
- » Community bread oven
- » Vertical gardens
- » Education Centre
- » Commercial kitchen facilities
- » Tool Lending Library
- » Greenhouses
- » Meditation gardens
- » Passive garden spaces
- » Links to existing active transportation networks

The Municipality will work with various local organizations on the ongoing operation of the project.





LOCATION

THE LOCAL GREEN will provide a landscaped, active-use agricultural buffer between the correctional facility and existing residential, commercial and institutional uses. **THE LOCAL GREEN** will be located in close proximity to the Kemptville Campus, an educational and multi-use facility serving the community of North Grenville and surrounding area. The Campus includes 630 acres and 17 main buildings, as well as woodlands, croplands, wetlands, green space, greenhouses, an agroforestry centre and maple bush.

The lands are well-situated to connect to the broader North Grenville community by way of extensions to the Municipality's active transportation network, including multi-use pathways and sidewalks. The Municipality's accessible transit services will provide transportation to **THE LOCAL GREEN**.

**THE LOCAL
GREEN**

TIMELINES

It is expected that the completion of the development of **THE LOCAL GREEN** will correspond with the completion of construction of the correctional facility and will positively position the construction of the correctional facility. **THE LOCAL GREEN** and the correctional facility will “grow” along side each other creating the opportunity for positive, uplifting and transformational messaging. Some aspects of the project could be initiated before construction of the correctional facility is completed, including solidifying partners and low-input components.





ALIGNMENT WITH PROVINCIAL POLICY MANDATES

THE LOCAL GREEN PROJECT SUPPORTS THE
MANDATES OF SEVERAL PROVINCIAL MINISTRIES. INCLUDING:



MINISTRY OF THE SOLICITOR GENERAL

- » Creates the opportunity for positive, uplifting and transformational messaging associated with the construction of the correctional facility
- » The active use of the lands in a permanent manner will address the concerns of the community and support the Minister's position that there will be no future expansion of the correctional facility beyond its initial footprint
- » Will provide an opportunity for the delivery of fresh local food to the correctional facility to reduce costs and increase health
- » Will offer the possibility of future programming for individuals involved with the judicial system



MINISTRY OF AGRICULTURE, FOOD AND RURAL AFFAIRS

- » Increases the ability of local communities to produce food in a manner accessible to everyone
- » Creates an opportunity to develop partnerships and educational outreach to promote North Grenville's rural character and its agricultural and food systems
- » Promotes quality of life for North Grenville residents through local, accessible and environmentally sound food production



MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING

- » Addresses issues of food insecurity among North Grenville's most vulnerable
- » Building strong, local, resilient communities by making lands, that would otherwise lie fallow, productive for the use of the entire community
- » Utilizing innovative environmentally sustainable design features creates less demand on Municipal infrastructure allowing for future growth elsewhere in the service area



MINISTRY OF CHILDREN, COMMUNITY AND SOCIAL SERVICES

- » Availability of food nutritional programming and community kitchens will reduce food insecurity and alleviate poverty in an inclusive environment
- » Providing programming that will support organizations that offer mental health services within the community
- » Improving the physical and mental health of children by offering active greenspaces and engaging activities



MINISTRY FOR SENIORS AND ACCESSIBILITY

- » The incorporation of accessible gardening features will promote the ability of older adults and people with disabilities to remain independent, healthy, active, and engaged



MINISTRY OF EDUCATION

- » Provides programs and space to support child care and early years programs for children and families

ESTIMATED COSTS

The following cost estimates were prepared based on the identified uses for **THE LOCAL GREEN** facility. These costs are pure estimates that would require refining but provide projected baseline costs for the proposed development features.

The estimates were determined through analysis of available hard and soft construction proformas, as well as relevant case studies.

S/N	Category/Activity	Description of Activity	Estimated Cost (\$'m)
1	Land	Estimated 20 - 30 acres of land next to the correctional facility	-
2	Geo-Technical Analysis	Earth works & soil structure	0.25
3	Land Preparation	Design, scaling and engineering costs	0.75
4	Equipments & Tools	Various planting & harvesting tools	0.25
5	Accessible Garden Beds	Infrastructure set up & accessibility cost	1.10
6	Bread Oven	Four/Five industrial ovens	0.50
7	Bee Keeping	Trees, shrubs & flowers to thrive	0.15
8	Vertical Gardens Centre	Will be determined at a future date	TBD
9	Commercial Kitchen Facilities	Set-up & equipment costs	0.45
10	Tool Lending Library		0.25
11	Greenhouses		0.85
12	Meditation Garden		0.45
13	Bike Racks	Equipment cost & set-up	0.05
14	Landscaping	Section of the Local Green facility	0.20
15	Multi-use Trail Improvements	Construction, set-up costs	0.20
16	Accessible Education Centre	Construction, furniture & fitting costs	1.50
17	Parking Facility/Pad	Construction, set-up costs	0.20
18	Incidentals	Other extras as required	0.75
	TOTAL Estimated costs		7.90



COMMUNITY BENEFITS

HEALTH AND WELLNESS - MENTAL AND PHYSICAL

Seniors and youth will particularly benefit from **THE LOCAL GREEN**. Involvement in gardening programs has been demonstrated to improve mental health, including slowing the development of dementia, reducing isolation, and alleviating depression and anxiety. Gardening also promotes physical wellbeing among its participants. It is critical to encourage increased levels of physical activity among North Grenville's aging community. Engaging North Grenville's youth in physical activity is critical to the development of healthy adults.

GARDENING:

- » Increases a person's sense of overall wellness and improves social contact with other community members, decreasing a sense of loneliness
- » Promotes improved self-esteem through a sense of accomplishment and reward
- » Reduces stress (**22% of the population self report significant life stress in Leeds, Grenville & Lanark Counties**) and promotes relaxation by unplugging from technology and social media (**57% of students in Leeds, Grenville & Lanark Counties report that they spend 2 or more hours per day watching TV, gaming, watching videos**)
- » Can be used as a coping strategy for people with serious health problems and stressful diseases such as cancer
- » Promotes social and civic health of the community through working together and providing for the community
- » Improves mental wellness by giving people an opportunity to learn and share knowledge (**30 - 40% of Developmental Services of Leeds and Grenville clients experience mental health issues**)
- » Reduces falls for patients with dementia (**36% of the population report being injured due to a fall in Leeds, Grenville & Lanark Counties**)
- » Promotes increased levels of physical activity

Seniors who live in retirement residences may no longer have the space or access to tools to continue their gardening hobby, but may still wish to be involved. Programming to continue to develop skills among both beginner and advanced gardeners will be offered. Seniors with many years of gardening experience will be encouraged to lead programming in skills development.



PROGRAMMING AND SKILLS DEVELOPMENT

THE LOCAL GREEN will include a focus on youth programming, including:

- » Nutrition classes, growing and gardening classes, and cooking classes to address the connection between issues such as obesity and food insecurity (**70.9% of residents of Leeds, Grenville & Lanark Counties aged 12 and older (roughly 137,000 people) reported that they had consumed fruits and vegetables less than the recommended rate of five or more times per day**)
- » Offering green space for skills development such as campfire cooking, gardening, beekeeping and environmental sustainability programming

The programming will be offered to organizations with existing children's programming, including local daycares and schools located on the Kemptville Campus. **THE LOCAL GREEN** will encourage connections and provide resources and programming for local area organizations such as the Kemptville Youth Centre, the Girl Guides and Scouts Canada.

THE LOCAL GREEN will incorporate multiple forms of gardening - raised bed, square foot gardening, permaculture, xeriscaping, fusion gardening and straw bale gardening techniques. Educational programming concerning these methods of gardening will be incorporated to empower local gardeners to use these techniques in their own gardens. **THE LOCAL GREEN** will include demonstration gardens.





FOOD SECURITY AND ENHANCED NUTRITIONAL OPPORTUNITIES

The COVID-19 pandemic has demonstrated the importance of building healthy, sustainable food systems for all Canadians. During the pandemic, many families have experienced food insecurity, leaving some of North Grenville's most vulnerable residents under pressure.

THE LOCAL GREEN will focus on the production of fresh garden produce and other agricultural products. Fresh fruits and vegetables will provide benefits not only to the users of **THE LOCAL GREEN**, but also to local food banks and to the correctional facility which is expected to receive fresh produce.

- » Improved diet by way of improved availability and access to fresh fruit and vegetables **(90.6% of residents of Leeds, Grenville & Lanark Counties aged 12 and older reported that their income-related food access situation was secure, this rate is slightly lower than Ontario overall)**
- » Improving the attitude of local youth towards healthy eating by taking part in growing food as well as having access to diverse, quality food

Food produced will be donated to foodbanks, schools and community groups benefitting North Grenville residents faced with food insecurity, promoting access to healthy food and lessening the impact of rising food costs.



ECONOMIC DEVELOPMENT

THE LOCAL GREEN will result in environmental and economic returns for North Grenville residents, including food budget savings, increased neighbourhood property values and increased levels of environmental services such as stormwater management.

An aging agricultural labour force, shrinking agricultural lands and mounting environmental pressures are all challenges that affect our access to healthy food.

It is anticipated that local jobs may be created to maintain **THE LOCAL GREEN**.

THE LOCAL GREEN can be used as a venue for meetings and larger events, and be a draw to increase visitor spending in the area, particularly Kemptville's downtown core.

REVITALIZING FALLOW LANDS

The substantial acreage surrounding the correctional facility currently lies fallow.

THE LOCAL GREEN will revitalize these lands while honouring North Grenville's rich agricultural heritage.

WATER RECLAMATION & ENVIRONMENTAL SUSTAINABILITY DESIGN FEATURES

There are many opportunities to apply innovative design features, including those intended to reduce the project's dependency on the Municipal water supply such as rainwater reclamation.

The project would act as an education tool demonstrating net positive building principles and water-efficient gardening designs. The site is anticipated to have its own water source onsite through construction of a well reducing the waste being collected treated through the Municipal system, providing benefits to the site and the Municipal system.

Wastewater can be treated onsite to reduce environmental footprint, including using biofiltration to treat and return wastewater back into the soils on site.



DESIGN FEATURES

To meet these health and wellness objectives, it is proposed that the design of **THE LOCAL GREEN** will include the following:

ACCESSIBLE GARDEN DESIGN

THE LOCAL GREEN will incorporate the following enabled garden design principles:

- » Wide and unobstructed pathways integrating turnarounds, designed to be navigable by individuals using mobility aids, including wheelchairs
- » Narrow planters raised to wheelchair height and the use of vertical gardens
- » Irrigation systems to facilitate watering
- » Adaptive tools with sufficient reach and that are light enough to prevent fatigue that are not sharp enough to cause injury
- » Low maintenance and drought-resistant plants

The garden design will also include measures to encourage gardening for individuals with development challenges, including dementia, including:

- » The limited use of pesticides and the use of non-toxic plants that will not cause harm if inadvertently consumed
- » Viewable by caregivers while offering some degree of privacy
- » Structures that incite curiosity and wonder



GREENHOUSES for year-round gardening opportunities. Seniors wanting a winter gardening space will be able to visit the greenhouses without being concerned about trips and falls and navigating other winter hazards.

VERTICAL GARDENING to make the most efficient use of resources and to intensify production, The Local Green will include large scale vertical gardening space.

DEMONSTRATION GARDENS to demonstrate different gardening techniques and their environmental and economic impact with explanatory signage and workshops.

COMMUNITY BREAD OVEN for cooking and demonstration workshops, as well as community events celebrating farm to table foods and community spirit.

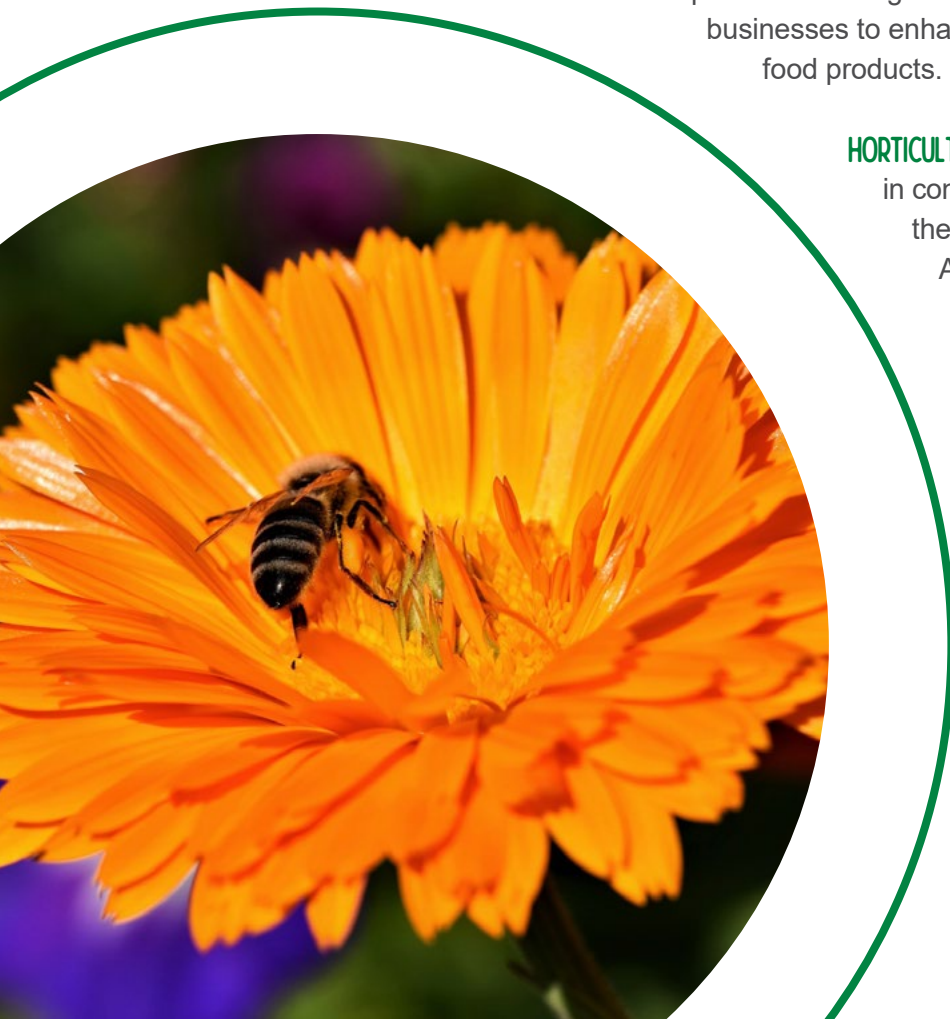
POLLINATOR GARDENS to encourage residents to include pollinator-friendly plants in their own gardens, encouraging habitats for wildlife and pollinators such as ladybugs, butterflies and bees. These pollinator gardens will act as a cornerstone to educate the public on alternatives to the use of pesticides and fertilizers and promote environmentally friendly gardening practices.

COMMERCIAL COOKING FACILITIES AND EDUCATIONAL FACILITIES provide an opportunity for individuals with developmental challenges to learn basic food preparation skills key to independent learning. This space can also be used by local businesses to enhance the creation and supply-chain of local food products.

HORTICULTURAL THERAPY PROGRAMS will be developed in consultation with community groups within the community, including Community Living Association and local retirement residences.

MEDITATION GARDENS with associated programming such as yoga and tai chi classes, providing a place of peace, rest, reflection and tranquility.

ALTERNATIVE SOURCES OF ENERGY in keeping with the overall themes of innovation and sustainability.



BENEFITTING LOCAL ORGANIZATIONS AND COMMUNITY PARTNERS

The following local organizations will benefit from the development of **THE LOCAL GREEN**:

- » Correctional Facility
- » Leeds, Grenville & Lanark Health Unit
- » Kemptville Campus – schools and daycares
- » Kemptville Farmers' Market
- » EarlyON Child and Family Centre
- » Kemptville District Hospital
- » Kemptville Youth Centre
- » Seniors' Community Services
- » Beth Donovan Hospice
- » Community Living North Grenville
- » Indigenous groups
- » Girl Guides of Canada
- » Scouts Canada
- » Girls Inc. of Upper Canada
- » YMCA of Eastern Ontario
- » Grenville County 4H Club
- » Sustainable North Grenville
- » Leeds-Grenville Stewardship Council
- » North Grenville Public Library
- » Kemptville District Community Association
- » North Grenville Accessibility Advisory Committee
- » Local Retirement Residences
- » Women's Institute
- » Businesses on the Kemptville Campus
- » Food businesses
- » Agriculture businesses (farms)
- » Food security advocate groups
- » Visitors for events



CASE STUDY: BLACK CREEK COMMUNITY FARM

Black Creek Community Farm is situated on an eight-acre property in Toronto that includes pristine farmland, a heritage farmhouse and barn, and a surrounding forest. All of this is located within easy walking distance of eight schools and thousands of local residents.

The site houses certified organic vegetable fields, a forest trail and food forest, 4-season greenhouses, an outdoor classroom, pavilion and bake oven, as well as a mushroom garden, chickens and beehives. Their fresh, local and organic produce is available from June to November at accessible rates. They are proud to offer sliding scale pricing for their membership-based Harvest Share (vegetable subscription) program. During the warmer months, they host community baking days at our wood-fired outdoor oven.

Black Creek Community Farm increases access to healthy food in their community through their programming and food distribution projects. They offer a range of community programming for people of all ages. All programs have food security as a central element, with food literacy and food skills as key components. The unique site welcomes thousands of children annually for experiential outdoor education as part of our camp and farm school programs. A youth internship program now has dozens of graduates who have gone on to successfully pursue employment and higher education. Seniors programming addresses social isolation through sessions that bring participants together to grow in accessible raised beds and share a collaboratively prepared meal.

Thousands of visitors attend workshops and public events at the farm each year, including the annual Farm Festival, Maple Syrup and Honeybee Days, and Dinner at the Farm fundraiser. Volunteers are involved in all aspects of the project, from assisting farmers in the fields and planting trees in the food forest, to helping run public events and programs. They also provide employee engagement and group volunteer opportunities in their unique pavilion and farmhouse facilities that are available for rent.



Photo courtesy of: blackcreekfarm.ca

CASE STUDY: THE WOMEN'S GARDEN PROJECT

Corrections Canada secured Evergreen to complete a community-based naturalization and gardening project in the centre of the Fraser Valley, British Columbia.

The project serves as a transition program for federally incarcerated women being moved to another facility.

The purpose of the project was to create a programmatic landscape, increase civic-minded actions, develop a stewardship ethic and build community amongst the women within the correction system.

The women were introduced to site analysis data and various design features and participated in visioning, using models and photos of the site. Implementation of the plans and on-going maintenance provide job training and life skills for participants, as well as fostering a sense of community and cooperation and honouring various cultural traditions. There is an emphasis on sustainable gardening and lifestyle practices.

Garden features included: vegetable plots, greenhouses, wildflowers, play area for family visits, active recreations space, and Indigenous culture attributes.



REFERENCES

- » Cochran, S. (2017). [The Higher ED Blog: The return on investment of community gardens.](#)
- » Hicks, S. (2016) [Forest Stewardship and Education Centre wins Environmental Design Award.](#)
- » Shabbir, M. (2010). [Finding the relationship between designing of community gardens and issues of local economic development.](#)
- » Davies G. et all (2014) [The benefits of gardening and food growing for health and wellbeing.](#)
- » Lovell, R. (2014) [What are the health and well-being impacts of community gardening for adults and children: a mixed method systematic review protocol.](#)
- » Cannon, M. (2020). [The Health Benefits of Gardening.](#)
- » Shoemaker, C. (2009) [Besides Offering Moderate Physical Activity, Gardening Gives Older Adults Benefits Like Hand Strength and Self Esteem, Say K-State Researchers.](#)
- » [Black Creek Farm.](#)
- » [Women's Garden Project.](#)
- » [Leeds, Grenville, & Lanark District Health Unit.](#)

**Appendix B:
Development Concepts**



SITE INFORMATION

ZONING INSTITUTIONAL (I)

SITE AREA
Total Site Area: 722,068m²

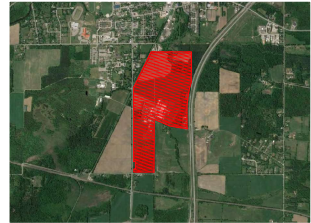
CORRECTIONAL CENTRE
Building 26,540m²
Outdoor Recreational Area 51,328m²
Outdoor Courtyard Area 15,802m²
Total Outdoor Area: 67,130m²

PARKING RATES RECOMMENDED
Correctional Centre 0,9 /inmate bed
Contingency 0,1 /inmate bed

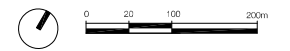
PARKING RATES PROVIDED
Visitor Parking 22
Staff Parking 150

1. This plan is conceptual and subject to all necessary studies, investigations and approvals.
2. This plan is intended to show potential location and orientation of the correctional facility template under study and highlight potential conflicts with existing environmental and built conditions with the single purpose of aiding further discussions. Further analysis, studies and approvals are required to validate the plan.
3. Lot lines, existing roads and surrounding areas are sourced from survey N00955-KAC-ORC-RPlan.

**KEMPTVILLE
CORRECTIONAL
CENTRE
OPTION 2**



- LEGEND**
- PROPOSED BUILDING
 - LANDS IDENTIFIED FOR LOCAL GREEN INITIATIVE
 - FLOOD PLAIN
 - NON-PROGRAMMED OUTDOOR COURTYARD
 - PROPERTY BOUNDARY
 - CREEK
 - RAIL TRAIL
 - HYDRO LINE



No.	REVISION	DATE	BY
8	REVISIONS	2021.06.09	LC
7	REVISIONS	2021.03.17	LC
6	REVISIONS	2021.03.16	LC
5	REVISIONS	2021.02.02	RP
4	NEW FOOTPRINT DRAFT	2021.02.01	LC
3	DRAFT	2020.10.27	LC
2	DRAFT	2020.10.26	LC
1	DRAFT	2020.10.23	LC

CLIENT
INFRASTRUCTURE ONTARIO

FOTENN
Planning + Design

396 Cooper Street, Suite 300, Ottawa ON K2P 2H7
613,730,5709 www.fotenn.com

DESIGNED	UMG
REVIEWED	RP
DATE	2021.03.17

P1



SITE INFORMATION

ZONING INSTITUTIONAL (I)

SITE AREA
Total Site Area: 722,068m²

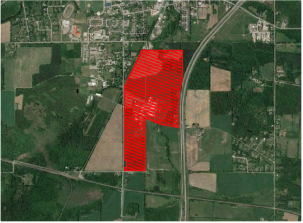
CORRECTIONAL CENTRE
Building 26,540m²
Outdoor Recreational Area 47,853m²
Outdoor Courtyard Area 15,802m²
Total Outdoor Area: 58,144m²

PARKING RATES RECOMMENDED
Correctional Centre 0,9 /inmate bed
Contingency 0,1 /inmate bed

PARKING RATES PROVIDED
Visitor Parking 22
Staff Parking 181

1. This plan is conceptual and subject to all necessary studies, investigations and approvals.
2. This plan is intended to show potential location and orientation of the correctional facility template under study and highlight potential conflicts with existing environmental and built conditions with the single purpose of aiding further discussions. Further analysis, studies and approvals are required to validate the plan.
3. Lot lines, existing roads and surrounding areas are sourced from survey N00955-KAC-ORC-RIPan.

KEMPTVILLE CORRECTIONAL CENTRE OPTION 3



- LEGEND**
- PROPOSED BUILDING
 - LANDS IDENTIFIED FOR LOCAL GREEN INITIATIVE
 - FLOOD PLAIN
 - NON-PROGRAMMED OUTDOOR COURTYARD
 - PROPERTY BOUNDARY
 - CREEK
 - RAIL TRAIL
 - HYDRO LINE



No.	REVISION	DATE	BY
8	REVISIONS	2021.06.09	LC
7	REVISIONS	2021.03.17	LC
6	REVISIONS	2021.03.16	LC
5	REVISIONS	2021.02.02	RP
4	NEW FOOTPRINT DRAFT	2021.02.01	LC
3	DRAFT	2020.10.27	LC
2	DRAFT	2020.10.26	LC
1	DRAFT	2020.10.23	LC

CLIENT
INFRASTRUCTURE ONTARIO

FOTENN

Planning + Design

396 Cooper Street, Suite 300, Ottawa ON K2P 2H7
613.730.5709 www.fotenn.com

DESIGNED	UMG
REVIEWED	RP
DATE	2021.03.17

P2

Appendix C:
Correspondence with Municipality

Wednesday, 25 November 2020

Attention:
Jamie Posen
Senior Planner
Fotenn

Re: Zoning for a Correctional Facility

Dear Jamie,

The Municipality confirms that a Public Use by a Public Authority is a permitted use on the property legally described as Concession 3, Part of Lots 23 and 24, and Concession 4 Part of Lots 24 to 29, being Parts 2, 3, 5 and 6 on Reference Plan 15R10707.

Section 6.39 of Comprehensive Zoning By-law provides additional zoning provisions for public uses. According to Section 3.69 *the provisions of the Zoning By-law do not apply to the use of any lot or the location or use of any building or structure for the purpose of public use by...any department of the Government of Ontario*. These provisions are attached.

As per Section 6.39 (a)(iii) *the lot coverage, setback and yard requirements prescribed for the zone in which such land, building or structure is located shall be complied with. The property is zoned Institutional*. The Zoning requirements for the Institutional zone are attached.

Sincerely,

A handwritten signature in blue ink that reads "Amy Martin".

Amy Martin
Acting Director of Planning and Development

cc: Gary Dyke, Chief Administrative Office, Municipality of North Grenville
cc: Tate Kelly, Planner, Infrastructure Ontario
cc: John Taglieri, Senior Project Manager, Infrastructure Ontario

contravenes any of the provisions of this By-Law applicable to each individual remaining building, accessory building or lot.

- d) Except where specifically permitted by this By-Law, not more than one dwelling shall be located on a lot.
- e) Notwithstanding anything contained in this By-Law, no person shall use or occupy any building for residential purposes unless such building has received occupancy permission from the Municipality in accordance with the Ontario Building Code.
- f) Notwithstanding anything contained in the By-Law, no person shall use any building, structure or land for any purpose that would potentially have a negative impact on groundwater resources in the Municipality. As part of the building permit, severance or rezoning process, the applicant may be required to obtain Ministry of Environment approval for any use. Specifically, individual development proposals which require 50,000 litres or more of water per day will require a water taking permit from the Ministry of Environment. Notwithstanding the foregoing policy, the watering of livestock shall not require a water taking permit.
- g) Any activity, other than the watering of livestock or a public use, that involves the taking of 50,000 litres or more of water per day shall be defined as the “commercial taking of water” and shall be deemed to be a specific “land use” which must be recognized in a site specific zoning category within this By-Law.
- h) Except as otherwise specifically permitted in this By-law, the following structures are prohibited in any zone:
 - i. Shipping containers

6.39 PUBLIC USES AND UTILITIES

- a) The provisions of this By-Law shall not apply to the use of any lot or the location or use of any building or structure for the purpose of public use by the Corporation or by any local board of the Corporation as defined by *The Municipal Act, R.S.O. 1990*, as amended, any telephone or telecommunication corporation, any natural gas distribution system operated by the Corporation or on its behalf by a company distributing gas to the residents of the Corporation and possessing all the necessary powers, rights, licenses and franchise, any Conservation Authority, the United Counties of Leeds and Grenville, any department of the Government of Ontario or Canada, any use permitted under statutes of Ontario or Canada governing railway operations, including tracks, spurs and other

railway facilities provided that where such lot, building, structure, use or transmission facility is located in any zone:

- i. no goods, materials or equipment shall be stored in the open, except as permitted in such zone;
 - ii. any above ground use carried on under the authority of this paragraph in any residential zone shall be maintained in general harmony with residential buildings in such zone; and
 - iii. the lot coverage, setback and yard requirements prescribed for the zone in which such land, building or structure is located shall be complied with.
- b) Nothing in this By-Law shall prevent the use of any land as a public park, a public street or for the location of a properly authorized traffic sign or signal, any sign or notice of any Municipal, Provincial or Federal government department or authority, or any mail or utility box or for a street or prevent the installation of a watermain, sanitary/waste water sewer main, storm sewer main, water and/or waste water pumping station, gas main, pipeline, lighting fixtures, overhead or underground electrical facility, television, telecommunication, telephone, or other supply line or communication line or tower, or structure clearly accessory to the foregoing, provided that the location of same has been approved by the Municipality.

6.40 SETBACKS

6.40.1 Roads, Railways and TransCanada Pipeline

- a) A permit from the Ministry of Transportation is required for:
- i. the placing of a building, structure or entrance within 45 m (147 feet) of the limit of any provincial highway, 180 m (590 feet) of the centre point of any intersection on a King's Highway and 395 m (1,295 feet) of any intersection or interchange on a controlled-access highway (i.e. 416); and
 - ii. the placing of a sign within 400 m (1,312 feet) of the limit of the highway.
- b) No building or structure shall be erected in any zone closer than the sum of the front yard or exterior side yard requirement for such zone and the following where applicable:
- i. 15 metres (49 ft.) from the centre of the right-of-way of a County road; and
 - ii. 10 metres (32.8 ft.) from the centre of the right-of-way of a Municipal road.
- c) All development shall be set back a minimum of 10 metres (30 ft.) from the centreline of all private lanes.

SECTION 29 – I – INSTITUTIONAL ZONE

Within the Institutional (I) Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

29.1 PERMITTED USES

- ambulance station
- arena
- cemetery
- charitable camp
- club - commercial, private or fraternal organization
- community centre
- community facility
- conservation uses, including forestry, reforestation
- crematorium
- curling rink
- day nursery
- fair ground
- fire station
- health centre
- hospital
- library
- mobile canteen under license by the Municipality
- museum or art gallery
- nursing home or extended care facility
- place of assembly
- place of worship
- police station
- post office
- public administration office
- public campground
- public or private hospital
- public or private park, conservation area, playground, roadside park, public boat launch or swimming or picnicking area, playing field, recreational trail, swimming pool, wading pool, beach, picnic area, bandstand, skating rink,

skateboard park, tennis court, bowling green, golf course or other similar outdoor recreational uses, both passive and active

- public or private school
- public use
- public works garage
- recreation uses
- senior centre
- university or college
- building or structure related to a utility company, such as a natural gas company or telephone company
- accessory building, structures or use to a permitted use, including accessory retail uses, accessory eating establishments and accessory accommodations

29.2 ZONE REGULATIONS

<u>Provisions</u>	<u>No Municipal Water or Sewer</u>	<u>Municipal Water and Sewer</u>
Minimum lot area	2000 m ² (21528 ft ²)	Nil
Minimum lot frontage	30 metres (98.43 feet)	23 metres (75.9 feet)
Minimum front yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)
Minimum rear yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)
Minimum side yard	6 metres (19.7 feet)(a)	3 metres (9.8 feet)(b)
Minimum exterior side yard	12 metres (39.4 feet)	7.5 metres (24.6 feet)
Maximum building height	13 metres (42.7 feet)	13 metres (42.7 feet)
Minimum landscaped open space	10 % (c)	10 % (c)
Maximum lot coverage	40 %	40 %

Footnotes:

- a) Where an interior side yard abuts a residential zone such interior side yard shall be a minimum of 12 metres (39.4 ft.).
- b) Where an interior side yard abuts a residential zone such interior side yard shall be a minimum of 6 metres (19.7 ft.).
- c) Minimum landscaped open space shall include a solid fence a minimum of 1.5 metres (4.9 feet) in height constructed of wood, metal or equivalent material along any lot line that abuts a residential zone.

29.3 GENERAL PROVISIONS

All special provisions of Section 6 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the Institutional (I) Zone.

29.4 SPECIAL PROVISIONS**29.4.1 I Special Exception Zones**

Notwithstanding any other provision of this By-law to the contrary, on those lands delineated as being in a special exception zone the following provisions shall apply:

- a) **I-1-h** (Kemptville District Hospital)
 - i. An 80 unit apartment building, including 36 parking spaces shall be an additional permitted use.
 - ii. Removal of Holding Symbol: Notwithstanding the provisions of Section 29.2 to the contrary, on the lands zoned I-1, only those uses existing at the date of the passing of By-law /74-09 shall be permitted. The holding symbol (h) shall be removed in accordance with the applicable sections of the Planning Act, provided that the following item is addressed for the zone concerned: execution of the site plan control agreement.
- b) **I-2** (285 County Rd /44 – NG Municipal Centre)
 - i. Additional Permitted Uses:
 - Accommodation
 - Clinic

**Appendix D:
Functional Servicing Report**



**Kemptville Correctional Centre –
Functional Servicing Report
(Preliminary)**

Stantec Project No. 160401626

September 16, 2021

Prepared for:

Infrastructure Ontario

Prepared by:

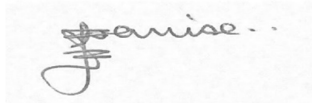
Stantec Consulting Ltd.

Revision	Description	Author		Quality Check		Independent Review	
0	Submitted to IO for Initial Review	NN	2021-09-13	DT	2021-09-15	KK	2021-09-15



KEMPTVILLE CORRECTIONAL CENTRE – FUNCTIONAL SERVICING REPORT (PRELIMINARY)

This document entitled *Kemptville Correctional Centre – Functional Servicing Report (Preliminary)* was prepared by Stantec Consulting Ltd. (“Stantec”) for the account of Infrastructure Ontario (the “Client”). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec’s professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.



Prepared by _____

Nwanise Nwanise, EIT



Reviewed by _____

Dustin Thiffault, P.Eng.



Approved by _____

Kris Kilborn



Table of Contents

1.0	INTRODUCTION	1.1
2.0	REFERENCES	2.1
3.0	POTABLE WATER SERVICING	3.1
3.1	EXISTING CONDITIONS	3.1
3.2	WATER DEMANDS	3.1
3.3	PROPOSED WATER SERVICING (KCC)	3.2
3.4	PROPOSED WATER SERVICING (REST OF SITE)	3.2
3.5	SUMMARY	3.2
4.0	WASTEWATER SERVICING	4.1
4.1	EXISTING CONDITIONS	4.1
4.2	DESIGN CRITERIA.....	4.2
4.3	PROPOSED SERVICING	4.3
4.4	SUMMARY	4.4
5.0	STORMWATER MANAGEMENT AND SERVICING	5.1
5.1	BACKGROUND	5.1
5.2	SWM OBJECTIVES	5.1
5.3	PREDEVELOPMENT CONDITIONS	5.1
5.4	PROPOSED DEVELOPMENT	5.2
6.0	GRADING AND DRAINAGE	6.1
7.0	GEOTECHNICAL INVESTIGATION	7.1
8.0	HEADWATER DRAINAGE FEATURE (HDF) ASSESSMENT	8.1
9.0	NATURAL HERITAGE ASSESSMENT	9.1
10.0	UTILITIES	10.2
11.0	EROSION CONTROL DURING CONSTRUCTION	11.3
12.0	APPROVALS/PERMITS	12.4
13.0	CONCLUSIONS	13.1
13.1	POTABLE WATER SERVICING	13.1
13.2	WASTEWATER SERVICING.....	13.1
13.3	STORMWATER MANAGEMENT AND SERVICING	13.1
13.4	SITE GRADING AND DRAINAGE	13.1
13.5	UTILITIES	13.2
13.6	APPROVALS/PERMITS	13.2

LIST OF TABLES

Table 3–1: Estimated Water Demands	3.1
Table 4–1: Estimated Wastewater Peak Flow	4.3



Table 5–1: Subcatchment Parameters 5.2

LIST OF FIGURES

Figure 1: Site Location 1.1

LIST OF APPENDICES

APPENDIX A PROPOSED CONCEPTUAL SITE PLAN (MARCH 2021)..... A.1

APPENDIX B POTABLE WATER SERVICING B.1

B.1 Population Count (Email from 2021-03-02)..... B.1
 B.2 Water Demand Calculations B.2
 B.3 Fire Flow Requirements per FUS Guidelines..... B.3
 B.4 Hydrant Flow Testing Results (LHS Inc.) B.4
 B.5 Preliminary Water Reservoir Sizing B.5

APPENDIX C SANITARY SERVICING C.1

C.1 Sanitary Sewer Design Sheet C.1
 C.2 Sanitary Sewer CCTV Inspection by CWW (June 2021) C.2

APPENDIX D STORMWATER MANAGEMENT D.1

D.1 Pre-Development Runoff Calculations D.1
 D.2 Post-Development Runoff Calculations D.2
 D.3 Regionally Specific 90th Percentile Runoff Volume Control Target (RVC_T) Requirements for Ontario D.3
 D.4 Preliminary Sizing of SWM Dry Pond..... D.4

APPENDIX E CORRESPONDENCE..... E.1

E.1 2021-04-09 Meeting Notes (Municipality of North Grenville, IO, Fotenn, and Stantec)..... E.1
 E.2 Correspondence with the Municipality of North Grenville..... E.2
 E.3 Correspondence with RVCA E.3
 E.4 Correspondence with Fotenn E.4
 E.5 Correspondence with the MECP E.5
 E.6 Correspondence with Hydro One E.6
 E.7 Correspondence with Tower Electronics Canada Inc E.7

APPENDIX F EXTERNAL REPORTS..... F.1

F.1 Draft Natural Heritage Assessment Report (Stantec, 2021) F.1

APPENDIX G COST ESTIMATE G.1

APPENDIX H FUNCTIONAL DRAWINGS (PRELIMINARY) H.1



Introduction

1.0 INTRODUCTION

The following report evaluates civil infrastructure requirements and potential constraints for the development of a new correctional facility in the Greater Kemptville Area, referred to as the Kemptville Correctional Centre (KCC) (otherwise known as Eastern Ontario Correctional Center) on behalf of Infrastructure Ontario (IO). The development site is bound by Highway 416 to the east, Prescott Street to the west, Concession Road to the north and Bedell Road to the south, as shown in **Figure 1** below. The site is approximately 72.2 ha in size and is currently occupied by the University of Guelph's Kemptville Agricultural Campus at the municipal address of 830 Prescott Street.



Figure 1: Site Location

The Agricultural Campus contains buildings on both sides of College Road, which divides the site into a northern and southern portion. The majority of the buildings, including research stations, halls, and



KEMPTVILLE CORRECTIONAL CENTRE – FUNCTIONAL SERVICING REPORT (PRELIMINARY)

Introduction

education centres, are located north of College Road. The site is serviced by the municipal potable water supply and discharges sanitary wastewater to a municipal sanitary sewer on Concession Road.

This report is for the first phase of a three-phase program. Phase 1 involves municipal consultation, a functional servicing and stormwater management report, and traffic impact and parking needs assessment. This report is based on background information obtained from IO, as well as available background imagery, surveys, and mapping.

Consultation with the Municipality of North Grenville, Rideau Valley Conservation Authority (RVCA), and the Ministry of the Environment, Conservation and Parks (MECP) is required as part of the servicing assessment of the subject site.



References

2.0 REFERENCES

The following background studies have been referenced during the preliminary servicing design for the proposed site:

- *City of Ottawa Design Guidelines – Water Distribution*, City of Ottawa, July 2010.
- *City of Ottawa Sewer Design Guidelines*, City of Ottawa, October 2012.
- *Conceptual Site Plan Options P2 and P3*, Fotenn Consultants Inc., dated March 17, 2021.
- *Design Guidelines for Drinking-Water Systems*, Ministry of the Environment, Conservation and Parks, 2008.
- *Draft Low Impact Development (LID) Stormwater Management Guidance Manual*, Ministry of the Environment & Climate Change, April 2017.
- *Design Guidelines for Sewage Works*, Ministry of the Environment, Conservation and Parks, 2008.
- *Water Supply for Public Fire Protection – A Guide to Recommended Practice*, Fire Underwriters Survey, 1999.
- *Stormwater Management Planning and Design Manual*, Ministry of the Environment, Conservation and Parks, March 2003.



Potable Water Servicing

3.0 POTABLE WATER SERVICING

3.1 EXISTING CONDITIONS

Potable water is supplied to the existing Agricultural Campus via a 150 mm diameter private watermain fed off the 200 mm diameter municipal watermain on Prescott Street. The private watermain continues eastwards on College Road to service each of the existing buildings. According to the Barn Side Campus Servicing Plan prepared by Novatech in February 2020, six (6) fire hydrants provide fire protection to the campus. A meter and backflow chamber are located immediately southeast of the connection to the 200 mm diameter municipal watermain on Prescott Street. The private main is connected to the municipal system at only one point.

Water usage data for the existing buildings was requested from the Municipality of North Grenville but are not available. The Municipality of North Grenville confirmed that the private water service to the Barn Side Campus has been shut off since the fall of 2020 as the buildings are currently vacant.

3.2 WATER DEMANDS

Water demands were estimated using the MECP’s Design Guidelines for Drinking-Water Systems (2008) to determine the typical operating pressures to be expected at the building (see detailed calculations in **Appendix B.2**). An average day (AVDY) demand rate of 400 L/p/day was applied for inmates and 50 L/p/day for staff. The inmate population was estimated to be 300 with an inmate-to-staff ratio of 1:0.76, as per correspondence with Fotenn and based on direction from IO. Please refer to **Appendix B.1** for this correspondence. Peaking factors for maximum day and peak hour demands were applied per the MECP’s *Design Guidelines for Drinking-Water Systems*, as applicable for populations of 500-1000. Maximum day (MXDY) demands were determined by multiplying the AVDY demands by a factor of 2.75. Peak hour (PKHR) demands were determined by multiplying the AVDY demands by a factor of 4.13. The estimated demands are summarized in **Table 3–1** below.

Table 3–1: Estimated Water Demands

	Population	AVDY (L/s)	MXDY (L/s)	PKHR (L/s)
Proposed KCC Bldg.	528	1.52	4.19	6.29
Outdoor Recreational Area	-	1.12	1.68	3.03
Existing Buildings		0.38	0.57	1.02
Total Site:	528 persons	3.02	6.44	10.34

Total site population shown in **Table 3–1** above includes only projected population for the proposed building.

The Fire Underwriters Survey methodology: Water Supply for Public Fire Protection (1999) was used to determine the fire flow requirement of the proposed development. The KCC building was



KEMPTVILLE CORRECTIONAL CENTRE – FUNCTIONAL SERVICING REPORT (PRELIMINARY)

Potable Water Servicing

considered to be classified as Group B, Division 1 per the Ontario Building Code (OBC) which relates to detention occupancies and permits a building area of no more than 12,000 m² at 2 storeys in height. Area reduction shall be achieved using fire separations such as fire walls and floor assemblies. Additionally, a sprinkler system designed to conform to NFPA 13 will be required for the building, to be incorporated within the mechanical design of the building by others. The sprinkler system was considered to be fully supervised due to the nature of the building use. Based on calculations per the FUS Guidelines (Refer to **Appendix B.3**), the minimum required fire flow for the KCC building is 9000L/min (150L/s).

Results from the fire hydrant testing by LHS Inc. in June 2021 show that there is projected flow of 1098 L/min and 1250 L/min available in the existing fire hydrants closest to the proposed KCC building under fire flow conditions (at 20psi) (refer to **Appendix B.3** for fire hydrant flow results). The required fire flows are currently 9000L/min which exceeds the available flows hence, a reservoir will be required to augment the fire flow demands for the site.

A balancing tank with a preliminary size of 0.95 ML is proposed to meet additional fire suppression water demand (see **Appendix B.5**).

3.3 PROPOSED WATER SERVICING (KCC)

The existing 150 mm diameter private watermain on college road fed off the 200 mm diameter municipal watermain on Prescott Street will service the proposed KCC building. Refer to **Drawing OSSP-2** in **Appendix G**.

3.4 PROPOSED WATER SERVICING (REST OF SITE)

Potable water is to be provided to the remainder of the existing buildings proposed to be retained as part of the re-development works via the existing 150mm diameter watermain on College road.

3.5 SUMMARY

In summary, the existing 150 mm diameter private watermain on college road fed off the 200 mm diameter municipal watermain on Prescott Street will service the proposed KCC building. Potable water is to be provided to the remainder of the existing buildings proposed to be retained as part of the re-development works via the existing 150mm diameter watermain on College road.

Results from the fire hydrant testing by LHS Inc. in June 2021 show that there is projected flow of 1098 L/min and 1250 L/min available in the existing fire hydrants closest to the proposed KCC building under fire flow conditions (at 20psi). The required fire flows are currently 9000L/min which exceeds the available flows. A reservoir will be required to augment the fire flow demands for the site. A balancing tank with a preliminary size of 0.95 ML is proposed to meet additional fire suppression water demand.

Preliminary cost estimate of the proposed water servicing is \$921,500. This cost estimate may be revised in subsequent submissions (see **Appendix G** for cost estimate).



4.0 WASTEWATER SERVICING

4.1 EXISTING CONDITIONS

The subject site is currently served by a private network of sanitary sewers flowing by gravity to a small sanitary pump station. The gravity sewers culminate in a 200 mm diameter trunk sanitary sewer immediate upstream of the pump station. Sewage is discharged from the site via a 150 mm diameter forcemain about 780 m long and ultimately outletting to an existing sanitary maintenance hole on Concession Road near its intersection with the former Canadian Pacific Railway.

With the exception of the sanitary service to the dairy barn, all sanitary sewers are located north of College Road. The sanitary pump station is located immediately north of the existing welding shop.

Based on consultation with the Municipality of North Grenville, the capacity of the existing downstream municipal sanitary sewer network needs to be evaluated to see whether sufficient residual capacity exists to accept the additional flows from the KCC. Three locations within the downstream municipal sanitary sewer system have been selected for sanitary flow monitoring based on consultation with the Municipality. Tower Electronics have been engaged to complete the monitoring work, which may be in place until the end of September (depending on precipitation). The results of this work will determine whether the site can continue to discharge into the municipal sanitary sewer network, or whether on-site wastewater treatment (such as a lagoon) will be required.

The Municipality of North Grenville has also identified that the Bridge Street Sewage Pump Station (Bridge Street SPS) which ultimately serves the Barn Side Campus is operating at about 75% of its capacity, with the remaining 25% of its capacity reserved for other future developments, not including the KCC. There are plans to increase the capacity of the Water Pollution Control Plant (WPCP) serving the Town of Kemptville (and potentially serving the KCC), with the works going to tender in Fall 2021. The Municipality confirms that the Water Pollution Control Plant (WPCP) is running at about 65% capacity. However, due to future development the plant is projected to be at about 90% capacity soon, indicating the need for an expansion to keep up with the growing demands of the Town. The municipality confirmed that J. L. Richards is preparing detailed design for the Water Pollution Control Plant (WPCP) at the time of this study.

Based on consultations with the Municipality of North Grenville, Infrastructure Ontario, and J.L. Richards it was resolved that the sewage pump station at Bridge Street and WPCP will need to be upgraded in size to accommodate projected wastewater flows from the KCC. To facilitate this, J. L. Richards has provided the following scope of work for the upgrades:

- Update to the current design basis based on this additional flow and change in raw wastewater characteristics.
- Additional Biowin™ process simulations to investigate the impact of the updated design basis on the revised preliminary design of the proposed upgrades.
- Identification of required upgrades to accommodate the change in design basis.



KEMPTVILLE CORRECTIONAL CENTRE – FUNCTIONAL SERVICING REPORT (PRELIMINARY)

Wastewater Servicing

- Filing of Class Environmental Assessment Addendum to increase the rated capacities of Bridge Street SPS and/or Kemptville WPCP and make any other necessary amendments.

Infrastructure Ontario accepted to reimburse the Municipality for these additional works as they are directly related to the construction of the Kemptville Correctional Centre. Notes from correspondence with the Municipality of North Grenville are included in **Appendix E.1**.

Clean Water Works Inc. was commissioned to conduct CCTV investigation on the existing sanitary sewer including the forcemain discharging wastewater to the maintenance hole on concession road. The objective of the investigation was to determine the present condition of the existing sanitary sewer, its adequacy to service the proposed development and to recommend improvements if necessary.

The inspection was completed in July 2021 with 403.30m of 1137.80m of sanitary sewer inspected in 9 separate runs. The sewer runs inspected were classified according to their structural and operation and maintenance (O & M) ratings as shown in sanitary sewer inspection report in **Appendix C.1**. The condition of the sanitary sewer upstream of the SAN pump station appears to be in good condition but will require cleaning and replacement of some sealing rings in some locations identified in the inspection.

The size of the forcemain observed by the inspection was about 100mm diameter which is less than 150mm diameter shown in existing conditions drawing by Novatech. Inspection of the forcemain was hindered by the presence of wastewater at the inlet section (SAN pump station to MHSA 1) and its small size in the outlet section (MHSA 1 to SAN pump). Structurally it was observed to be of a minor defect grade, it is also rated to have significant O & M defect indicating the need for a replacement of this service (refer to **Appendix C.1** for sanitary sewer inspection report).

Tower Electronics is currently conducting sanitary flow monitoring work to determine the capacity of the existing offsite sanitary sewer infrastructure, see **Appendix E.6** for inspected route and correspondence with Tower Electronics. Recommendations from this study will be presented in subsequent reports. If the downstream municipal sanitary sewer system is found to be unable to accept the peak flows from the KCC, a larger wet well in the new sanitary pump station will be needed to provide peak flow attenuation.

Subsurface utility investigation, topographical survey, and data on the sewage pump station were not completed / available at this time of this report. The adequacy of the sewage pump station would be determined in subsequent reports when all of the required data are available.

4.2 DESIGN CRITERIA

Design criteria for the site were applied based on the MECP's *Design Guidelines for Sewage Works* as follows:

- Minimum velocity – gravity system - 0.6 m/s, forcemain - 0.8 m/s
- Maximum velocity – gravity system - 3.0 m/s, forcemain - 4.0 m/s
- Manning roughness coefficient for all smooth-walled pipes – 0.013
- Minimum sewer size – 150 mm diameter, forcemain – 100mm diameter
- Average wastewater generation (inmates) – 400 L/p/day
- Average wastewater generation (staff) – 50 L/p/day



KEMPTVILLE CORRECTIONAL CENTRE – FUNCTIONAL SERVICING REPORT (PRELIMINARY)

Wastewater Servicing

- Peaking factor (residential) – per the Harmon Equation (max. 4.0, min. 2.0)
- Extraneous flow allowance – 0.26 L/s/ha
- Maximum maintenance hole spacing – 110 m
- Minimum cover – 2.5 m
- Minimum sewer grade – 0.50 %

The estimated inmate and staffing population were confirmed via correspondence with Fotenn based on information from IO (see **Appendix B.1**). Sanitary sewer demands are based on an estimated population of 300 inmates and 228 staff.

4.3 PROPOSED SERVICING

The future sanitary sewer servicing arrangement will be determined by the adequacy of the existing sanitary sewer facilities in conjunction with site topography. The CCTV inspection shows that the existing sanitary sewer serving the existing buildings upstream of the sewage pump station are in good condition and can continue to service the existing buildings to be retained. The CCTV inspection revealed that the existing 100mm diameter has significant O & M defect indicating the need for a replacement of this service. Two options are being considered to replace this service depending on the invert of existing services and existing topography of the site. They are: A 150mm HDPE forcemain outleting to concession road, or 200mm diameter gravity sewer outleting to Prescott Street.

Recommendations from the offsite sanitary sewer pump station is required to determine that the anticipated peak sanitary flows from the correctional center does not exceed the capacity of the downstream municipal infrastructure. This may trigger the need for a wet well sized to attenuate peak sanitary flows from the site.

The anticipated wastewater peak flow generated from the proposed development is summarized in **Table 4–1** while the sanitary sewer design sheet is included in **Appendix C**. A total peak flow of 9.9 L/s is expected for the KCC building. An additional allowance for sanitary contributions from the existing buildings to be retained has been considered.

Table 4–1: Estimated Wastewater Peak Flow

Institutional Peak Flows					Infiltration Flow (L/s)	Total Peak Flow (L/s)
	Infiltration Area	Population	Peak Factor	Peak Flow (L/s)		
KCC Building	13.65 ha	528	3.96	6.0	3.5	9.90



KEMPTVILLE CORRECTIONAL CENTRE – FUNCTIONAL SERVICING REPORT (PRELIMINARY)

Wastewater Servicing

Existing buildings to be retained		-		0.4		
-----------------------------------	--	---	--	-----	--	--

1. Population breakdown for the KCC: 300 inmates and 228 staff.
2. Average wastewater generation (inmates) - 400 L/p/day.
3. Average wastewater generation (staff) - 50 L/p/day.
4. Peaking factor (residential) - per the Harmon Equation (max. 4.0, min. 2.0).
5. Extraneous flow allowance - 0.26 L/s/ha.
6. Unused area used as infiltration area.

Refer to **Drawing OSSP-2** in **Appendix G** for existing sanitary sewer arrangement and proposed relocations. Preliminary cost estimate of the proposed sanitary servicing is \$1,891,500. This cost estimate will be revised in subsequent submissions when the pending investigations are completed (see **Appendix G** for cost estimate).

4.4 SUMMARY

In summary, the condition of the existing sanitary sewer services has been confirmed to be in good condition and will be retained to service the existing buildings to be retained as well as the proposed development. Recommendations from onsite sewage pump station study and offsite sanitary sewer infrastructure is needed to determine capacity of downstream infrastructure to receive proposed sanitary outflows. Should the downstream municipal sanitary sewer system be found to be unable to accept the peak flows from the KCC, a larger wet well in the new sanitary pump station will be needed to provide further peak flow attenuation.



5.0 STORMWATER MANAGEMENT AND SERVICING

5.1 BACKGROUND

The subject site consists of open grass fields, an access road, and existing buildings comprising of 2.8% of the site. The open grass field area in its majority sheet flows towards Barnes Creek, while a shallow ditch on College Road collects run-off from the adjoining roadway. A storm sewer also exists within the development area north of College Road and drains directly into Barnes Creek. No existing stormwater quality/quantity controls were noted as part of preliminary site investigation.

5.2 SWM OBJECTIVES

The goal of this stormwater servicing and stormwater management (SWM) plan is to determine at a functional level, the measures necessary to control the quantity and quality of stormwater released from the proposed development to meet the criteria established during consultations with the Municipality of North Grenville and the Rideau Valley Conservation Authority (RVCA).

The proposed stormwater management plan is designed to detain runoff on rooftops, in bioswales and within a dry pond SWM facility to ensure that peak flows after construction will not exceed the predevelopment flow rates from the site while maintaining compliance to the water balance and thermal mitigation requirements set by the RVCA (see correspondence in **Appendix E.2**). The design methodology for the SWM component of the development is as follows:

- Restrict peak development site outflows to predevelopment rates within all areas.
- Storm events beyond the 5-year predevelopment peak release rate to be stored on-site.
- Predevelopment runoff rates to be determined as per existing conditions.
- Minimum time of concentration of 10 minutes or as calculated.
- Quality control to be provided to Enhanced level of protection (80%) as directed by the local conservation authority.
- Stormwater must consider thermal impacts on the receiving waterbodies
- Stormwater must consider water budget/balance

Stormwater must consider the upcoming changes to the ECA process including new design criteria. This includes:

- Water balance or runoff volume control to the 90th percentile annual rainfall event
- Ensure no downstream erosion or increase in flooding
- Explore LID measures on-site
- Other relevant recommendations from the Headwater Drainage Feature Assessment will need to be integrated into the stormwater management approach.

5.3 PREDEVELOPMENT CONDITIONS

A developed site area of 72.28 ha was assumed to provide adequate space for all building and access areas as detailed on **Drawing OSSP-2** in **Appendix H**. Predevelopment subcatchment



KEMPTVILLE CORRECTIONAL CENTRE – FUNCTIONAL SERVICING REPORT (PRELIMINARY)

Stormwater Management and Servicing

parameters were assumed as follows, and a modeling exercise was completed with PCSWMM accounting for the estimated major and minor systems to evaluate the storm sewer infrastructure. Existing conditions model assumed sheet flow from the southwest corner of the property to the northeast measuring an approximate flow path of about 1,058m over an approximately 1.5% slope.

Table 5–1: Subcatchment Parameters

Subcatchment Parameter	Value
Infiltration Method	CN Value
Curve Number	86
N Imperv	0.013
N Perv	0.25
Dstore Imperv (mm)	1.57
Dstore Perv (mm)	4.67
Zero Imperv (%)	0
Impervious area (%)	2.81

Based on the 100-year storm event, an estimated peak pre-development site runoff of 430 L/s was identified for the 72.28ha development area. Refer to **Appendix D.1** for predevelopment analysis.

5.4 PROPOSED DEVELOPMENT

Stormwater runoff from the post development area is proposed to drain into a bioswale equipped with an underdrain outleting to a dry pond. The bioswale shall provide stormwater quality treatment, volumetric storage and temperature control needed to meet the RVCA water quality and thermal mitigation criteria. Clear stone media beneath the proposed bioswale is proposed to provide additional volumetric storage to meet runoff volume control / water balance requirements.

The MECP’s Draft Low Impact Development (LID) Stormwater Management Guidance Manual (2017) provides guidance for the design of the low impact development features such as bioswales. It also provides the Runoff Volume Control Target (RVC_T) for new development, redevelopment, infill development, reurbanization, linear infrastructure and retrofits in Ontario. **Appendix D.4** shows the regionally specific 90th percentile Runoff Volume Control Target (RVC_T) requirements for Ontario. Based on this chart, the 90th percentile annual rainfall event for Kemptville ranges from 28mm - 29mm.

The volume of runoff storage required is calculated as follows:

$$RVC_T = \text{Impervious area (m}^2\text{)} \times 90^{\text{th}} \text{ Percentile rainfall (m)}$$

$$RVC_T = 64,591.75 \times 0.029$$

$$RVC_T = 1,870\text{m}^3$$

The runoff volume control target will be provided using the proposed site Bioswales. At this preliminary stage where the subsoil properties, groundwater elevations, and site grade are yet to be determined, the static volume of the bioswale clear stone bedding has been calculated to meet the entirety of runoff volume storage irrespective of bioswale exfiltration during the design storm event.



KEMPTVILLE CORRECTIONAL CENTRE – FUNCTIONAL SERVICING REPORT (PRELIMINARY)

Stormwater Management and Servicing

Ditch sections of 0.35m in depth with a 1m wide flat bottom and 3:1 side slopes have been assumed as surface treatment for each bioswale area. Clear stone media for each bioswale is proposed at 3m in width (extending to top of banks of each swale). An underdrain for each bioswale is proposed at a depth of 1.0m, with a further infiltration storage area extending to a depth of 1.3m below the underdrain of each bioswale, meeting the runoff volume control target for the development. Perimeter bioswales are estimated to cover a length of approximately 1,200m within the proposed development as described in calculations within **Appendix D.1**. Underdrain sizing will require design modifications to suit all events at the detailed design stage. Geotechnical investigation and topographical survey data are underway and will be used in subsequent submissions to complete the functional design of the bioswale.

The SWM bioswale equipped with underdrain and clear stone filtration layers will provide water balance through storm runoff volume control (RVC_T) achieved by retention, volume capture and treatment of run-off. Bioswale outflows are in turn directed to the proposed dry pond SWM facility equipped with a reversed sloped outlet to provide storm quantity control during significant rainfall events (2-year storm and above) with release to Barnes Creek based on predevelopment conditions.

Size of the dry pond facility was determined through iteration of the PCSWMM model for post-development conditions in consideration of the previously noted bioswale configuration, and with orifice sizing to permit retention of the 100-year storm event with release to pre-development levels. The proposed SWM facility assumes a 375mm outlet orifice with an active head of 2.5m to achieve a post development release within acceptable levels. The proposed SWM dry pond is estimated to have a dimension of 100m x 75m with 3:1 side slope to meet the required 100-year post development storage volume of approximately 21,770m³. It is estimated that the proposed SWM facility will require an area in plan measuring approximately 0.90ha, including a 20% contingency for grading restrictions dependent on ultimate pond location.

Preliminary cost estimate of the proposed stormwater management plan is about \$1,682,175. (see **Appendix G** for cost estimate). This cost estimate will be revised in subsequent submissions when the pending investigations are completed.



Grading and Drainage

6.0 GRADING AND DRAINAGE

The proposed re-development site measures approximately 72 ha in area currently draining northwards to Barnes Creek. A functional grading plan in accordance with all geotechnical recommendations is to be prepared when geotechnical investigations and topography survey data are available.

The proposed grading must also satisfy the stormwater management requirements for both development options described in **Section 5.0**. No geotechnical concerns regarding grading restrictions have been identified at the time of preparing this report. Any grading restrictions identified will be presented in subsequent submissions.

7.0 GEOTECHNICAL INVESTIGATION

A geotechnical investigation is currently ongoing. When completed, results and recommendations would be incorporated into the functional stormwater management and grading design.



8.0 HEADWATER DRAINAGE FEATURE (HDF) ASSESSMENT

Fieldwork related to the Headwater Drainage Feature Assessment (HDFA) is completed and the reporting in the progress by Stantec. The assessment and reporting on the HDFA are anticipated to be completed by mid-September. This HDF is a tributary to Barnes Creek and was identified as being an intermittent watercourse that provides flows and nutrients downstream to Barnes Creek (permanent fish habitat) and was also observed to provide seasonal fish habitat during periods of high flows. As such, the redevelopment of the Site and subsequent shifting of the HDF should maintain the function of the feature described in the report. During design of the proposed HDF realignment, natural channel design components should be considered to replicate and maintain the functions of the HDFA.

Mapping shows Barnes Creek and a headwater drainage feature within the study area. Our RVCA Headwater Drainage Features (HDF) monitoring program has 3 sampling locations upstream of the proposed project site.

Headwater drainage features (HDFs) provide a multitude of ecological and hydrological functions such as recharge, discharge, infiltration and the provision of food, water, sediments, nutrients, organic matter and energy to downstream reaches. HDFs can provide aquatic and terrestrial habitat. HDFs are increasingly coming under pressure for alterations in form of relocation, removal, channelization, channel lowering, ditching, piping, flow diversion, tile drainage, terracing, etc. The functional attributes that are evaluated include hydrology (surface and groundwater), riparian conditions, terrestrial and aquatic habitat. The Conservation Authority has an interest in the preservation of HDFs, recognizing their important functions with respect to watershed health and diversity (understanding existing conditions/values prior to proposed modifications).

Applications to alter HDFs shall be assessed in accordance with the document titled “Evaluation, Classification and Management of Headwater Drainage Features Guideline. Toronto and Region Conservation Authority and Credit Valley Conservation, TRCA Approval July 2013 (Finalized January 2014).

9.0 NATURAL HERITAGE ASSESSMENT

Stantec’s Environmental Services group was retained to complete a natural heritage assessment at the former University of Guelph’s Kemptville Agricultural Campus (the Site) to identify existing conditions and potential natural heritage constraints within the Site and 120 metre (m) buffer surrounding the Site.

The key natural heritage features identified within the Study Area which may impacted by the Project’s activities include the following:

- Watercourse (Permanent)
 - Damage or loss of function during proposed re-routing activities of the Barnes Creek tributary
- Species at Risk Habitat
 - Vegetation removal within the OAGM2 and OAGM4 vegetation communities will result in the removal of habitat for the provincially threatened eastern meadowlark and bobolink



KEMPTVILLE CORRECTIONAL CENTRE – FUNCTIONAL SERVICING REPORT (PRELIMINARY)

Utilities

- Building removal/decommissioning may result in the removal of nesting habitat for the provincially threatened barn swallow, if present
- Site grading and vegetation removal activities may result in the kill, harm, harassment of the provincially endangered butternut tree and/or their habitat

The following permitting considerations for the Project's proposed concept and associated activities have been recommended as follows:

- Ontario Regulation 174/06 under the *Conservation Authorities Act* (RVCA)
 - Site grading anticipated to occur within RVCA regulated lands
 - Re-routing of the Barnes Creek tributary
- Fisheries Act (DFO)
 - Re-routing of the Barnes Creek tributary
- Ontario Regulation 242/08 (s23.5) under the Endangered Species Act, 2007 (MECP)
 - Impacts to 30 hectares or less of eastern meadowlark and bobolink habitat (OAGM2 and OAGM4 vegetation communities)
- Ontario Regulation 242/08 (s23.6) under the Endangered Species Act, 2007 (MECP)
 - Impacts to barn swallow nesting structures (e.g., agricultural buildings and anthropogenic structures) (only if present during building decommissioning)
- Ontario Regulation 242/08 (s23.7) under the Endangered Species Act, 2007 (MECP)
 - Only if Project is considered eligible and is based on the results of a butternut health assessment

If required, further consultation with the MECP, via the submission of an Information Gathering Form, is recommended if the Project's activities are not anticipated to be eligible for registration under O. Reg. 242/08 and/or if impacts to SAR bats are anticipated. Refer to **Appendix F.1** for draft Natural Heritage Assessment report.

10.0 UTILITIES

Existing conditions drawings by Novatech indicate that Hydro, Natural gas and Fibre Optic cables are all available within the site. Hydro One was contacted in respect of the overhead power line traversing the site and to confirm if there is sufficient capacity in the nearby plant to support the proposed development. An estimate for the relocation of the power line was received. Loading information of the building is required (currently unavailable) to determine the adequacy of existing plant in the area to support the development. Refer to **Appendix E.5** for correspondence with Hydro One.

The site is currently serviced with natural gas. The existing gas services may need to be upsized to support the proposed development. Loading information from the building is required for Enbridge gas to determine the adequacy of its existing facilities to service the site.



11.0 EROSION CONTROL DURING CONSTRUCTION

In order to protect downstream water quality and prevent sediment build up in catch basins and storm sewers, erosion and sediment control measures must be implemented during construction. The following recommendations will be included in the contract documents and communicated to the Contractor.

1. Implement best management practices to provide appropriate protection of the existing and proposed drainage system and the receiving water course(s).
2. Limit the extent of the exposed soils at any given time.
3. Re-vegetate exposed areas as soon as possible.
4. Minimize the area to be cleared and grubbed.
5. Protect exposed slopes with geotextiles, geogrid, or synthetic mulches.
6. Provide sediment traps and basins during dewatering works.
7. Install sediment traps (such as SiltSack® by Terrafix) between catch basins and frames.
8. Schedule the construction works at times which avoid flooding due to seasonal rains.

The Contractor will also be required to complete inspections and guarantee the proper performance of their erosion and sediment control measures at least after every rainfall. The inspections are to include:

- Verification that water is not flowing under silt barriers.
- Cleaning and changing the sediment traps placed on catch basins.



Approvals/Permits

12.0 APPROVALS/PERMITS

Consultation with the Ministry of the Environment, Conservation, and Parks (MECP) is ongoing. Stantec contacted the MECP regarding environmental restrictions and regulatory requirements for a similar project and the MECP has confirmed that Infrastructure Ontario (IO) has their own Class EA document, which is applied to their infrastructure projects. Infrastructure Ontario confirmed that Schedule B of the Class EA typically applies for their correctional centre projects and that the MECP would coordinate directly with IO to confirm that all environmental regulatory requirements are being met.

In addition to the consultation requirements described above, if the ground or surface water volumes being pumped during the construction phase are between 50,000 and 400,000 L/day, it is required to register on the Environmental Activity and Sector Registry (EASR). A minimum of two to four weeks should be allotted for completion of the EASR registration and the preparation of the Water Taking and Discharge Plan by a Qualified Person as stipulated under O.Reg. 63/16. A Permit to Take Water (PTTW) through the MECP would be required for dewatering in excess of 400,000 L/day, which is unlikely for this site. However, if a PTTW is required, at least 4 to 5 months should be allowed for completion of the application and issuance of the permit by the MECP.

The geotechnical consultant is to provide guidance regarding any required dewatering works.



Conclusions

13.0 CONCLUSIONS

13.1 POTABLE WATER SERVICING

The existing 150 mm diameter private watermain on college road fed off the 200 mm diameter municipal watermain on Prescott Street will service the proposed KCC building. Potable water is to be provided to the remainder of the existing buildings proposed to be retained as part of the re-development works via the existing 150mm diameter watermain on College road.

Results from the fire hydrant testing by LHS Inc. in June 2021 show that there is projected flow of 1098 L/min and 1250 L/min available in the existing fire hydrants closest to the proposed KCC building under fire flow conditions (at 20psi). The required fire flows are currently 9000L/min which exceeds the available flows hence, a reservoir will be required to augment the fire flow demands for the site. A balancing tank with a preliminary size of 0.95 ML is proposed to meet additional fire suppression water demand.

13.2 WASTEWATER SERVICING

The condition of the onsite sanitary sewer services has been confirmed to be in good condition and will be retained to service the existing buildings to be retained as well as the proposed development. Recommendations from onsite sewage pump station study and offsite sanitary sewer infrastructure is needed to determine if the existing sanitary sewer. Should the downstream municipal sanitary sewer system be found to be unable to accept the peak flows from the KCC, a larger wet well in the new sanitary pump station will be needed to provide peak flow attenuation.

13.3 STORMWATER MANAGEMENT AND SERVICING

The goal of this stormwater servicing and stormwater management (SWM) plan is to determine, at a functional level, the measures necessary to control the quantity and quality of stormwater released from the proposed development to meet the criteria established during consultations with the Municipality of North Grenville and the Rideau Valley Conservation Authority (RVCA)

A SWM bioswale equipped with underdrain and clear stone filtration layers will provide water balance through storm runoff volume control (RVC_T) achieved by retention, volume capture and treatment of run-off. A dry pond SWM facility pond equipped with a reversed sloped outlet to a discharge ditch will provide peak storm runoff attenuation and release to Barnes Creek at predevelopment levels to ensure no deleterious flooding occurs downstream.

13.4 SITE GRADING AND DRAINAGE

The proposed re-development site measures approximately 72 ha in area which currently drains northwards to Barnes Creek. A functional grading plan in accordance with all geotechnical recommendations is to be prepared when geotechnical investigations and topography survey data are available.



Conclusions

13.5 UTILITIES

Existing conditions drawings by Novatech indicate that Hydro, Natural gas and Fibre Optic cables are all available within the site. Hydro One was contacted in respect of the overhead power line traversing the site and to confirm if there is sufficient capacity in the nearby plant to support the proposed development. The site is currently serviced with natural gas, and the existing gas services may need to be upsized to support the proposed development. Loading information from the building is required for Enbridge gas to determine the adequacy of its existing facilities to service the site.

13.6 APPROVALS/PERMITS

Consultation with the Ministry of the Environment, Conservation, and Parks (MECP) will commence shortly. The Class EA process will apply for the development of the KCC. A Permit to Take Water (PTTW) may be required if the dewatering during the construction of the proposed building is expected to exceed 400,000 L/day. For dewatering activities between 50,000 and 400,000 L/day, registration on the Environmental Activity and Sector Registry (EASR) will be required. Additional approval/permitting requirements may be identified in the geotechnical investigation report.



APPENDICES

Appendix A PROPOSED CONCEPTUAL SITE PLAN (MARCH 2021)



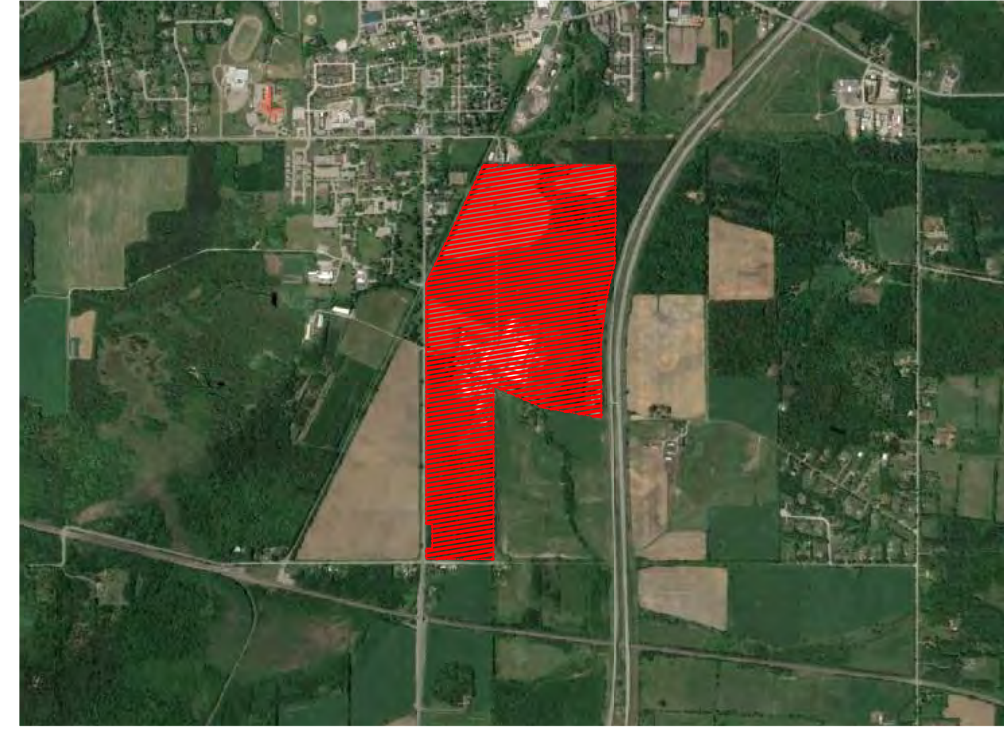


SITE INFORMATION

ZONING	INSTITUTIONAL (I)
SITE AREA	
Total Site Area:	722,068m ²
CORRECTIONAL CENTRE	
Building	15,959m ²
Outdoor Recreational Area	34,655m ²
PARKING RATES	RECOMMENDED
Correctional Centre	0.9 /inmate bed
Contingency	0.1 /inmate bed

1. This plan is conceptual and subject to all necessary studies, investigations and approvals.
2. This plan is intended to show potential location and orientation of the correctional facility template under study and highlight potential conflicts with existing environmental and built conditions with the single purpose of aiding further discussions. Further analysis, studies and approvals are required to validate the plan.
3. Lot lines, existing roads and surrounding areas are sourced from survey N00955-KAC-ORC-RPlan.

**KEMPTVILLE
CORRECTIONAL
CENTRE
OPTION 3**



**Proposed Buildings
to be Retained:**

- 30 Calf Barn
- 33 Farm Shop
- 34 Implement Storage Building/Welding Shop
- 35 Equipment Drive Shed
- 39 Bull Testing Station/ Heifer Barn
- 45 Horse Barn
- 46 AM Barr Display Arena
- 51 Agronomy Building

**Proposed Buildings
to be Removed:**

- 41 Pesticide Storage Building
- 42 Hay Storage
- 43 Horse Barn
- 44 Machinery Storage Building

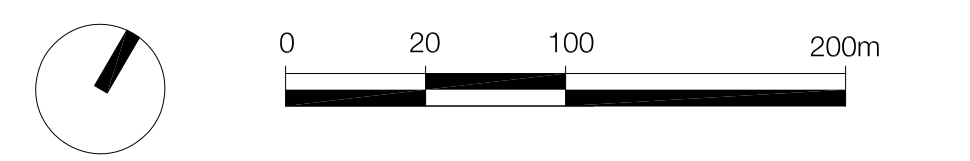
**Not Identified for
Retention or Removal**

- 52 Farm Machinery Storage

N/A = not identified, to be demolished

LEGEND

- PROPOSED BUILDING
- LANDS IDENTIFIED FOR LOCAL GREEN INITIATIVE
- FLOOD PLAIN
- NON-PROGRAMMED OUTDOOR COURTYARD
- PROPERTY BOUNDARY
- CREEK
- RAIL TRAIL
- HYDRO LINE



No.	REVISION	DATE	BY
8	REVISIONS	2021.08.09	LC
7	REVISIONS	2021.03.17	LC
6	REVISIONS	2021.03.16	LC
5	REVISIONS	2021.02.02	RP
4	NEW FOOTPRINT DRAFT	2021.02.01	LC
3	DRAFT	2020.10.27	LC
2	DRAFT	2020.10.26	LC
1	DRAFT	2020.10.23	LC

CLIENT
INFRASTRUCTURE ONTARIO

**FOTENN
Planning + Design**

396 Cooper Street, Suite 300, Ottawa ON K2P 2H7
613.730.5709 www.fotenn.com

DESIGNED	UMG
REVIEWED	RP
DATE	2021.03.17

P2

Appendix B POTABLE WATER SERVICING

B.1 POPULATION COUNT (EMAIL FROM 2021-03-02)



Chochlinski, Daniel

From: Jaime Posen <posen@fotenn.com>
Sent: Tuesday, March 2, 2021 10:07 AM
To: Kilborn, Kris
Cc: Thiffault, Dustin; Chochlinski, Daniel; Abdelnaby, Ahmed
Subject: RE: Kemptville Correctional Facility - Scope and Data request

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Kris,

I heard back from Tate, and apparently they have not yet received any direction from SolGen about the overall design. He'll forward along any information when received.

In the meantime, he provided a few answers to your questions, copied below:

- 1) Although I suspect this will only come with the revised site plan, we will need the number of beds/rooms and expected staff/visitors to determine population for sanitary and potable water demands.
 - a. In the Thunder Bay Correctional Centre Preliminary Servicing Report, the ECA for the existing lagoon was used to estimate the population. We don't have the same guidance for this site. – **please use bed count of 235 + 28% safety factor = 300 beds. Can use same ratio as was used for TBCC (1:0.76)**
- 2) The ECA for the existing sanitary pump station and forcemain is required. This would hopefully provide information on the capacity of the pump station and whether it can be used for our site (with or without upgrades to the pumps).
 - a. I checked Access Environment and couldn't find an ECA for this pump station or forcemain. The only ECA for the subject site showing up is an Air ECA for some laboratory exhaust systems the University of Guelph installed about 10 years ago.
 - b. Alternatively, we could reach out to the University of Guelph to determine who operates this pump station (could be OCWA, for example). They may be able to provide us additional information about its capacity. – **yes, please start by reaching out to U of G**
- 3) Once we receive confirmation of the Beds / Staffing levels we will have to have further Consultation with the Municipality of North Grenville to confirm if there is adequate capacity in their municipal system to pump all sanitary flows from the site to the current outlet on Concession Road. We will contact the municipality and ask for any available flow data within the sanitary sewer network in the vicinity of our site.
 - a. Of course, we can ask if they know an available capacity now, but will not be able to confirm our site's generation rate until the correctional facility's population is known. – **see 1a above. thanks**
- 4) If a sanitary wastewater treatment lagoon/leaching bed is required (based on reply from Point 3), its location will need to be determined in consultation with the Municipality. – **noted, thanks**
- 5) Hydrant flow testing for the hydrants serving the current Agricultural Campus will be required.
 - a. Based on the available information, it appears that there are 5 hydrants on the site. We will need to determine what infrastructure / buildings will require abandonment prior to completing flow testing on the system that would remain. – **noted, hoping to provide direction shortly.**
- 6) Consultation with the RVCA will be required to confirm stormwater quality control requirements for the sizing of a SWM pond. Additional SWM criteria such as the suitability of Barnes Creek as a site stormwater outlet (per the current configuration) will also need to be confirmed through them. Our Design is required for circulation of the Site Stormwater and outlet once the facility has been fit.

- a. The site resides within Wellhead Protection Area B and a Significant Groundwater Recharge Area according to the MECP's Source Protection Information Atlas, so additional restrictions on the use of a lagoon/leaching bed or SWM pond may be placed. – **When is it appropriate to begin consultation?**
- 7) Pre-application consultation with the MECP will be required as well which we will complete without preliminary servicing options. – **When is it appropriate to begin consultation?**
- 8) Consultation with utility partners to determine the existing hydro/natural gas/internet/cable service to the site. Any loading information or heat source contemplated for this facility would be appreciated from IO when we contact utilities. – **have reached out to NORR for loading info and heat source. Will provide ASAP**

Jaime Posen, MCIP RPP

Senior Planner
T 613.730.5709 ext. 236

From: Kilborn, Kris <kris.kilborn@stantec.com>
Sent: March 1, 2021 9:48 AM
To: Jaime Posen <posen@fotenn.com>
Cc: Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>; Abdelnaby, Ahmed <Ahmed.Abdelnaby@stantec.com>
Subject: RE: Kemptville Correctional Facility - Scope and Data request

Thanks Jaime

My concern at this point is the timeframes and meeting IO's deadlines for specific projects as there is a real push on an number of Other projects with IO right now. The Kemptville site has seemed to fallen off their radar a bit, however we still have substantial coordination Efforts to complete for the site.

Sincerely

Kris Kilborn

Senior Associate,
Business Center Practice Leader
Community Development

Mobile: 613 297-0571
Fax: 613 722-2799
kris.kilborn@stantec.com

Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Jaime Posen <posen@fotenn.com>
Sent: Monday, March 1, 2021 9:42 AM
To: Kilborn, Kris <kris.kilborn@stantec.com>
Cc: Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>;

Abdelnaby, Ahmed <Ahmed.Abdelnaby@stantec.com>

Subject: RE: Kemptville Correctional Facility - Scope and Data request

Hi Kris,

Thanks for checking in. I followed-up with John 2 weeks ago, asking about general direction and providing your questions / comments, but I never heard back.

I'll follow-up with him again, stay tuned.

Jaime Posen, MCIP RPP

Senior Planner

T 613.730.5709 ext. 236

From: Kilborn, Kris <kris.kilborn@stantec.com>

Sent: March 1, 2021 8:35 AM

To: Jaime Posen <posen@fotenn.com>

Cc: Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>;

Abdelnaby, Ahmed <Ahmed.Abdelnaby@stantec.com>

Subject: RE: Kemptville Correctional Facility - Scope and Data request

Good morning Jaime and Hope you had a great weekend

Just following up on the Kemptville site to see if we have any clear direction from IO
Please get back to me at your earliest as I am hoping to schedule into our Staff workload

Sincerely

Kris Kilborn

Senior Associate,
Business Center Practice Leader
Community Development

Mobile: 613 297-0571

Fax: 613 722-2799

kris.kilborn@stantec.com

Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Kilborn, Kris

Sent: Wednesday, February 17, 2021 5:03 PM

To: Jaime Posen <posen@fotenn.com>; Abdelnaby, Ahmed <Ahmed.Abdelnaby@stantec.com>

Cc: Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>

Subject: RE: Kemptville Correctional Facility - Scope and Data request

Good afternoon Jaime and hope all is well

Just wanted to follow up to see if you have heard anything back on the facility fit for Kemptville from Infrastructure Ontario.

I am hoping to circulate to some agencies the proposed servicing scenarios and have already reached out to Hydro One for status on the Overhead Hydro line which bisects the site.

If you are speaking with Infrastructure Ontario, we have compiled a list of questions we would like confirmation on.

- 1) Although I suspect this will only come with the revised site plan, we will need the number of beds/rooms and expected staff/visitors to determine population for sanitary and potable water demands.
 - a. In the Thunder Bay Correctional Centre Preliminary Servicing Report, the ECA for the existing lagoon was used to estimate the population. We don't have the same guidance for this site.
- 2) The ECA for the existing sanitary pump station and forcemain is required. This would hopefully provide information on the capacity of the pump station and whether it can be used for our site (with or without upgrades to the pumps).
 - a. I checked Access Environment and couldn't find an ECA for this pump station or forcemain. The only ECA for the subject site showing up is an Air ECA for some laboratory exhaust systems the University of Guelph installed about 10 years ago.
 - b. Alternatively, we could reach out to the University of Guelph to determine who operates this pump station (could be OCWA, for example). They may be able to provide us additional information about its capacity.
- 3) Once we receive confirmation of the Beds / Staffing levels we will have to have further Consultation with the Municipality of North Grenville to confirm if there is adequate capacity in their municipal system to pump all sanitary flows from the site to the current outlet on Concession Road. We will contact the municipality and ask for any available flow data within the sanitary sewer network in the vicinity of our site.
 - a. Of course, we can ask if they know an available capacity now, but will not be able to confirm our site's generation rate until the correctional facility's population is known.
- 4) If a sanitary wastewater treatment lagoon/leaching bed is required (based on reply from Point 3), its location will need to be determined in consultation with the Municipality.
- 5) Hydrant flow testing for the hydrants serving the current Agricultural Campus will be required.
 - a. Based on the available information, it appears that there are 5 hydrants on the site. We will need to determine what infrastructure / buildings will require abandonment prior to completing flow testing on the system that would remain.
- 6) Consultation with the RVCA will be required to confirm stormwater quality control requirements for the sizing of a SWM pond. Additional SWM criteria such as the suitability of Barnes Creek as a site stormwater outlet (per the current configuration) will also need to be confirmed through them. Our Design is required for circulation of the Site Stormwater and outlet once the facility has been fit.
 - a. The site resides within Wellhead Protection Area B and a Significant Groundwater Recharge Area according to the MECP's Source Protection Information Atlas, so additional restrictions on the use of a lagoon/leaching bed or SWM pond may be placed.
- 7) Pre-application consultation with the MECP will be required as well which we will complete without preliminary servicing options.
- 8) Consultation with utility partners to determine the existing hydro/natural gas/internet/cable service to the site. Any loading information or heat source contemplated for this facility would be appreciated from IO when we contact utilities.

I am hoping that the above may help expedite IO's review of the facility fit as a large majority of the civil due diligence is tied to the approved concept. I don't want to be in a position where IO wants this ASAP and we have substantial coordination to complete. As it presently sits we are probably looking at 4 weeks to have the conceptual design completed and circulated to agencies and allow suitable time for responses to include in our updated report.

Open to a call with yourself or IO to discuss

Stantec



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Jaime Posen <posen@fotenn.com>
Sent: Wednesday, February 10, 2021 2:42 PM
To: Abdelnaby, Ahmed <Ahmed.Abdelnaby@stantec.com>
Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Hearson, Mark <Mark.Hearson@stantec.com>
Subject: RE: Kemptville Correctional Facility - Scope and Data request

Thanks, Ahmed. Please let me know the details when you have them.

Jaime Posen, MCIP RPP
Senior Planner
T 613.730.5709 ext. 236

From: Abdelnaby, Ahmed <Ahmed.Abdelnaby@stantec.com>
Sent: February 10, 2021 2:26 PM
To: Jaime Posen <posen@fotenn.com>
Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Hearson, Mark <Mark.Hearson@stantec.com>
Subject: FW: Kemptville Correctional Facility - Scope and Data request

Hi Jamie,

Hope all is well! the counties asked for additional scope to Kempsville's transportation study. This will impact the scope and I wanted to give you a heads up.

I am checking the data requirements that will be needed complete the new scope and will advise hopefully by early next week.

Ahmed Abdelnaby M.Sc., P.Eng, RSP1.
Project Engineer, Transportation

Direct: ~~613-724-4405~~
Cell: 343-999-9252
ahmed.abdelnaby@stantec.com
Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

Please consider the environment before printing this email.

Le contenu de ce courriel est la propriété confidentielle de Stantec et ne devrait pas être reproduit, modifié, distribué ou utilisé sans l'autorisation écrite de Stantec. Si vous avez reçu ce message par erreur veuillez supprimer sans délai toutes ses copies et nous en aviser immédiatement.

From: Mallory, Elaine <Elaine.Mallory@uclg.on.ca>
Sent: Monday, February 8, 2021 3:47 PM
To: Abdelnaby, Ahmed <Ahmed.Abdelnaby@stantec.com>
Cc: Karen Dunlop <kdunlop@northgreenville.on.ca>; Kester, Rick <Rick.Kester@uclg.on.ca>
Subject: RE: Kemptville Correctional Facility - Scope and Data request

Good afternoon Ahmed:

The Counties has reviewed the scope of work that you have provided and would request that you also identify speed limits along the study route for the purpose of review and identification if they are

appropriate or if changes would be recommended. I would encourage you to confirm that Ms. Dunlop is also satisfied with the scope of the study, if this has not already been done.

I have made inquiry respecting the data you requested and will forward this to you as soon as I hear back.

My apologies for the delay in responding to your inquiry.

Sincerely,

Elaine M. Mallory, Planner I

United Counties of Leeds and Grenville

25 Central Ave. W., Suite 100, Brockville, ON K6V 4N6

Tel: 613-342-3840 / 1-800-770-2170 ext. 2422



From: Abdelnaby, Ahmed <Ahmed.Abdelnaby@stantec.com>

Sent: January 27, 2021 12:07 PM

To: Mallory, Elaine <Elaine.Mallory@uclg.on.ca>

Cc: Amy Martin <amartin@northgrenville.on.ca>; Karen Dunlop <kdunlop@northgrenville.on.ca>; Hearson, Mark <Mark.Hearson@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>

Subject: Kemptville Correctional Facility - Scope and Data request

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Afternoon Elaine,

Thank you for reaching out earlier today!

We are reaching out to engage the county with a proposed correctional facility located at the municipality of North Grenville. The correctional facility is proposed to be located at the north east of the intersection of Prescott Street at College Road and includes 235 beds with approximately 342,541 sq.ft in GFA.

An aerial image is provided at the end of this email for context. We are reaching out at the direction of the municipality to engage the county and get input and comments on the study's scope and also to request data, if available.

The municipality is CC'ed so we can have a bigger email thread in case there are any additional comments.

The scope includes analyzing the following intersections:

- 1- Site Access at College Road;
- 2- College Road at Prescott St; and
- 3- Prescott St at Concession Road.

The TIS will follow MTO's guidelines covering:

- 1- Traffic capacity analyses for:
 - a. Existing Conditions,
 - b. Background at buildout year (2021/2022 ~ assumed 2022)
 - c. Total Future conditions at site Buildout (2022)
 - d. Total Future conditions 5 years beyond (2027)
 - e. Total Future conditions 10 years beyond (2032)
- 2- Intersection site distances for site access at college road and College Rd/Prescott St
- 3- Intersection warrants where applicable:
 - a. Right and left turn auxiliary lanes;
 - b. Signalization warrants where applicable.
- 4- Active transportation review.
- 5- Parking requirements and forecasts

I would like to use this opportunity to **request data**. The municipality doesn't currently have traffic movement counts at the study are intersections and we wanted to check if the county would have traffic volume data especially at the following locations.

AM and PM Intersection Movement Counts at:

- College Road at Prescott St; and
- Prescott St at Concession Road.

If no data is available, we will likely end collecting counts and applying correction factors to any collected counts. The correction factors in this case would be relying on: traffic volume forecasts (PM 2015 versus Future forecasts at key locations as per North Grenville TMP) + Google Mobility reports which show reductions of trips by trip type due to COVID.



Again thank you for your quick turnaround! Please feel free to reach out if you have any comments or questions related to the scope or data request.

I would appreciate circulating information to intended parties only, due to the nature of the project's confidentiality.

Have a wonderful day!

Ahmed Abdelnaby M.Sc., P.Eng, RSP1.
Project Engineer, Transportation

Direct: ~~613-724-4405~~
Cell: 343-999-9252
ahmed.abdelnaby@stantec.com
Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

Please consider the environment before printing this email.

Le contenu de ce courriel est la propriété confidentielle de Stantec et ne devrait pas être reproduit, modifié, distribué ou utilisé sans l'autorisation écrite de Stantec. Si vous avez reçu ce message par erreur veuillez supprimer sans délai toutes ses copies et nous en aviser immédiatement.

This e-mail originated from the United Counties of Leeds and Grenville e-mail system. Any distribution, use or copying of this e-mail or the information it contains, by other than the intended recipient(s) is unauthorized. Thank you.

B.2 WATER DEMAND CALCULATIONS



Kemptville Correctional Centre - Domestic Water Demand Estimates (Functional Servicing Analysis)

- Based on population count and staffing ratio provided by Fotenn on 2021-03-02



Building ID	Area (m ²)	Population	Daily Rate of Demand ¹ (L/p/day)	Avg. Day Demand		Max. Day Demand ²		Peak Hour Demand ²	
				(L/min)	(L/s)	(L/min)	(L/s)	(L/min)	(L/s)
KCC									
Inmates	-	300	400	83.3	1.39	229.2	3.82	344.2	5.74
Staff	-	228	50	7.9	0.13	21.8	0.36	32.7	0.54
Total Site :				91.3	1.52	250.9	4.18	376.9	6.28

1 For the purpose of this study it is predicted that institutional facilities will be operated 24 hours per day.

2 Water demand criteria used to estimate peak demand rates for development areas are as follows:

maximum day demand rate = 2.75 x average day demand rate

maximum hour demand rate = 4.13 x average day demand rate

B.3 FIRE FLOW REQUIREMENTS PER FUS GUIDELINES





FUS Fire Flow Calculation Sheet

Stantec Project #: 160401626

Project Name: Kemptville Correctional Centre (Preliminary FSR)

Date: 2021-08-31

Fire Flow Calculation #: 1

Description: Building Group B, Division 1, per OBC 3.2.2.37

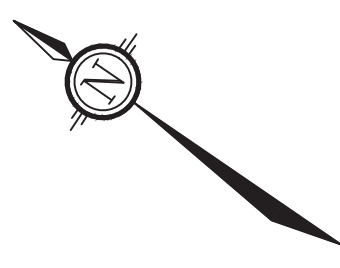
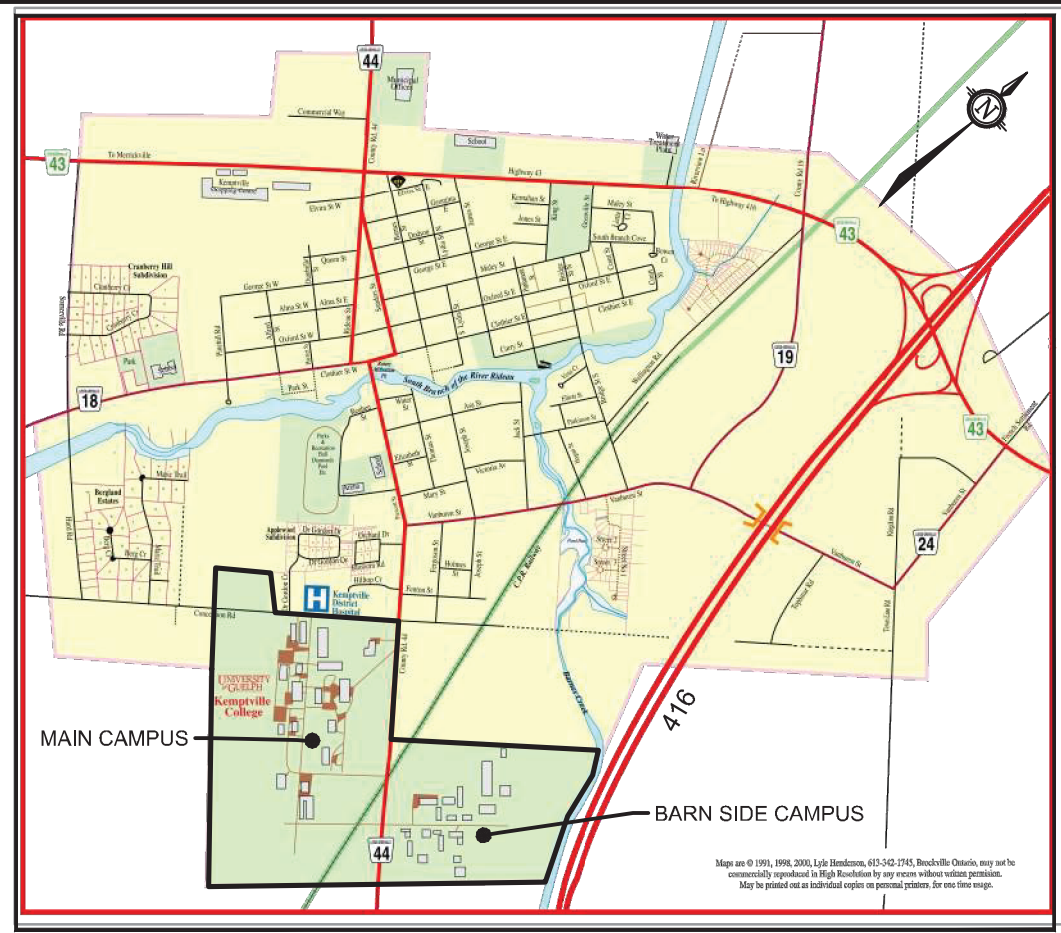
Approx. building GFA per Fotenn 2021-03-17 conceptual plan = 26,000 m². Assumed firewalls to partition building to maximum

Notes: 12,000 m² @ 2 storeys in height per OBC 3.2.2.37 (c). Floor assemblies shall have fire separations with a fire-resistance rating not less than 2 hr.

Step	Task	Notes	Value Used	Req'd Fire Flow (L/min)					
1	Determine Type of Construction	Non-Combustible Construction	0.8	-					
2	Determine Ground Floor Area of One Unit	Gross Floor Area based on fire separations in floor assemblies and fire wall	13000	-					
	Determine Number of Adjoining Units	-	1	-					
3	Determine Height in Storeys	Does not include floors >50% below grade or open attic space	1	-					
4	Determine Required Fire Flow	(F = 220 x C x A ^{1/2}). Round to nearest 1000 L/min	-	20000					
5	Determine Occupancy Charge	Limited Combustible	-15%	17000					
6	Determine Sprinkler Reduction	Conforms to NFPA 13	-30%	-8500					
		Standard Water Supply	-10%						
		Fully Supervised	-10%						
		% Coverage of Sprinkler System	100%						
7	Determine Increase for Exposures (Max. 75%)	Direction	Exposure Distance (m)	Exposed Length (m)	Exposed Height (Stories)	Length-Height Factor (m x stories)	Construction of Adjacent Wall	-	-
		North	> 45	0	2	0-30	Wood Frame or Non-Combustible	0%	850
		East	> 45	0	2	0-30	Wood Frame or Non-Combustible	0%	
		South	30.1 to 45	16	2	31-60	Wood Frame or Non-Combustible	5%	
		West	> 45	0	2	0-30	Wood Frame or Non-Combustible	0%	
8	Determine Final Required Fire Flow	Total Required Fire Flow in L/min, Rounded to Nearest 1000L/min							9000
		Total Required Fire Flow in L/s							150.0
		Required Duration of Fire Flow (hrs)							2.00
		Required Volume of Fire Flow (m ³)							1080

B.4 HYDRANT FLOW TESTING RESULTS (LHS INC.)





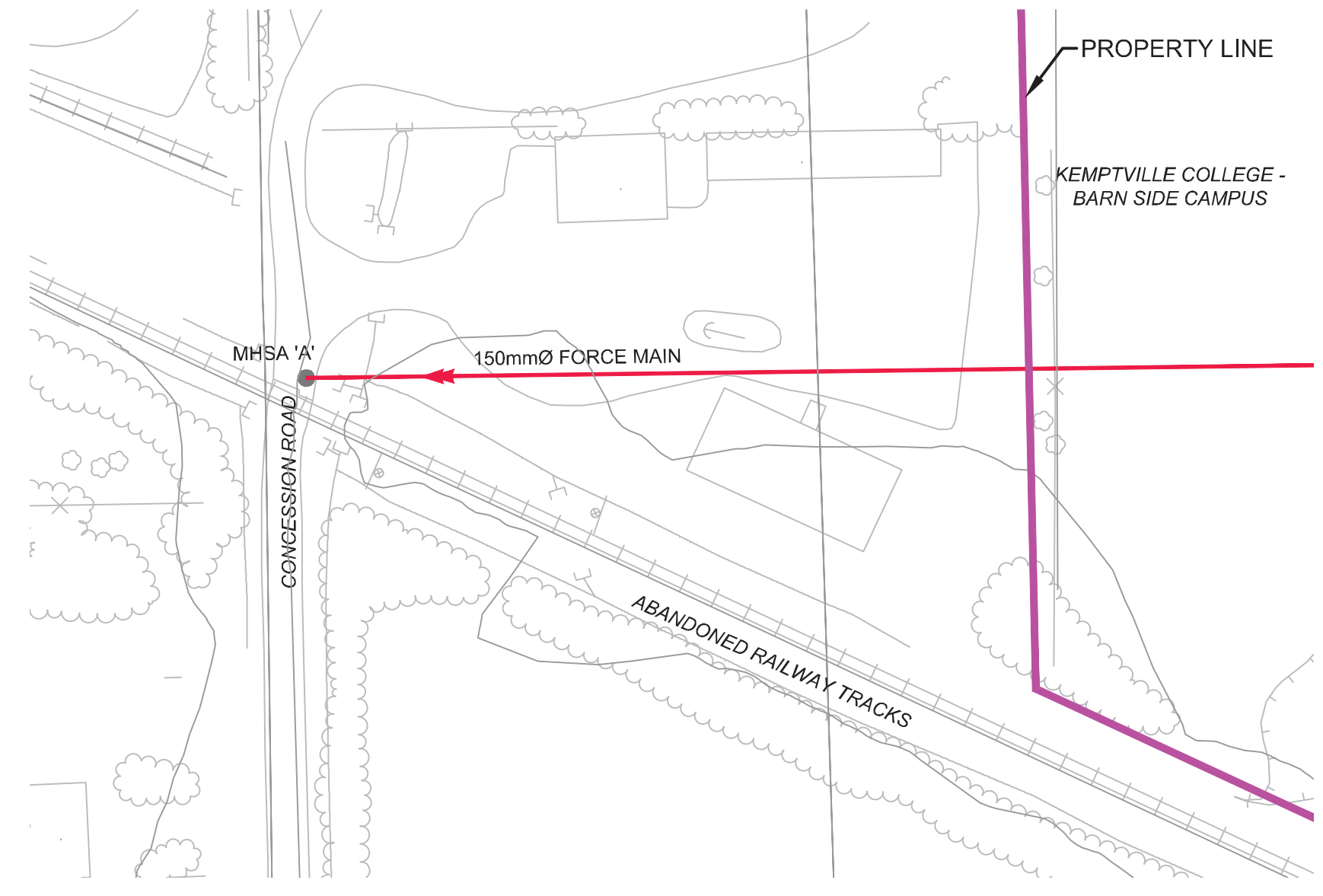
- LEGEND**
- PROPERTY LINE
 - CREEK
 - EXISTING MUNICIPAL SANITARY SEWER
 - - - EXISTING MUNICIPAL WATERMAIN
 - EXISTING SANITARY SEWER
 - - - EXISTING STORM SEWER
 - - - EXISTING FIBRE (APPROX)
 - - - EXISTING GAS (APPROX.)
 - - - EXISTING WATERMAIN
 - - - ABANDONED WATERMAIN
 - - - WATERMAIN UPGRADES PROPOSED IN FEBRUARY 2016 "IN-GROUND INFRASTRUCTURE ASSESSMENT" (R-2016-016)
 - - - ABANDONED SANITARY SEWER
-
- HD4 ★ EXISTING SITE LIGHT & ID
 - EMH1 ● EXISTING ELECTRICAL MANHOLE & ID
 - CB2 ■ EXISTING CATCHBASIN & ID
 - STM1 ● EXISTING STORM MANHOLE & ID
 - SAN2 ● EXISTING SANITARY MANHOLE & ID
 - FH3 ⊕ EXISTING FIRE HYDRANT & ID
 - V1 ● EXISTING VALVE BOX & ID
-
- Proposed location of hydrant flow testing.

Markup for hydrant flow testing request created by Stantec Consulting Ltd. on 2021-05-04 based on concept plan by Fotenn dated 2021-03-17 and existing condition drawings prepared by Novatech dated 2020.

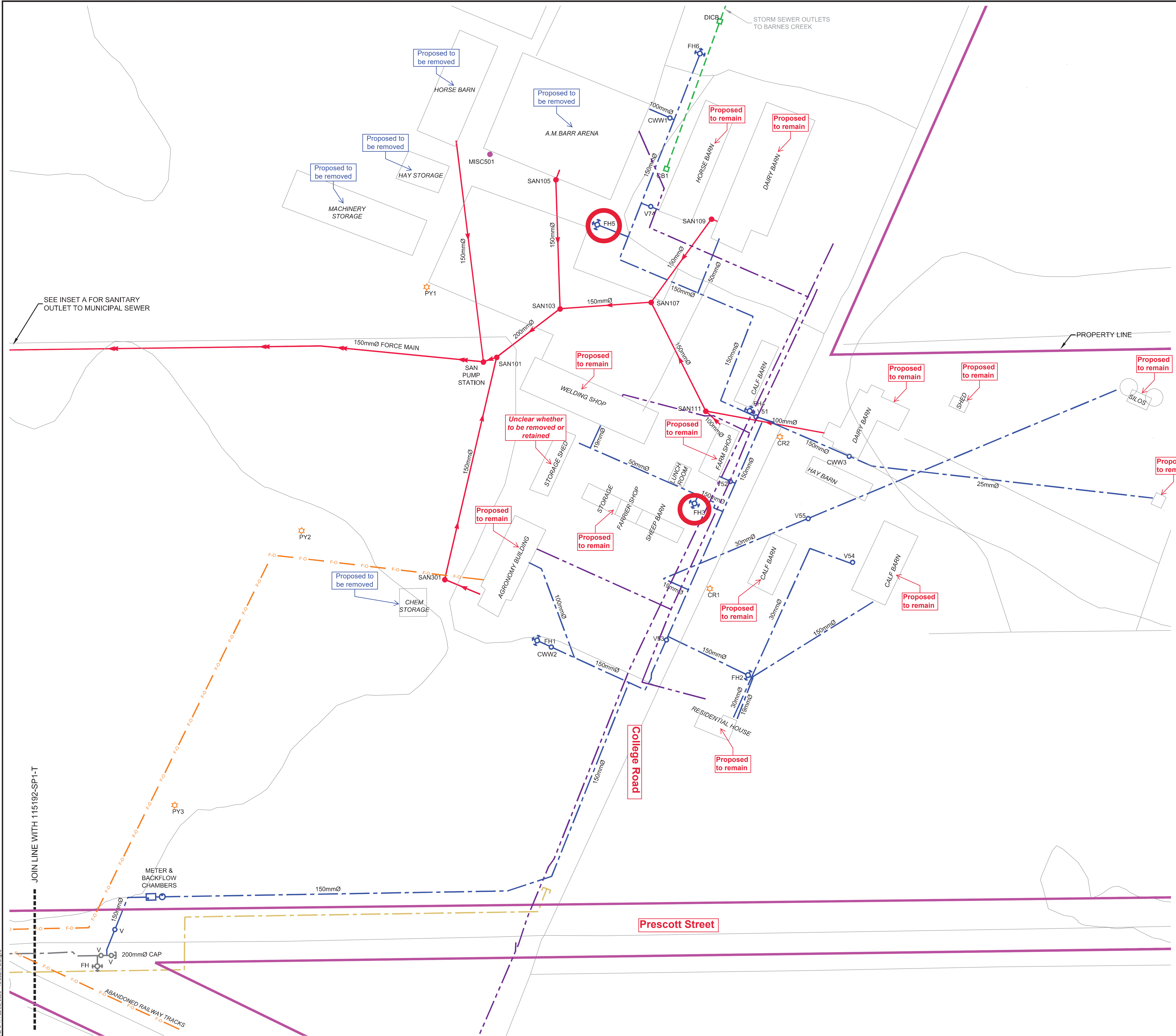
Site: Former University of Guelph Barn Side Agricultural Campus (Kemptville)

Total number of hydrants to be tested: 2

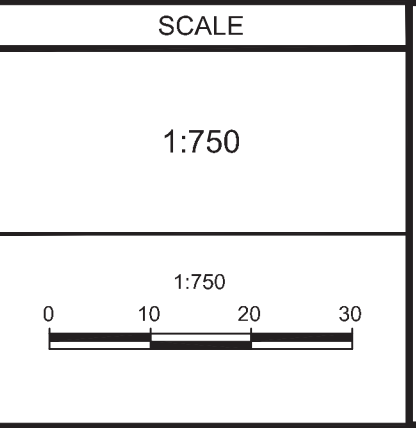
Flow testing results to include flowrate at 20 psi residual pressure.



INSET A:
FORCEMAIN OUTLET TO MUNICIPALITY SANITARY AT CONCESSION ROAD
NOT TO SCALE



NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.



C:\Users\115192\OneDrive\115192\Projects\SP21-Feb-20-2020-10-05am.dwg, SP21-Feb-20-2020-10-05am.dwg



LHS INC.

P.O. Box 712 Cobourg ON K9A 4R5

905-377-0715 / 1-866-622-4022

Email: info@lhsinc.com

Client	Stantec Construction 1331 Clyde Ave Suite 400 Ottawa	Site	Barn Side Campus Kemptville, On
		Site Contact Phone	

FIRE FLOW TEST

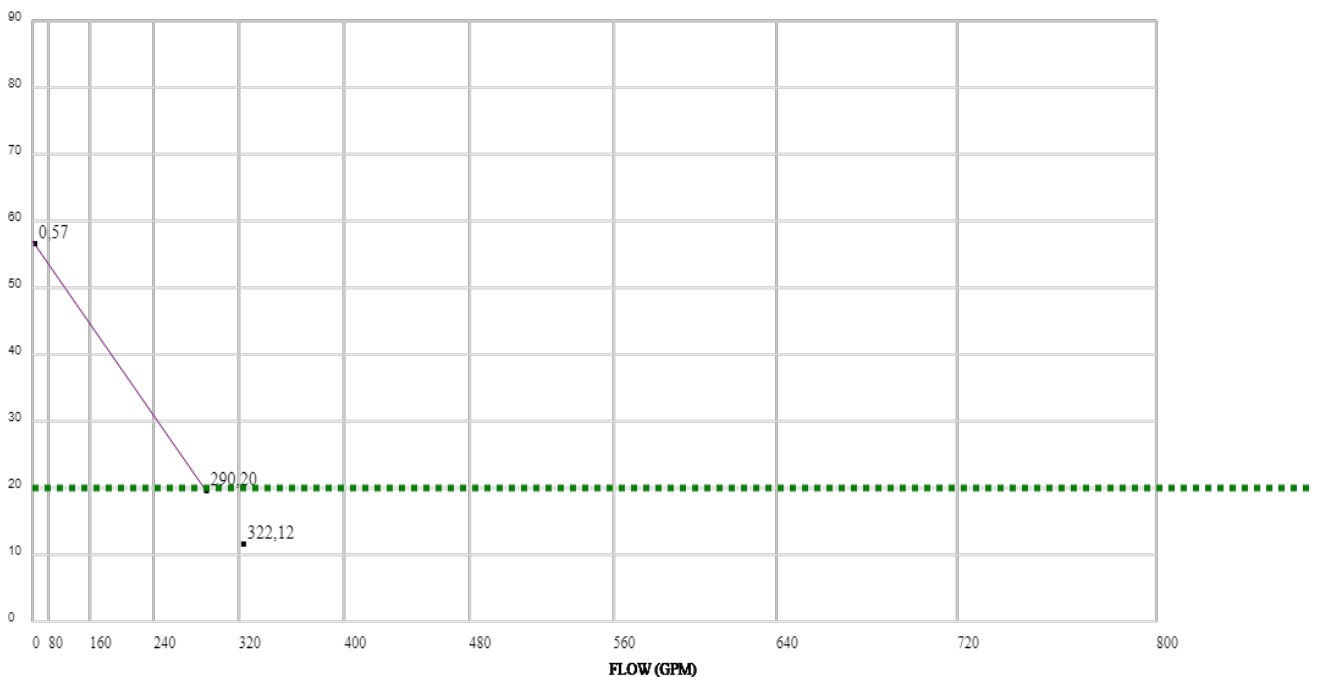
Fire Flow Date	June 23, 2021 - 2:43 pm	Hydrant Colours	RED - C	0-500
Site	Barn Side Campus Kemptville, On		ORANGE - B	500-1000
Static Hydrant	#5		GREEN - A	1000-1500
Notes	Complications shutting down, Issues down below.		BLUE - AA	>1500
Flow Hydrant	#6			

Single Port

Static	57 psi
Residual 1	12 psi
Flow	9 psi
Observed	322 US GPM 268 IMP GPM 1219 L / MIN
Projected @ 20psi	290 US GPM 241 IMP GPM 1098 l/min.

Two Port

Static	- psi
Residual 2	- psi
Flow 2 (x2)	- psi
Observed	- US GPM - IMP GPM - L / MIN
Projected @ 20psi	- US GPM - IMP GPM - l/min.





LHS INC.

P.O. Box 712 Cobourg ON K9A 4R5

905-377-0715 / 1-866-622-4022

Email: info@lhsinc.com

Client	Stantec Construction 1331 Clyde Ave Suite 400 Ottawa	Site	Barn Side Campus Kemptville, On
		Site Contact Phone	

FIRE FLOW TEST

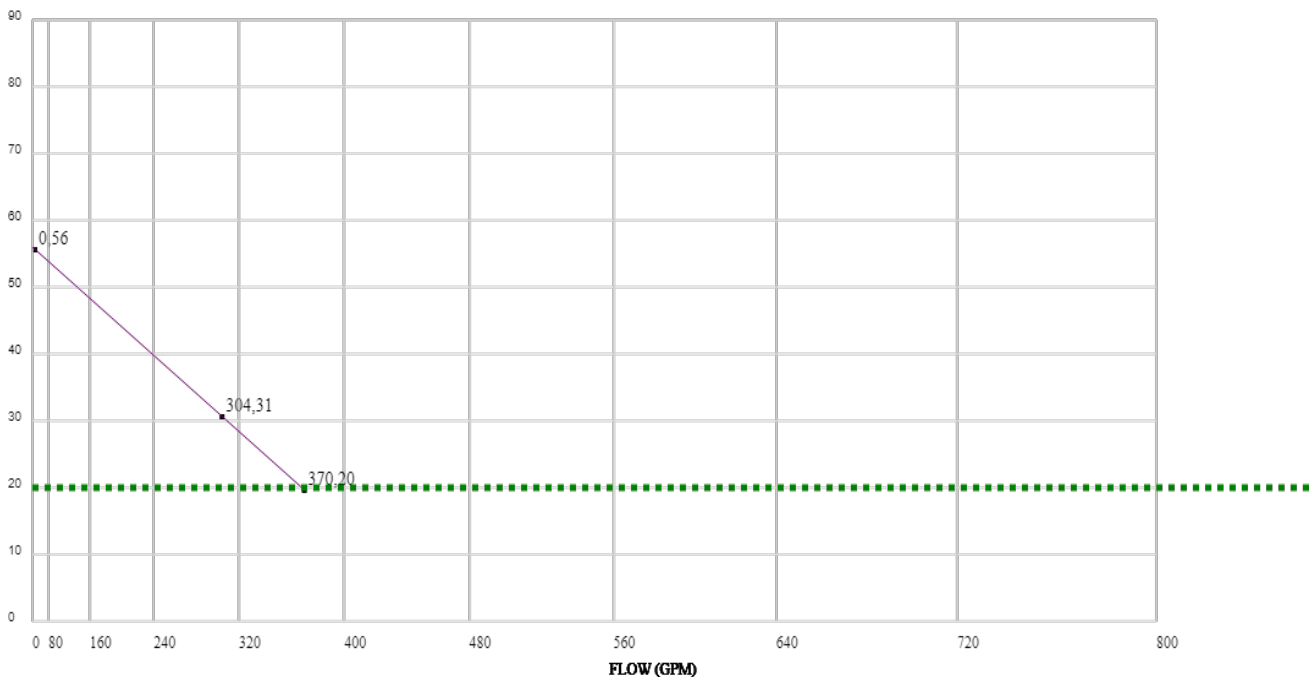
Fire Flow Date	June 23, 2021 - 2:35 pm	Hydrant Colours	RED - C	0-500
Site	Barn Side Campus Kemptville, On		ORANGE - B	500-1000
Static Hydrant	#2		GREEN - A	1000-1500
Notes	Leaks in the open position		BLUE - AA	>1500
Flow Hydrant	#3			
Notes	Opened only 4 turns, should be at least 20.			

Single Port

Static	56 psi
Residual 1	31 psi
Flow	8 psi
Observed	304 US GPM 253 IMP GPM 1149 L / MIN
Projected @ 20psi	370 US GPM 308 IMP GPM 1401 l/min.

Two Port

Static	- psi
Residual 2	- psi
Flow 2 (x2)	- psi
Observed	- US GPM - IMP GPM - L / MIN
Projected @ 20psi	- US GPM - IMP GPM - l/min.



B.5 PRELIMINARY WATER RESERVOIR SIZING



Kemptville Correctional Centre (BCC) Expansion - Water Reservoir Sizing Calculation

For Functional Servicing Report

Stantec Project No. 160401626

Last updated on 2021-06-18



Parameter	Quantity	Unit
Required fire flow demand for KCC per FUS calculations ¹	9,000	L/min
Lowest fire flow (at 20 psi) from two hydrants nearest the site ²	1,098	L/min
Difference in required versus available fire flows	7,902	L/min
Required Duration of Fire Flow per FUS Calculations for KCC ¹	120	min
Min. required volume of reservoir to meet fire flow demands	948,200	L
Min. required volume of reservoir to meet fire flow demands	948.2	m³

Notes:

1. Refer to detailed FUS calculations.

2. Hydrant test results received from LHS on 2021-06-23. Refer to hydrant test result summary.

Appendix C SANITARY SERVICING

C.1 SANITARY SEWER DESIGN SHEET





PROJECT:
**Kemptville Correctional Centre
 (Functional Servicing Analysis)**

DATE: 2021-03-02
 REVISION: 1
 DESIGNED BY: DJC
 CHECKED BY: DCT

**SANITARY SEWER
 DESIGN SHEET**

**(Municipality of North Grenville)
 (MECP Design Guidelines)**

FILE NUMBER: 160401626

DESIGN PARAMETERS			
MAX PEAK FACTOR (RES.)=	4.0	AVG. DAILY FLOW / INMATE	400 L/p/day
MIN PEAK FACTOR (RES.)=	2.0	AVG. DAILY FLOW / STAFF	50 L/p/day
		AVG. DAILY FLOW / OTHER	0 L/p/day
		INFILTRATION	0.26 L/s/ha
		MINIMUM VELOCITY	0.60 m/s
		MAXIMUM VELOCITY	3.00 m/s
		MANNINGS n	0.013
		BEDDING CLASS	B
		MINIMUM COVER	2.50 m

LOCATION			RESIDENTIAL AREA AND POPULATION							COMMERCIAL		INDUSTRIAL (L)		INDUSTRIAL (H)		INSTITUTIONAL		GREEN / UNUSED		C+H	INFILTRATION			TOTAL	PIPE										
AREA ID NUMBER	FROM M.H.	TO M.H.	AREA (ha)	INMATES	STAFF	OTHER	POP.	CUMULATIVE AREA (ha)	POP.	PEAK FACT.	PEAK FLOW (l/s)	AREA (ha)	ACCU. AREA (ha)	AREA (ha)	ACCU. AREA (ha)	AREA (ha)	ACCU. AREA (ha)	AREA (ha)	ACCU. AREA (ha)	PEAK FLOW (l/s)	TOTAL AREA (ha)	ACCU. AREA (ha)	INFILT. FLOW (l/s)	FLOW (l/s)	LENGTH (m)	DIA (mm)	MATERIAL	CLASS	SLOPE (%)	CAP. (FULL) (l/s)	CAP. V PEAK FLOW (%)	VEL. (FULL) (m/s)	VEL. (ACT.) (m/s)		
KCC	BLDG	PS	0.00	300	228	0	528	0.00	528	3.96	6.0	0.00	0.00	0.00	0.00	0.00	0.00	18.50	18.50	0.00	0.00	0.0	18.50	18.50	4.8	10.8	100.0	200	PVC	SDR 35	0.50	23.6	45.83%	0.74	0.62

1. 18.5 ha area includes entire proposed Kemptville Correctional Centre perimeter, existing buildings from Barnsdale Campus to remain, and 30m-wide buffer along SAN outlet to Concession Road.

C.2 SANITARY SEWER CCTV INSPECTION BY CWW (JUNE 2021)



Ottawa (Head Office)

1800 Bantree Street
Ottawa, Ontario K1B 5L6

☎ 613.745.2444

☎ 613.745.9994

www.cwwcanada.com

1.866.695.0155

Montreal

2700 Sabourin Street
St-Laurent, Quebec H4S 1M2

☎ 514.738.2666

☎ 514.738.9762



INTEGRATED SEWER SOLUTIONS



**KEMPTVILLE CORRECTIONAL
CENTRE
Kemptville, Ontario**

SEWER CCTV INSPECTION REPORT

Report ID

104805SA1

Sewer Use

Sanitary

Completion Date

July 07, 2021

Inspected Length

403.40 meters

THE WAY IS CLEAR™

- Watermain Swabbing
- Hydro Vacuum Excavation
- CCTV Inspection of Sewers
- Plumbing & Drain Services
- Structural Rehabilitation of Manholes
- Cured-in-Place-Pipe Lining & Spot Repairs
- Grouting, Test & Seal Joints, Manholes & Services
- Lateral Sewer Inspection & Locates From Main
- Sewer Cleaning, Flushing & Pumping

Table of contents



	Page
1. Index of pipes	2
2. Structural rating	3
3. O&M rating	4
4. Pipe summary and condition details	5
5. Vision Report© Legend	24

1. Index of pipes

9 items

Inspected length : 403.40

Total length : 1137.80

Pipe	Start/End	Direction	Road	Date	Inspected	Total	Page
PUMP STATION MHSA A	MHSA A --> PUMP STATION	Against flow	CONCESSION RD	07/07/2021 11:20 AM	55.6	790	7
PUMP STATION MHSA A	MHSA A --> PUMP STATION	Against flow	CONCESSION RD	07/07/2021 8:58 AM	0	790	5
SAN101 PUMP STATION	SAN101 --> PUMP STATION	Direction of flow	COLLEGE RD	06/07/2021 2:57 PM	7.4	7.4	10
SAN103 SAN101	SAN103 --> SAN101	Direction of flow	COLLEGE RD	06/07/2021 2:37 PM	35.3	35.3	12
SAN105 SAN103	SAN103 --> SAN105	Against flow	COLLEGE RD	06/07/2021 2:12 PM	58.5	58.5	14
SAN107 SAN103	SAN107 --> SAN103	Direction of flow	COLLEGE RD	06/07/2021 1:43 PM	41.5	41.5	16
SAN109 SAN107	SAN107 --> SAN109	Against flow	COLLEGE RD	06/07/2021 1:28 PM	46.1	46.1	18
SAN111 SAN107	SAN107 --> SAN111	Against flow	COLLEGE RD	06/07/2021 1:12 PM	55.3	55.3	20
SAN301 SAN101	SAN301 --> SAN101	Direction of flow	COLLEGE RD	06/07/2021 3:06 PM	103.7	103.7	22

2. Structural rating

9 items

3 - Moderate defect grade (1 of 9 items)

Score	Quick	Index	Pipe	Start/End	Direction	Road	Page
3	3100	3	SAN109 SAN107	SAN107 --> SAN109	Against flow	COLLEGE RD	18

2 - Minor to Moderate (1 of 9 items)

Score	Quick	Index	Pipe	Start/End	Direction	Road	Page
5	2113	1.3	SAN101 PUMP STATION	SAN101 --> PUMP STATION	Direction of flow	COLLEGE RD	10

1 - Minor defect grade (3 of 9 items)

Score	Quick	Index	Pipe	Start/End	Direction	Road	Page
9	1900	1	PUMP STATION MHSA A	MHSA A --> PUMP STATION	Against flow	CONCESSION RD	7
1	1100	1	PUMP STATION MHSA A	MHSA A --> PUMP STATION	Against flow	CONCESSION RD	5
1	1100	1	SAN301 SAN101	SAN301 --> SAN101	Direction of flow	COLLEGE RD	22

0 - No Defects (4 of 9 items)

Score	Quick	Index	Pipe	Start/End	Direction	Road	Page
0	0000	0	SAN103 SAN101	SAN103 --> SAN101	Direction of flow	COLLEGE RD	12
0	0000	0	SAN105 SAN103	SAN103 --> SAN105	Against flow	COLLEGE RD	14
0	0000	0	SAN107 SAN103	SAN107 --> SAN103	Direction of flow	COLLEGE RD	16
0	0000	0	SAN111 SAN107	SAN107 --> SAN111	Against flow	COLLEGE RD	20

3. O&M rating

9 items

4 - Significant (1 of 9 items)

Score	Quick	Index	Structural	Pipe	Start/End	Direction	Road	Page
8	4200	4	1	PUMP STATION MHSA A	MHSA A --> PUMP STATION	Against flow	CONCESSION RD	7

2 - Minor to Moderate (1 of 9 items)

Score	Quick	Index	Structural	Pipe	Start/End	Direction	Road	Page
2	2100	2	2	SAN101 PUMP STATION	SAN101 --> PUMP STATION	Direction of flow	COLLEGE RD	10

0 - No Defects (7 of 9 items)

Score	Quick	Index	Structural	Pipe	Start/End	Direction	Road	Page
0	0000	0	1	PUMP STATION MHSA A	MHSA A --> PUMP STATION	Against flow	CONCESSION RD	5
0	0000	0	0	SAN103 SAN101	SAN103 --> SAN101	Direction of flow	COLLEGE RD	12
0	0000	0	0	SAN105 SAN103	SAN103 --> SAN105	Against flow	COLLEGE RD	14
0	0000	0	0	SAN107 SAN103	SAN107 --> SAN103	Direction of flow	COLLEGE RD	16
0	0000	0	3	SAN109 SAN107	SAN107 --> SAN109	Against flow	COLLEGE RD	18
0	0000	0	0	SAN111 SAN107	SAN107 --> SAN111	Against flow	COLLEGE RD	20
0	0000	0	1	SAN301 SAN101	SAN301 --> SAN101	Direction of flow	COLLEGE RD	22

4. Pipe summary and condition details

Pipe identification

Pipe: PUMP STATION MHSA A	Direction of inspection: MHSA A --> PUMP STATION
Direction of flow: PUMP STATION --> MHSA A	Direction: Against flow

Pipe location

Road: CONCESSION RD	<u>UPSTREAM</u>	<u>DOWNSTREAM</u>
Crossroad:	Easting (X):	Easting (X):
Drainage Area:	Northing (Y):	Northing (Y):
City: KEMPTVILLE	Elevation (Z):	Elevation (Z):
Location: Easement/Right of Way	GPS Accuracy:	
Owner: STANTEC CONSULTING LTD	Corrdinate System:	
Road segment:	Vertical Datum:	

Pipe characteristics

Sewer Use: Sanitary	Inspected length: 0
Height: 100	Total length: 790
Width:	Rim/Inv.:
Shape: Circular	Grade/Inv.:
Material: Cast Iron	Rim/Grade:
Lining:	Rim/Inv.:
Joint length: 4	Grade/Inv.:
Year laid:	Rim/Grade:
Year renewed:	Sewer category:

Additional details

Date: 07/07/2021 8:58 AM	Location details:
Project Number:	Surveyed by: Derek B
Customer: STANTEC CONSULTING LTD	Certificate #: U-815--07000446
PO number:	Pre-Cleaning: Jetting
Work order: 104805	Date cleaned:
Purpose: Capital Improvement Program Assessment	Unit of measurement: Metric
Weather: Damp	Media label: 104805SA1
Flow control: Not Controlled	Sheet #:

Structural rating

O&M rating

Overall rating

Peak: 1	Peak: 0	Peak: 1
Quick rating: 1100	Quick rating: 0000	Quick rating: 1100
Score: 1	Score: 0	Score: 1
Index: 1	Index: 0	Index: 1

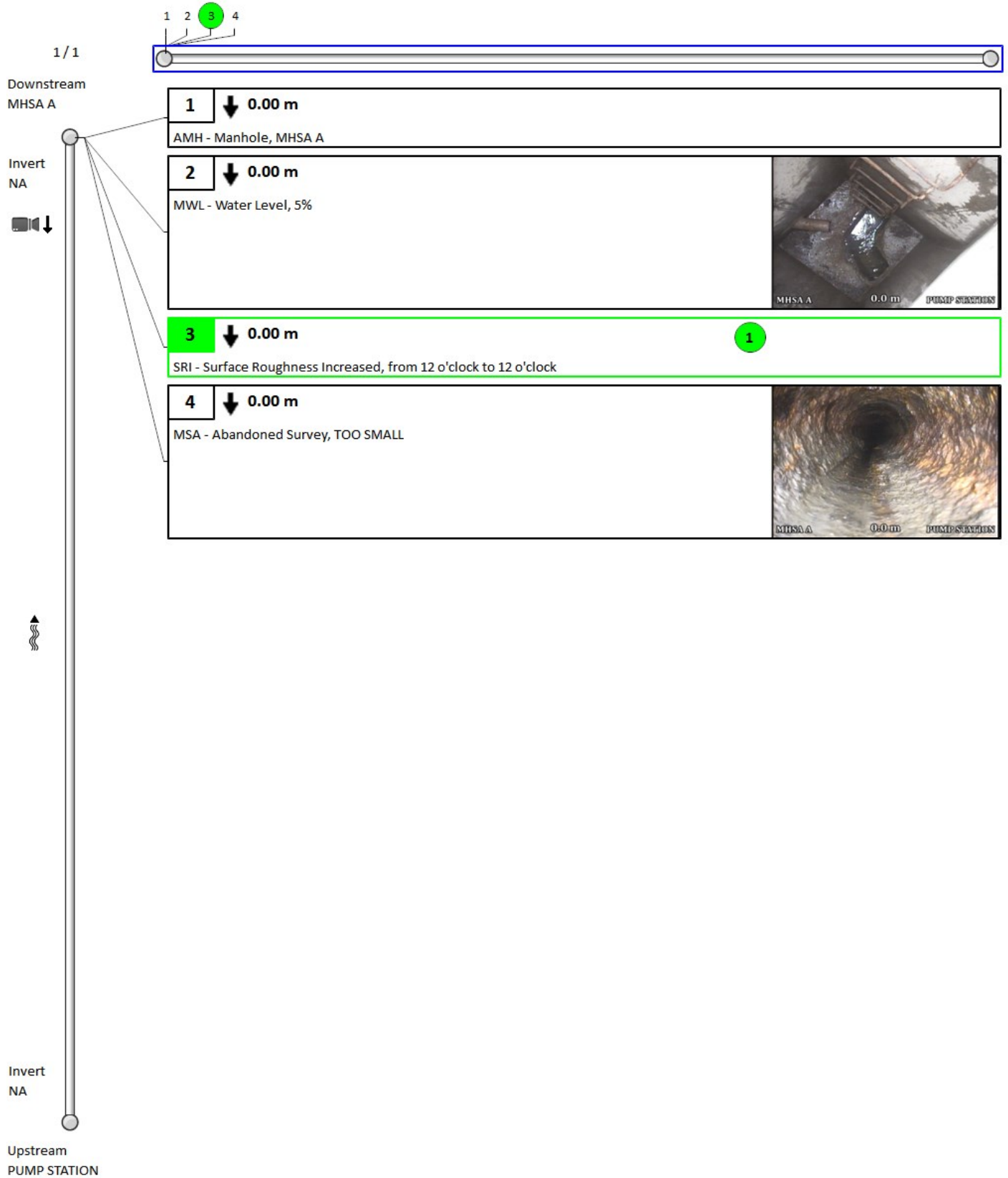
Additional information

TOO SMALL AND SCALING

Other information

Report ID: 104805SA1	Other 6:
Other 2:	Other 7:
Other 3:	Other 8:
Other 4:	Other 9:
Other 5:	Other 10:

4. Pipe summary and condition details



4. Pipe summary and condition details

Pipe identification

Pipe: PUMP STATION MHSA A	Direction of inspection: MHSA A --> PUMP STATION
Direction of flow: PUMP STATION --> MHSA A	Direction: Against flow

Pipe location

Road: CONCESSION RD	<u>UPSTREAM</u>	<u>DOWNSTREAM</u>
Crossroad:	Easting (X):	Easting (X):
Drainage Area:	Northing (Y):	Northing (Y):
City: KEMPTVILLE	Elevation (Z):	Elevation (Z):
Location: Easement/Right of Way	GPS Accuracy:	
Owner: STANTEC CONSULTING LTD	Corrdinate System:	
Road segment:	Vertical Datum:	

Pipe characteristics

Sewer Use: Sanitary	Inspected length: 55.6
Height: 100	Total length: 790
Width:	Rim/Inv.:
Shape: Circular	Grade/Inv.:
Material: Cast Iron	Rim/Grade:
Lining:	Rim/Inv.:
Joint length: 4	Grade/Inv.:
Year laid:	Rim/Grade:
Year renewed:	Sewer category:

Additional details

Date: 07/07/2021 11:20 AM	Location details:
Project Number:	Surveyed by: Derek B
Customer: STANTEC CONSULTING LTD	Certificate #: U-815--07000446
PO number:	Pre-Cleaning: Jetting
Work order: 104805	Date cleaned:
Purpose: Capital Improvement Program Assessment	Unit of measurement: Metric
Weather: Light Rain	Media label: 104805SA1
Flow control: Not Controlled	Sheet #:

Structural rating

O&M rating

Overall rating

Peak: 1	Peak: 4	Peak: 4
Quick rating: 1900	Quick rating: 4200	Quick rating: 4219
Score: 9	Score: 8	Score: 17
Index: 1	Index: 4	Index: 1.5

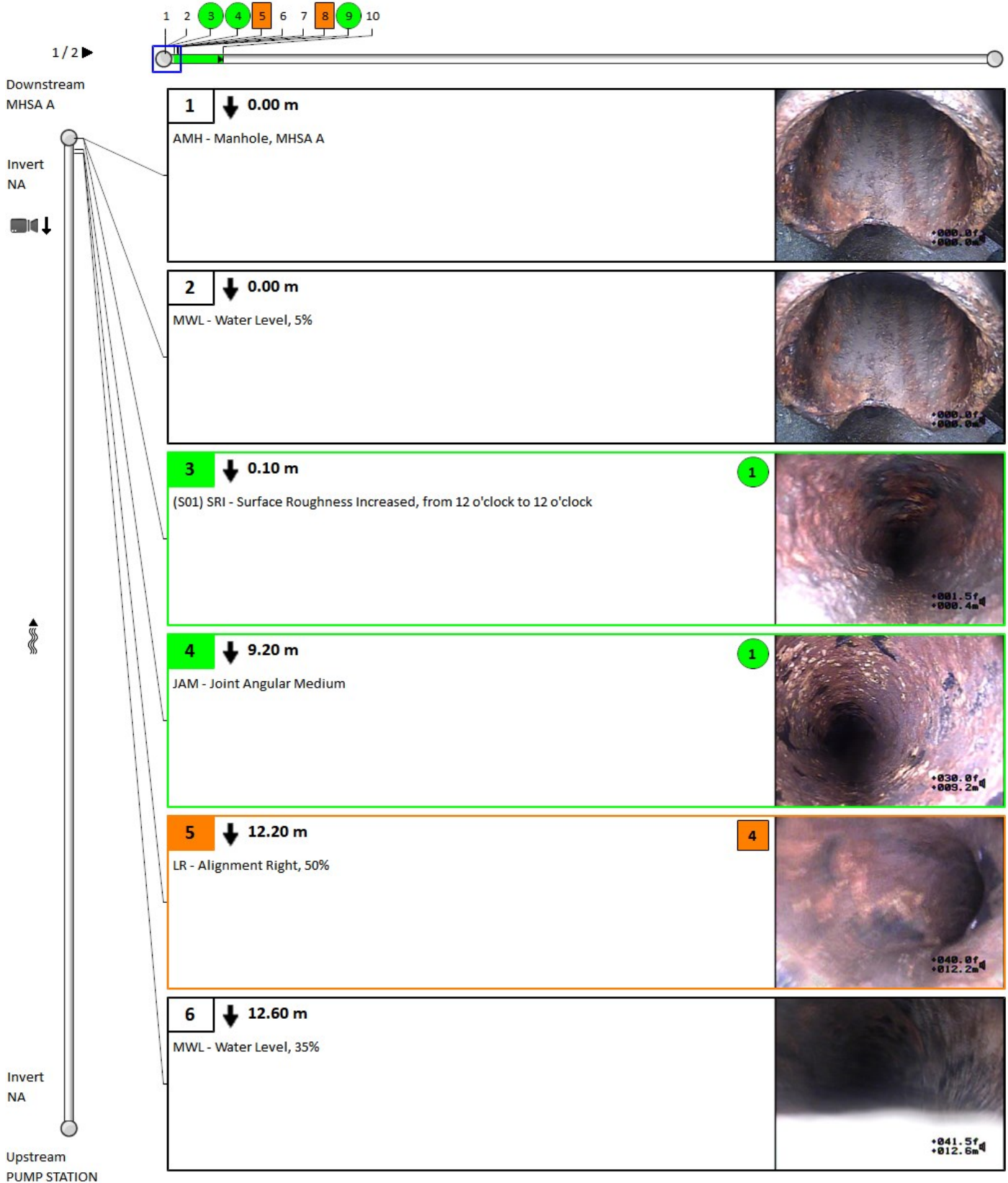
Additional information

END OF REACH WITH MINI CAMERA

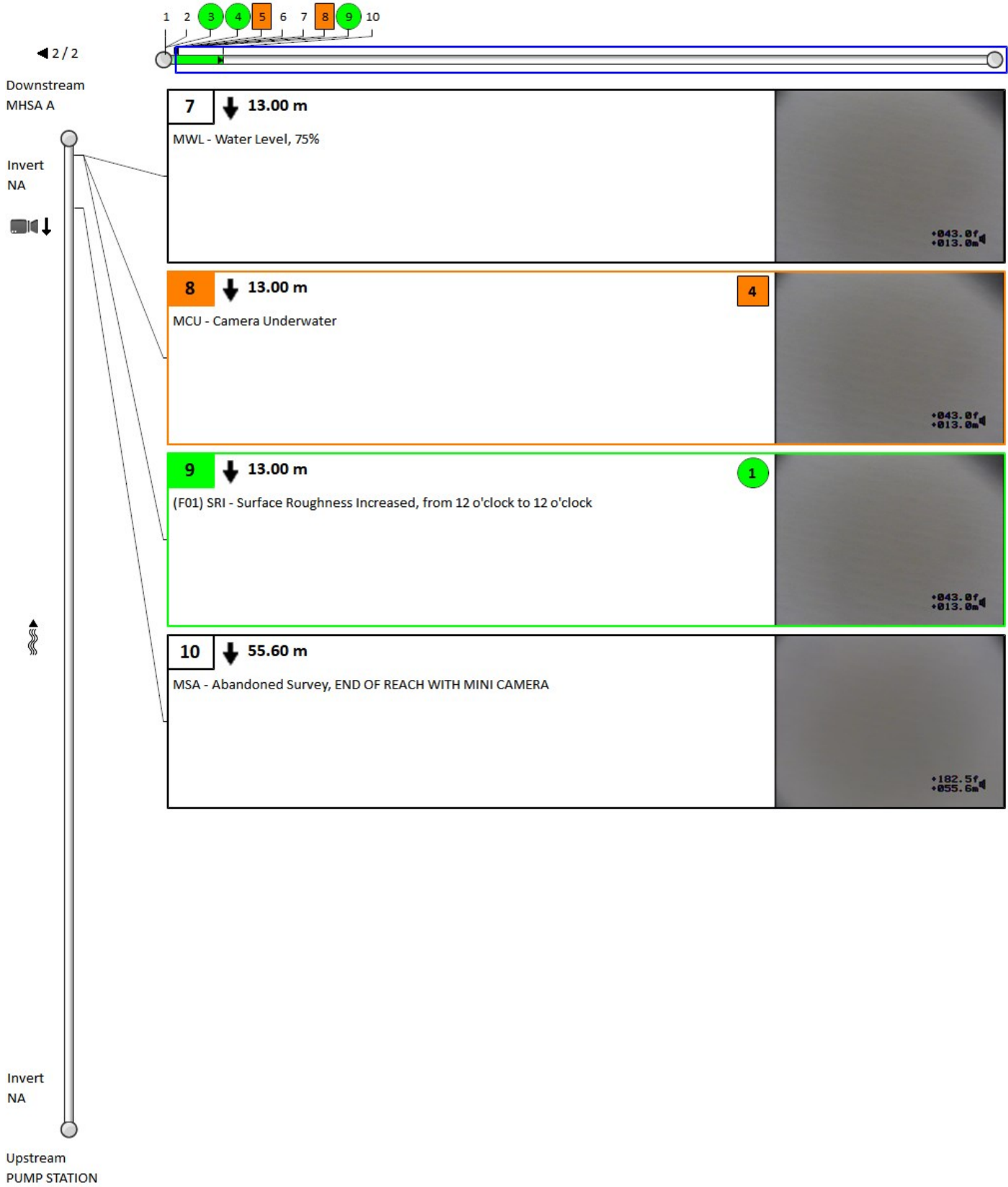
Other information

Report ID: 104805SA1	Other 6:
Other 2:	Other 7:
Other 3:	Other 8:
Other 4:	Other 9:
Other 5:	Other 10:

4. Pipe summary and condition details



4. Pipe summary and condition details



4. Pipe summary and condition details

Pipe identification

Pipe: SAN101 PUMP STATION	Direction of inspection: SAN101 --> PUMP STATION
Direction of flow: SAN101 --> PUMP STATION	Direction: Direction of flow

Pipe location

Road: COLLEGE RD	<u>UPSTREAM</u>	<u>DOWNSTREAM</u>
Crossroad:	Easting (X):	Easting (X):
Drainage Area:	Northing (Y):	Northing (Y):
City: KEMPTVILLE	Elevation (Z):	Elevation (Z):
Location: Yard	GPS Accuracy:	
Owner: STANTEC CONSULTING LTD	Corrdinate System:	
Road segment:	Vertical Datum:	

Pipe characteristics

Sewer Use: Sanitary	Inspected length: 7.4
Height: 200	Total length: 7.4
Width:	Rim/Inv.:
Shape: Circular	Grade/Inv.:
Material: Polyvinyl Chloride	Rim/Grade:
Lining:	Rim/Inv.:
Joint length: 4	Grade/Inv.:
Year laid:	Rim/Grade:
Year renewed:	Sewer category:

Additional details

Date: 06/07/2021 2:57 PM	Location details:
Project Number:	Surveyed by: Derek B
Customer: STANTEC CONSULTING LTD	Certificate #: U-815--07000446
PO number:	Pre-Cleaning: Jetting
Work order: 104805	Date cleaned:
Purpose: Capital Improvement Program Assessment	Unit of measurement: Metric
Weather: Dry	Media label: 104805SA1
Flow control: Not Controlled	Sheet #:

Structural rating

O&M rating

Overall rating

Peak: 2	Peak: 2	Peak: 2
Quick rating: 2113	Quick rating: 2100	Quick rating: 2213
Score: 5	Score: 2	Score: 7
Index: 1.2	Index: 2	Index: 1.4

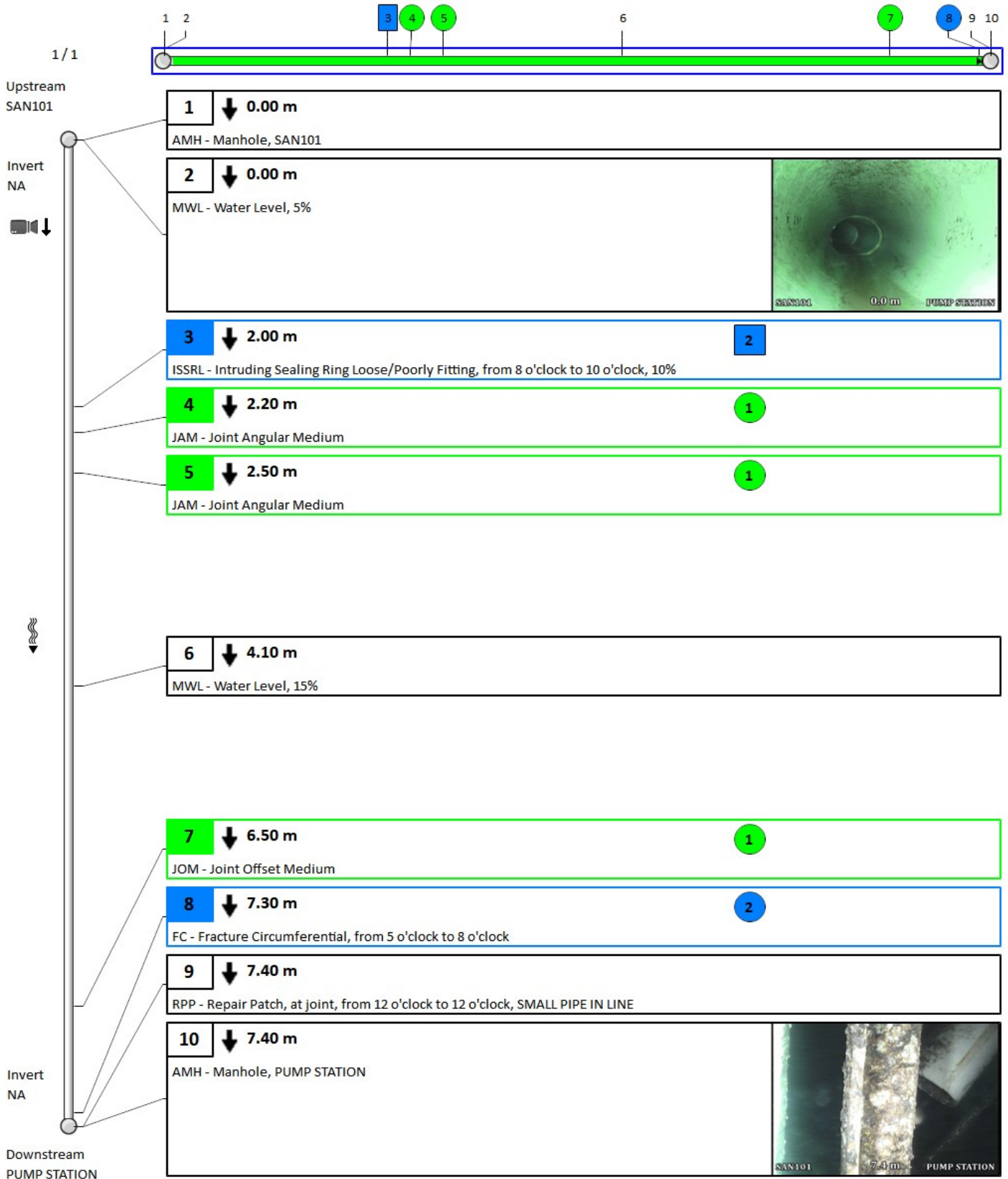
Additional information

--

Other information

Report ID: 104805SA1	Other 6:
Other 2:	Other 7:
Other 3:	Other 8:
Other 4:	Other 9:
Other 5:	Other 10:

4. Pipe summary and condition details



4. Pipe summary and condition details

Pipe identification

Pipe:	SAN103 SAN101	Direction of inspection:	SAN103 --> SAN101
Direction of flow:	SAN103 --> SAN101	Direction:	Direction of flow

Pipe location

Road:	COLLEGE RD	<u>UPSTREAM</u>	<u>DOWNSTREAM</u>
Crossroad:		Easting (X):	Easting (X):
Drainage Area:		Northing (Y):	Northing (Y):
City:	KEMPTVILLE	Elevation (Z):	Elevation (Z):
Location:	Yard	GPS Accuracy:	
Owner:	STANTEC CONSULTING LTD	Coordinate System:	
Road segment:		Vertical Datum:	

Pipe characteristics

Sewer Use:	Sanitary	Inspected length:	35.3
Height:	200	Total length:	35.3
Width:		Rim/Inv.:	
Shape:	Circular	Grade/Inv.:	
Material:	Polyvinyl Chloride	Rim/Grade:	
Lining:		Rim/Inv.:	
Joint length:	4	Grade/Inv.:	
Year laid:		Rim/Grade:	
Year renewed:		Sewer category:	

Additional details

Date:	06/07/2021 2:37 PM	Location details:	
Project Number:		Surveyed by:	Derek B
Customer:	STANTEC CONSULTING LTD	Certificate #:	U-815--07000446
PO number:		Pre-Cleaning:	Jetting
Work order:	104805	Date cleaned:	
Purpose:	Capital Improvement Program Assessment	Unit of measurement:	Metric
Weather:	Dry	Media label:	104805SA1
Flow control:	Not Controlled	Sheet #:	

Structural rating

O&M rating

Overall rating

Peak:	0	Peak:	0	Peak:	0
Quick rating:	0000	Quick rating:	0000	Quick rating:	0000
Score:	0	Score:	0	Score:	0
Index:	0	Index:	0	Index:	0

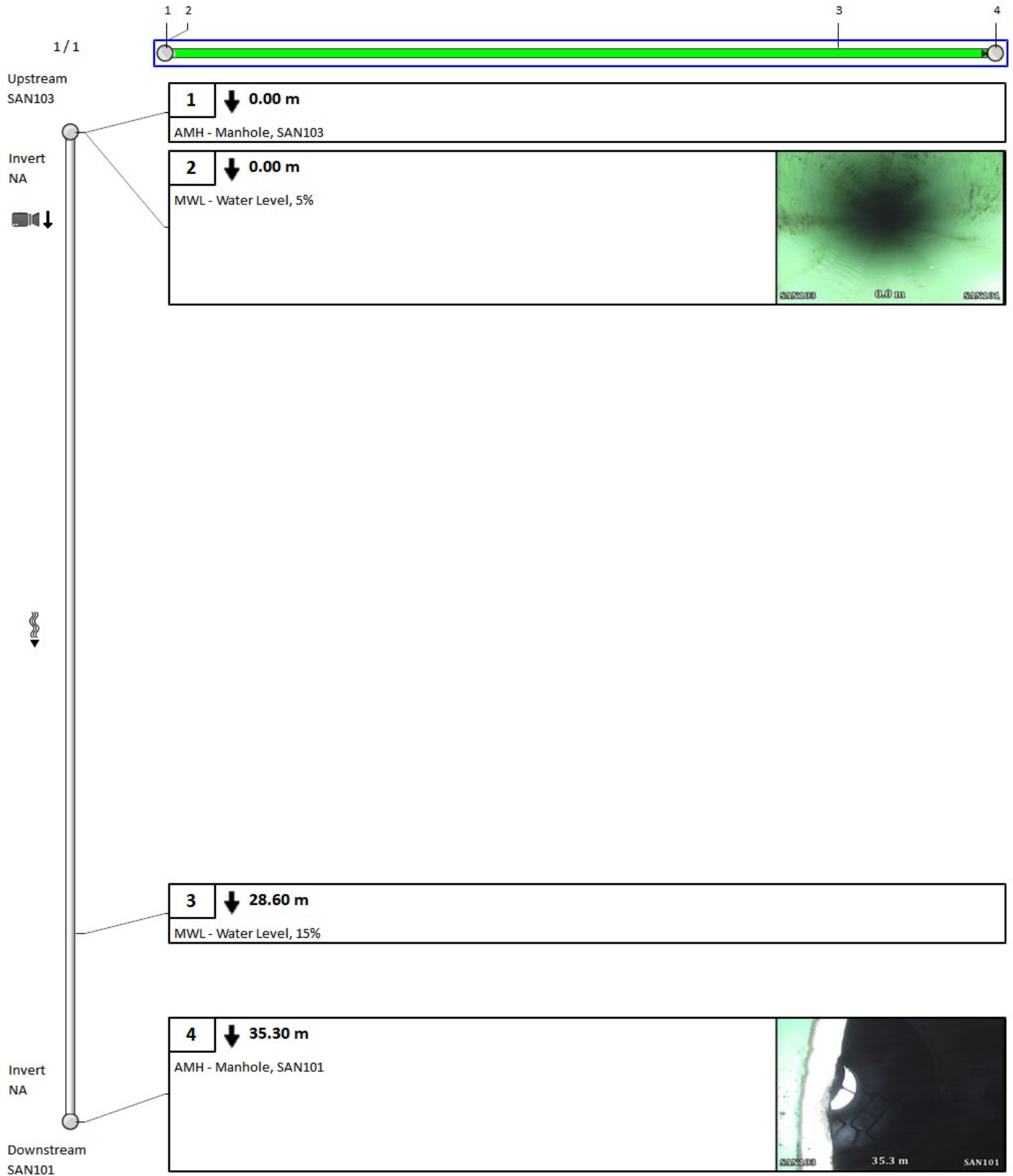
Additional information

--

Other information

Report ID:	104805SA1	Other 6:	
Other 2:		Other 7:	
Other 3:		Other 8:	
Other 4:		Other 9:	
Other 5:		Other 10:	

4. Pipe summary and condition details



4. Pipe summary and condition details

Pipe identification

Pipe:	SAN105 SAN103	Direction of inspection:	SAN103 --> SAN105
Direction of flow:	SAN105 --> SAN103	Direction:	Against flow

Pipe location

Road:	COLLEGE RD	<u>UPSTREAM</u>	<u>DOWNSTREAM</u>
Crossroad:		Easting (X):	Easting (X):
Drainage Area:		Northing (Y):	Northing (Y):
City:	KEMPTVILLE	Elevation (Z):	Elevation (Z):
Location:	Yard	GPS Accuracy:	
Owner:	STANTEC CONSULTING LTD	Coordinate System:	
Road segment:		Vertical Datum:	

Pipe characteristics

Sewer Use:	Sanitary	Inspected length:	58.5
Height:	150	Total length:	58.5
Width:		Rim/Inv.:	
Shape:	Circular	Grade/Inv.:	
Material:	Polyvinyl Chloride	Rim/Grade:	
Lining:		Rim/Inv.:	
Joint length:	4	Grade/Inv.:	
Year laid:		Rim/Grade:	
Year renewed:		Sewer category:	

Additional details

Date:	06/07/2021 2:12 PM	Location details:	
Project Number:		Surveyed by:	Derek B
Customer:	STANTEC CONSULTING LTD	Certificate #:	U-815--07000446
PO number:		Pre-Cleaning:	Jetting
Work order:	104805	Date cleaned:	
Purpose:	Capital Improvement Program Assessment	Unit of measurement:	Metric
Weather:	Dry	Media label:	104805SA1
Flow control:	Not Controlled	Sheet #:	

Structural rating

O&M rating

Overall rating

Peak:	0	Peak:	0	Peak:	0
Quick rating:	0000	Quick rating:	0000	Quick rating:	0000
Score:	0	Score:	0	Score:	0
Index:	0	Index:	0	Index:	0

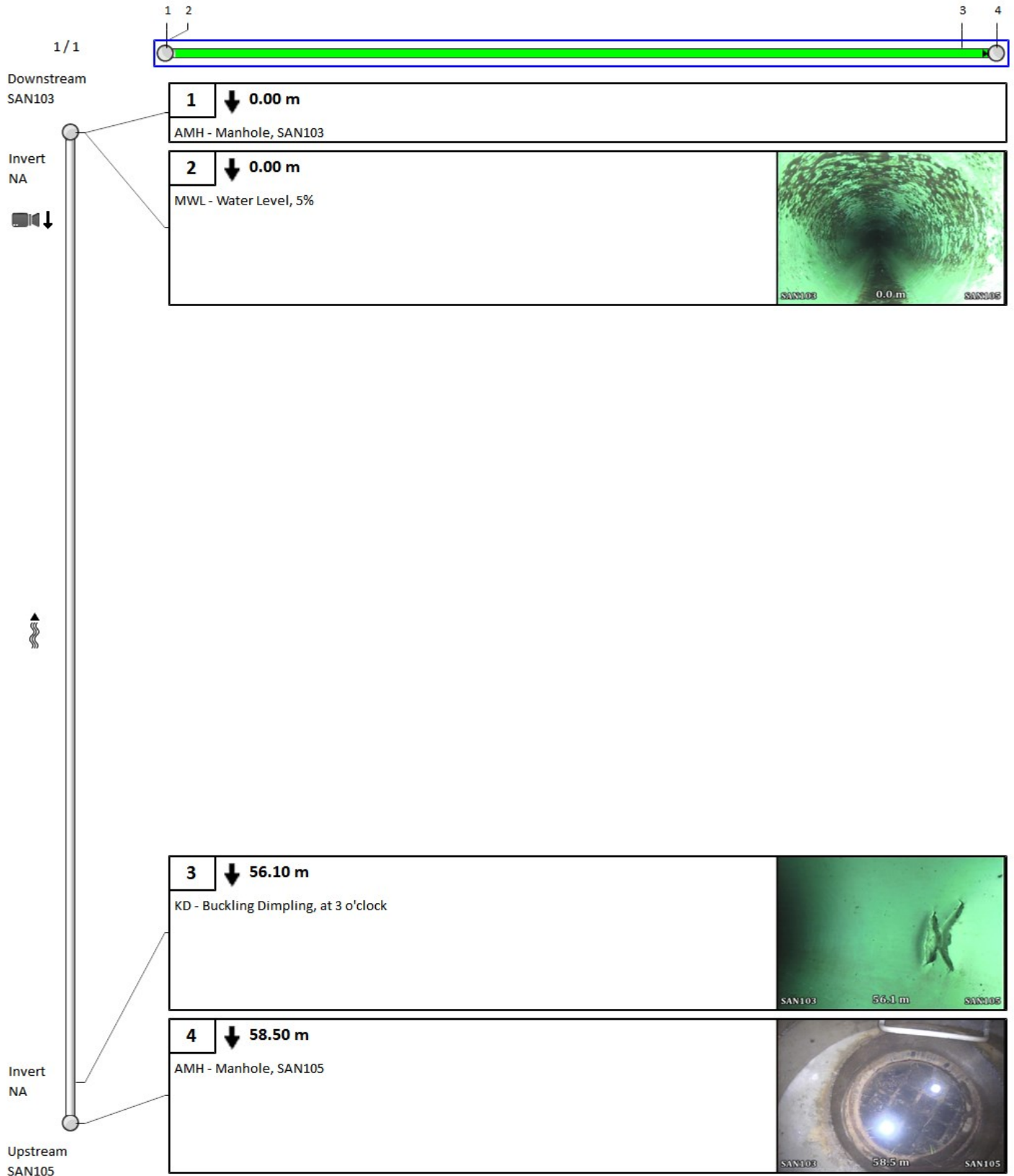
Additional information

--

Other information

Report ID:	104805SA1	Other 6:	
Other 2:		Other 7:	
Other 3:		Other 8:	
Other 4:		Other 9:	
Other 5:		Other 10:	

4. Pipe summary and condition details



4. Pipe summary and condition details

Pipe identification

Pipe: SAN107 SAN103	Direction of inspection: SAN107 --> SAN103
Direction of flow: SAN107 --> SAN103	Direction: Direction of flow

Pipe location

Road: COLLEGE RD	<u>UPSTREAM</u>	<u>DOWNSTREAM</u>
Crossroad:	Easting (X):	Easting (X):
Drainage Area:	Northing (Y):	Northing (Y):
City: KEMPTVILLE	Elevation (Z):	Elevation (Z):
Location: Yard	GPS Accuracy:	
Owner: STANTEC CONSULTING LTD	Coordinate System:	
Road segment:	Vertical Datum:	

Pipe characteristics

Sewer Use: Sanitary	Inspected length: 41.5
Height: 150	Total length: 41.5
Width:	Rim/Inv.:
Shape: Circular	Grade/Inv.:
Material: Polyvinyl Chloride	Rim/Grade:
Lining:	Rim/Inv.:
Joint length: 4	Grade/Inv.:
Year laid:	Rim/Grade:
Year renewed:	Sewer category:

Additional details

Date: 06/07/2021 1:43 PM	Location details:
Project Number:	Surveyed by: Derek B
Customer: STANTEC CONSULTING LTD	Certificate #: U-815--07000446
PO number:	Pre-Cleaning: Jetting
Work order: 104805	Date cleaned:
Purpose: Capital Improvement Program Assessment	Unit of measurement: Metric
Weather: Dry	Media label: 104805SA1
Flow control: Not Controlled	Sheet #:

Structural rating

O&M rating

Overall rating

Peak: 0	Peak: 0	Peak: 0
Quick rating: 0000	Quick rating: 0000	Quick rating: 0000
Score: 0	Score: 0	Score: 0
Index: 0	Index: 0	Index: 0

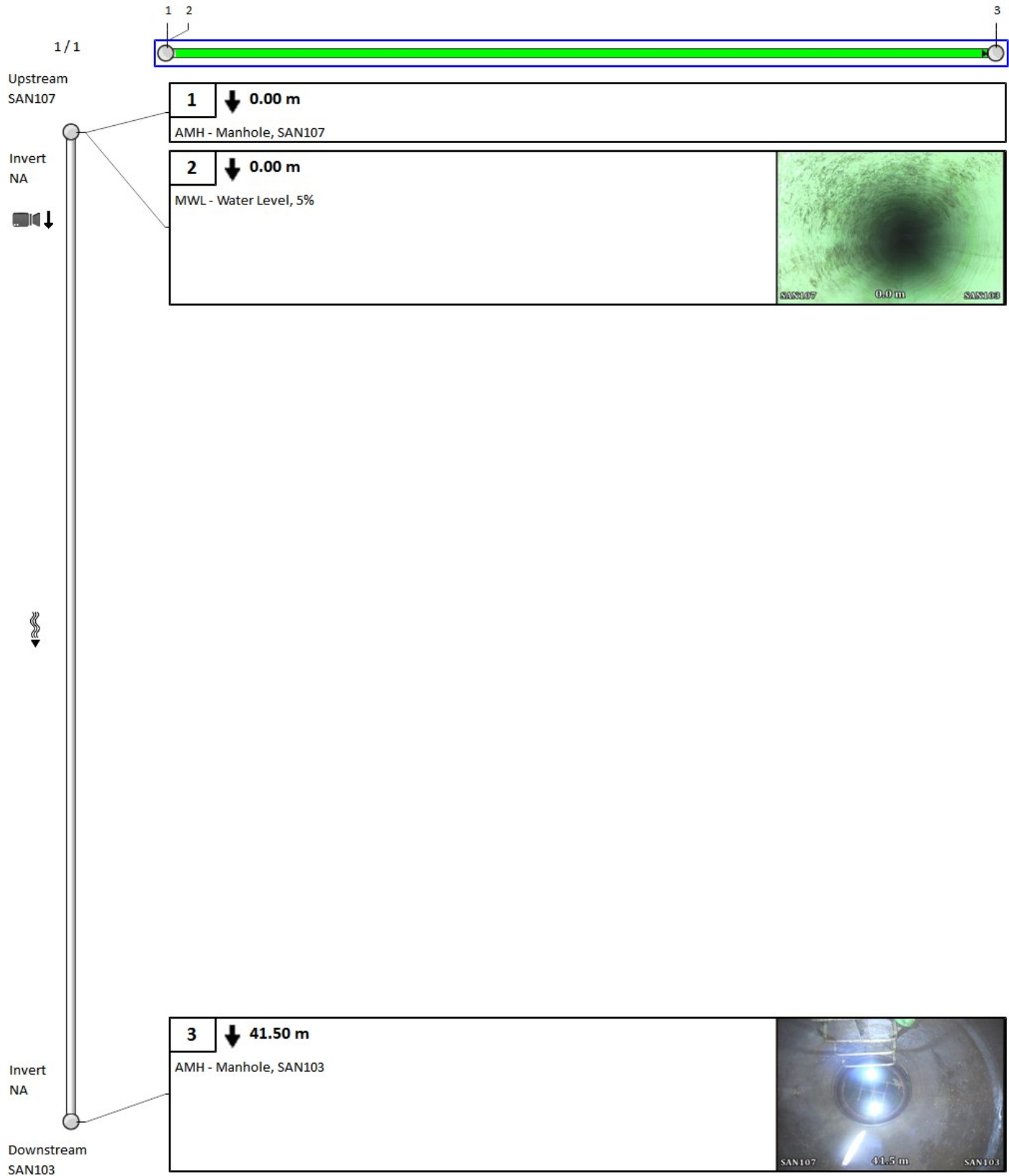
Additional information

--

Other information

Report ID: 104805SA1	Other 6:
Other 2:	Other 7:
Other 3:	Other 8:
Other 4:	Other 9:
Other 5:	Other 10:

4. Pipe summary and condition details



4. Pipe summary and condition details

Pipe identification

Pipe: SAN109 SAN107	Direction of inspection: SAN107 --> SAN109
Direction of flow: SAN109 --> SAN107	Direction: Against flow

Pipe location

Road: COLLEGE RD	<u>UPSTREAM</u>	<u>DOWNSTREAM</u>
Crossroad:	Easting (X):	Easting (X):
Drainage Area:	Northing (Y):	Northing (Y):
City: KEMPTVILLE	Elevation (Z):	Elevation (Z):
Location: Yard	GPS Accuracy:	
Owner: STANTEC CONSULTING LTD	Corrdinate System:	
Road segment:	Vertical Datum:	

Pipe characteristics

Sewer Use: Sanitary	Inspected length: 46.1
Height: 150	Total length: 46.1
Width:	Rim/Inv.:
Shape: Circular	Grade/Inv.:
Material: Polyvinyl Chloride	Rim/Grade:
Lining:	Rim/Inv.:
Joint length: 4	Grade/Inv.:
Year laid:	Rim/Grade:
Year renewed:	Sewer category:

Additional details

Date: 06/07/2021 1:28 PM	Location details:
Project Number:	Surveyed by: Derek B
Customer: STANTEC CONSULTING LTD	Certificate #: U-815--07000446
PO number:	Pre-Cleaning: Jetting
Work order: 104805	Date cleaned:
Purpose: Capital Improvement Program Assessment	Unit of measurement: Metric
Weather: Dry	Media label: 104805SA1
Flow control: Not Controlled	Sheet #:

Structural rating

O&M rating

Overall rating

Peak: 3	Peak: 0	Peak: 3
Quick rating: 3100	Quick rating: 0000	Quick rating: 3100
Score: 3	Score: 0	Score: 3
Index: 3	Index: 0	Index: 3

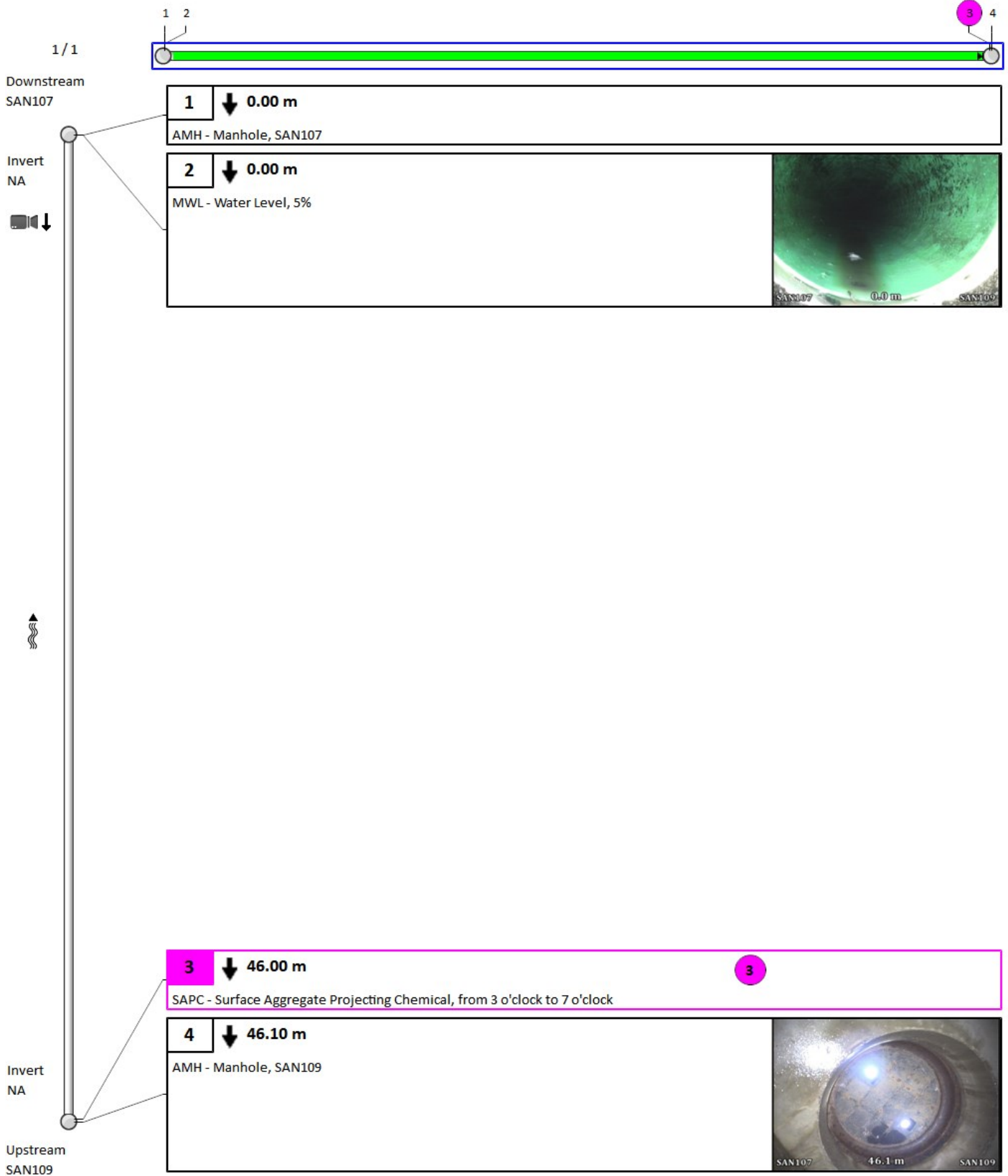
Additional information

--

Other information

Report ID: 104805SA1	Other 6:
Other 2:	Other 7:
Other 3:	Other 8:
Other 4:	Other 9:
Other 5:	Other 10:

4. Pipe summary and condition details



4. Pipe summary and condition details

Pipe identification

Pipe:	SAN111 SAN107	Direction of inspection:	SAN107 --> SAN111
Direction of flow:	SAN111 --> SAN107	Direction:	Against flow

Pipe location

Road:	COLLEGE RD	<u>UPSTREAM</u>	<u>DOWNSTREAM</u>
Crossroad:		Easting (X):	Easting (X):
Drainage Area:		Northing (Y):	Northing (Y):
City:	CP000148	Elevation (Z):	Elevation (Z):
Location:	Yard	GPS Accuracy:	
Owner:	STANTEC CONSULTING LTD	Corrdinate System:	
Road segment:		Vertical Datum:	

Pipe characteristics

Sewer Use:	Sanitary	Inspected length:	55.3
Height:	150	Total length:	55.3
Width:		Rim/Inv.:	
Shape:	Circular	Grade/Inv.:	
Material:	Polyvinyl Chloride	Rim/Grade:	
Lining:		Rim/Inv.:	
Joint length:	4	Grade/Inv.:	
Year laid:		Rim/Grade:	
Year renewed:		Sewer category:	

Additional details

Date:	06/07/2021 1:12 PM	Location details:	
Project Number:		Surveyed by:	Derek B
Customer:	STANTEC CONSULTING LTD	Certificate #:	U-815--07000446
PO number:		Pre-Cleaning:	Jetting
Work order:	104805	Date cleaned:	
Purpose:	Capital Improvement Program Assessment	Unit of measurement:	Metric
Weather:	Dry	Media label:	104805SA1
Flow control:	Not Controlled	Sheet #:	

Structural rating

O&M rating

Overall rating

Peak:	0	Peak:	0	Peak:	0
Quick rating:	0000	Quick rating:	0000	Quick rating:	0000
Score:	0	Score:	0	Score:	0
Index:	0	Index:	0	Index:	0

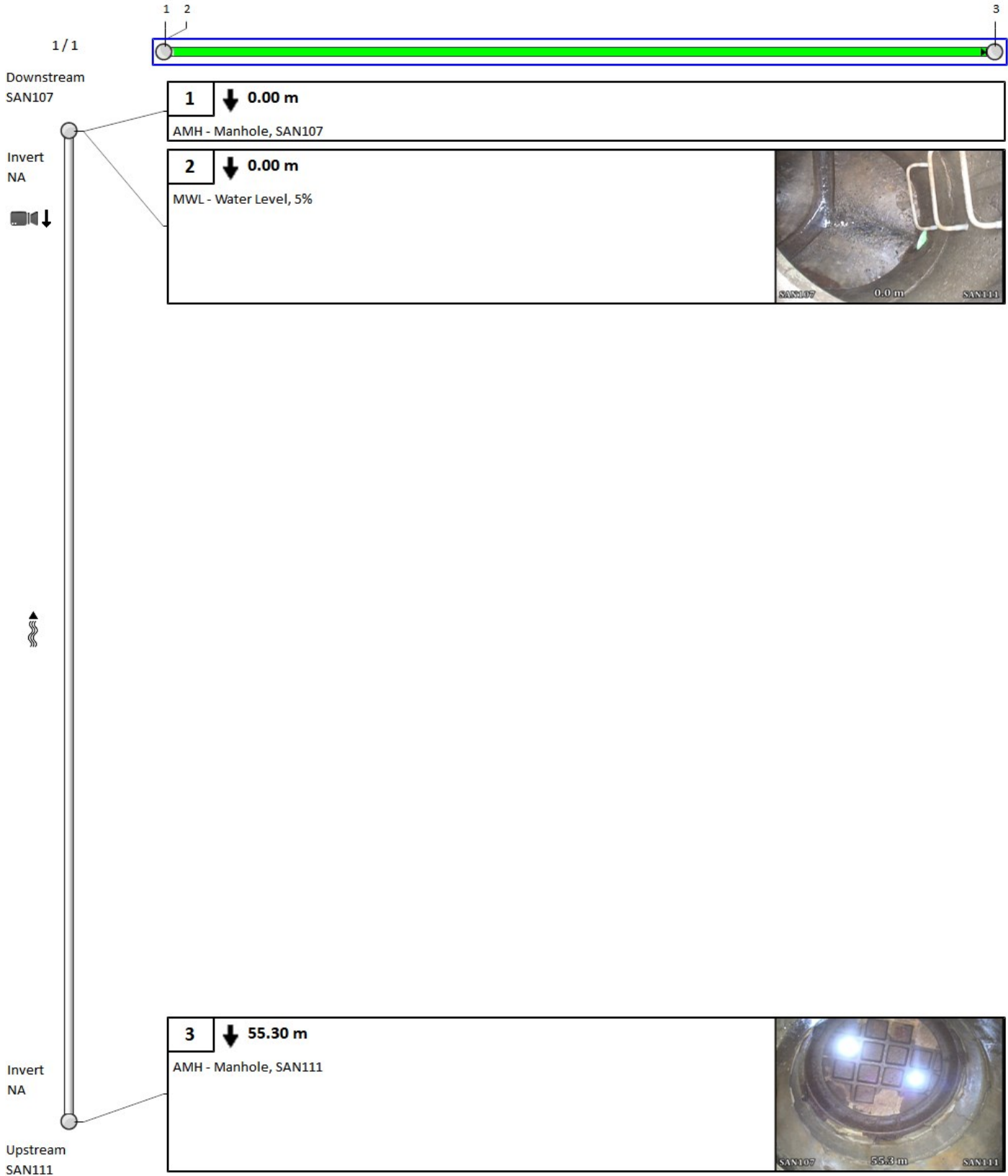
Additional information

--

Other information

Report ID:	104805SA1	Other 6:	
Other 2:		Other 7:	
Other 3:		Other 8:	
Other 4:		Other 9:	
Other 5:		Other 10:	

4. Pipe summary and condition details



4. Pipe summary and condition details

Pipe identification

Pipe:	SAN301 SAN101	Direction of inspection:	SAN301 --> SAN101
Direction of flow:	SAN301 --> SAN101	Direction:	Direction of flow

Pipe location

Road:	COLLEGE RD	<u>UPSTREAM</u>	<u>DOWNSTREAM</u>
Crossroad:		Easting (X):	Easting (X):
Drainage Area:		Northing (Y):	Northing (Y):
City:	KEMPTVILLE	Elevation (Z):	Elevation (Z):
Location:	Yard	GPS Accuracy:	
Owner:	STANTEC CONSULTING LTD	Coordinate System:	
Road segment:		Vertical Datum:	

Pipe characteristics

Sewer Use:	Sanitary	Inspected length:	103.7
Height:	150	Total length:	103.7
Width:		Rim/Inv.:	
Shape:	Circular	Grade/Inv.:	
Material:	Polyvinyl Chloride	Rim/Grade:	
Lining:		Rim/Inv.:	
Joint length:	4	Grade/Inv.:	
Year laid:		Rim/Grade:	
Year renewed:		Sewer category:	

Additional details

Date:	06/07/2021 3:06 PM	Location details:	
Project Number:		Surveyed by:	Derek B
Customer:	STANTEC CONSULTING LTD	Certificate #:	U-815--07000446
PO number:		Pre-Cleaning:	Jetting
Work order:	104805	Date cleaned:	
Purpose:	Capital Improvement Program Assessment	Unit of measurement:	Metric
Weather:	Dry	Media label:	104805SA1
Flow control:	Not Controlled	Sheet #:	

Structural rating

O&M rating

Overall rating

Peak:	1	Peak:	0	Peak:	1
Quick rating:	1100	Quick rating:	0000	Quick rating:	1100
Score:	1	Score:	0	Score:	1
Index:	1	Index:	0	Index:	1

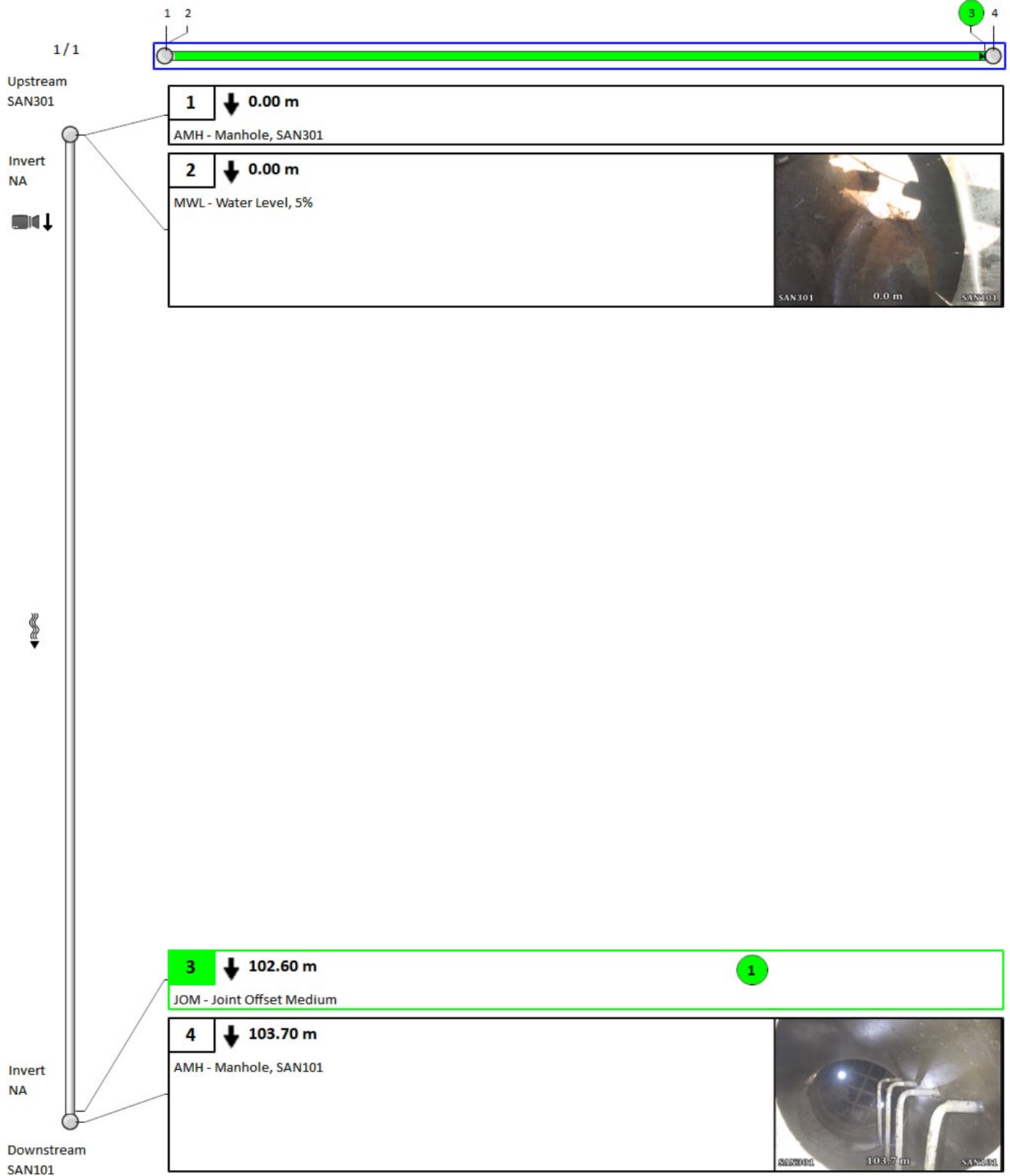
Additional information

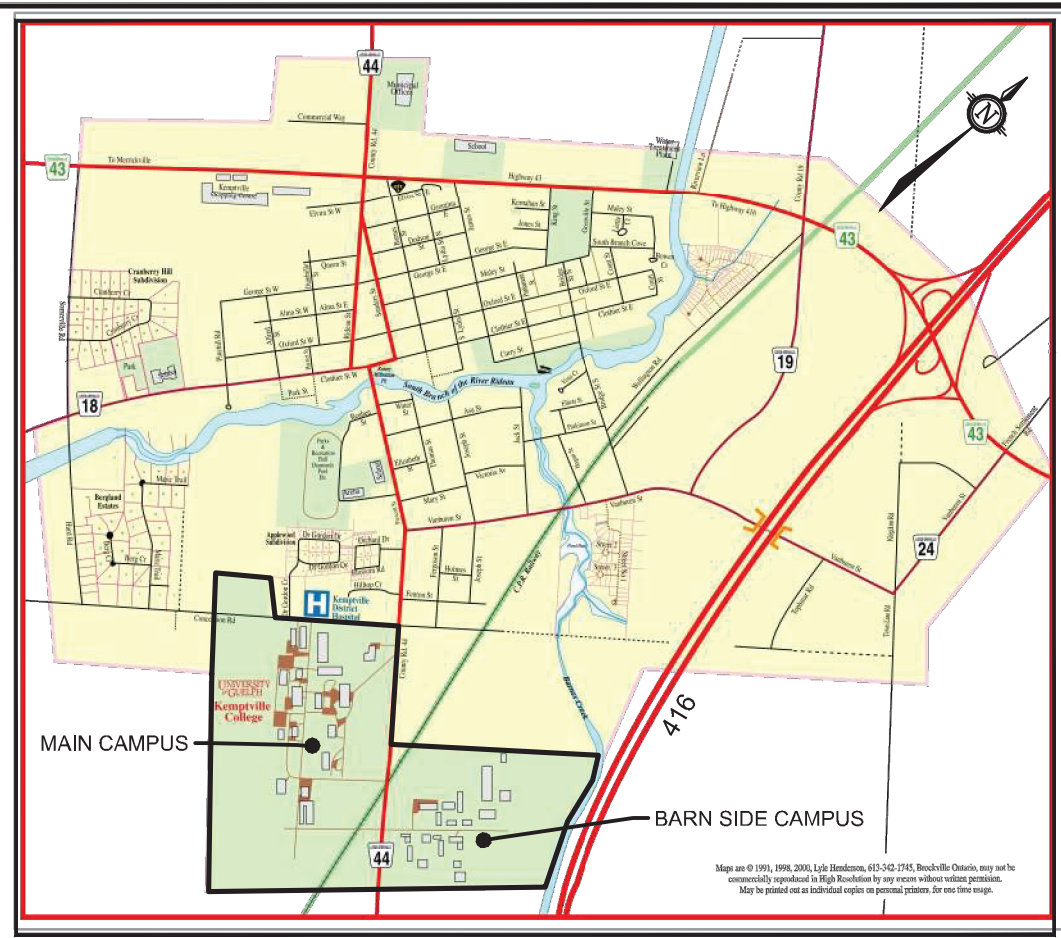
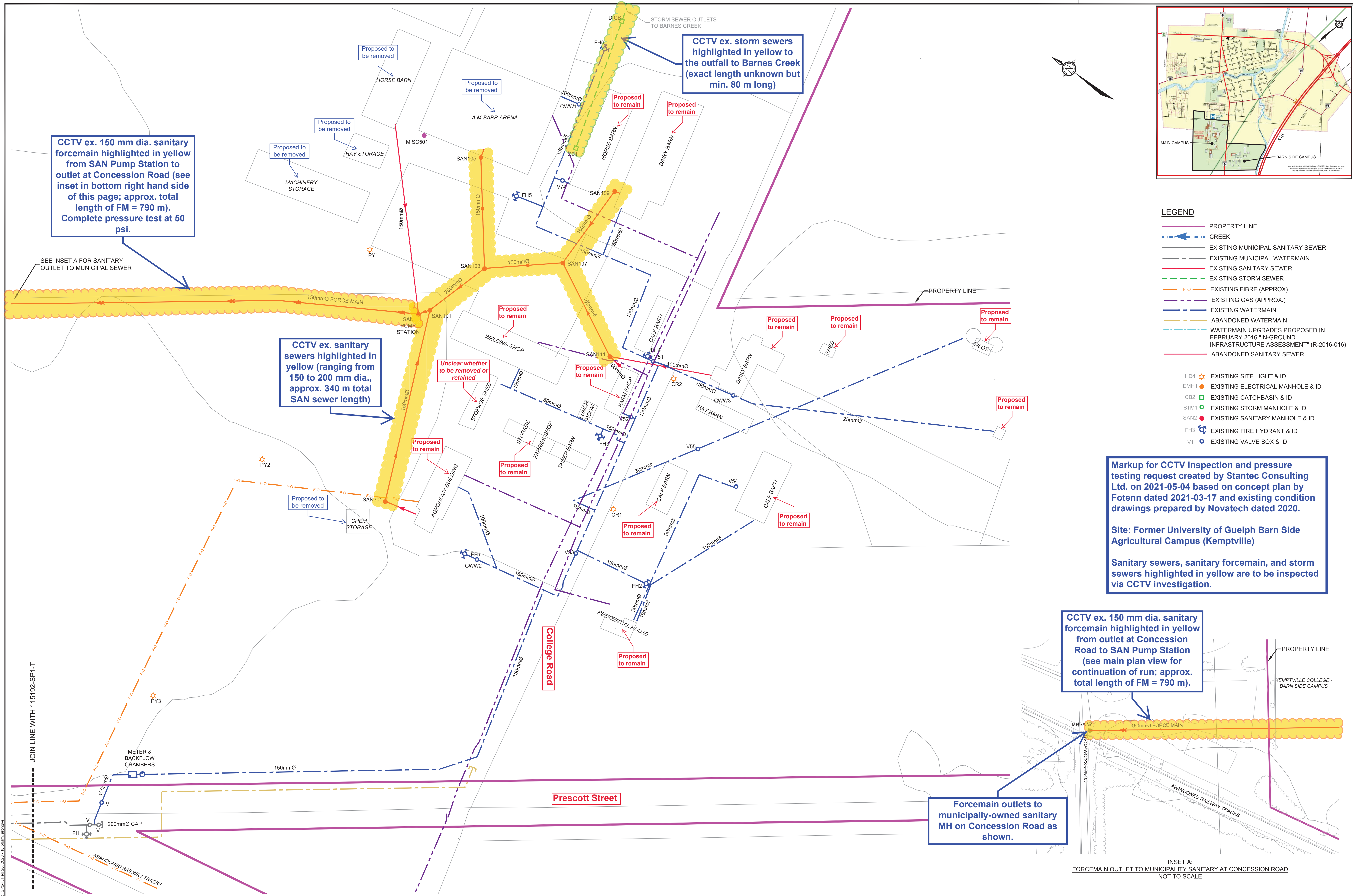
--

Other information

Report ID:	104805SA1	Other 6:	
Other 2:		Other 7:	
Other 3:		Other 8:	
Other 4:		Other 9:	
Other 5:		Other 10:	

4. Pipe summary and condition details





- LEGEND**
- PROPERTY LINE
 - CREEK
 - EXISTING MUNICIPAL SANITARY SEWER
 - EXISTING MUNICIPAL WATERMAIN
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING FIBRE (APPROX.)
 - EXISTING GAS (APPROX.)
 - EXISTING WATERMAIN
 - ABANDONED WATERMAIN
 - WATERMAIN UPGRADES PROPOSED IN FEBRUARY 2016 "IN-GROUND INFRASTRUCTURE ASSESSMENT" (R-2016-016)
 - ABANDONED SANITARY SEWER
- HD4: EXISTING SITE LIGHT & ID
 - EMH1: EXISTING ELECTRICAL MANHOLE & ID
 - CB2: EXISTING CATCHBASIN & ID
 - STM1: EXISTING STORM MANHOLE & ID
 - SAN2: EXISTING SANITARY MANHOLE & ID
 - FH3: EXISTING FIRE HYDRANT & ID
 - V1: EXISTING VALVE BOX & ID

Markup for CCTV inspection and pressure testing request created by Stantec Consulting Ltd. on 2021-05-04 based on concept plan by Fotenn dated 2021-03-17 and existing condition drawings prepared by Novatech dated 2020.

Site: Former University of Guelph Barn Side Agricultural Campus (Kemptonville)

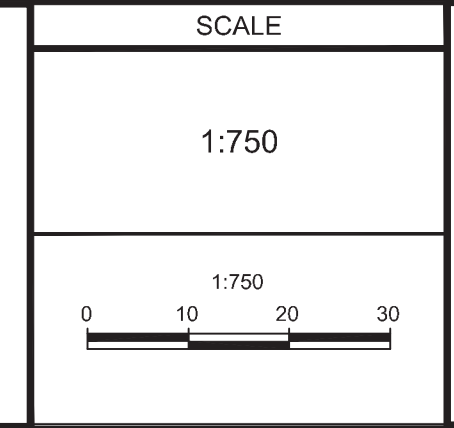
Sanitary sewers, sanitary forcemain, and storm sewers highlighted in yellow are to be inspected via CCTV investigation.

CCTV ex. 150 mm dia. sanitary forcemain highlighted in yellow from outlet at Concession Road to SAN Pump Station (see main plan view for continuation of run; approx. total length of FM = 790 m).

Forcemain outlets to municipally-owned sanitary MH on Concession Road as shown.

INSET A:
FORCEMAIN OUTLET TO MUNICIPALITY SANITARY AT CONCESSION ROAD
NOT TO SCALE

NOTE:
THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.



Vision Report© Legend

	The numbers sequentially indicate each observation that was picked up throughout the inspection period. This will allow you to sift through the pages and view the accompanying description and photos in each section. Note that when a pipe section contains too many observations, Vision© Report must hide secondary observations in order to optimize the display.*
60	A number with neither a square nor circle indicates a general observation.
	A circled number indicates a structural anomaly. The color of the circle indicates the severity of the anomaly on a scale of 1 to 5, 5 being the most severe: green=1, blue=2, magenta=3, orange=4 and red=5.
	A number in a square indicates an operation and maintenance anomaly. The color of the square indicates the severity of the anomaly on a scale of 1 to 5, 5 being the most severe: green=1, blue=2, magenta=3, orange=4 and red=5.
◀ 3 / 31 ▶	Indicates the current page number of the inspection report.
	The blue square indicates a section of the pipe; this section is covered in detail on the current page of the report.
	The green line indicates the inspected part of the pipe. The remaining white line indicates the uninspected part of the pipe.
	Indicates the hold points on the camera during an inspection.
	Indicates the hold points on the camera during the reverse inspection.
	Indicates that a reverse inspection was carried out, however the camera did not reach the initial inspection hold point. (the hold point of the initial inspection)
	Indicates that a reverse inspection was carried out and that it has joined (has arrived at) the initial inspection hold point.
401-059B 	Identifies the start manhole number. Note that this manhole is not necessarily the upstream manhole of the pipe.
401-631 	Identifies the end manhole number. Note that this manhole is not necessarily the downstream manhole of the pipe.
	A downward arrow indicates that the inspection was carried out in the direction of the current, whereas an upward arrow indicates an inspection against the current. Note that the manhole located on the upper left of the page is always the start manhole, but not necessarily the upstream manhole of the pipe.
	This camera followed by a downward arrow is located on the upper left of the vertical pipe; it indicates that an inspection was done from this manhole.
	When the second camera appears on the bottom left page it means that a reverse inspection was carried out. Information about the reverse inspection is included in the report, thereby combining both inspections.
Invert 3.40	The measurement shown under the word <Invert> indicates the measurements between the frame and the pipe captured during the inspection. This measurement is available at the top left for the start manhole and the bottom left for the end manhole. If the invert was not measured during the inspection, an <NA> mark will be displayed.
	The downward bold arrow to the right of the observation number indicates that this observation was captured during the initial inspection.
	The blank arrow pointing upwards and located to the right of the observation number indicates that this observation was taken during the reverse inspection period, thereby confirming that this report combined both inspections.
18.40 m	Located to the right of the observation number is a number identifying the observation distance in relation to the start of the pipe.
SRV - Armature visib	A full description of the observation code according to the protocol used.

*Any hidden observations are readily accessible from the database as well as in other CTSpec report templates.

** CTSpec inc. reserves the right to modify, eliminate or add to the product features described in this pamphlet without notice.

© 2012 CTSpec inc. All rights reserved.

Appendix D STORMWATER MANAGEMENT

D.1 PRE-DEVELOPMENT RUNOFF CALCULATIONS



 Element Count

Number of rain gages 2
 Number of subcatchments ... 1
 Number of nodes 1
 Number of links 0
 Number of pollutants 0
 Number of land uses 0

 Raingage Summary

Name	Data Source	Data Type	Recording Interval
RG1	002S	INTENSITY	15 min.
SCS_Type_II_25mm	SCS_Type_II_25mm	INTENSITY	6 min.

 Subcatchment Summary

Name	Area	Width	%Imperv	%Slope	Rain Gage
1	72.28	683.00	2.81	1.5000	RG1
Outlet					
OF2					

 Node Summary

External Name	Type	Invert Elev.	Max. Depth	Ponded Area	Inflow
OF2	OUTFALL	0.00	0.00	0.0	

 NOTE: The summary statistics displayed in this report are based on results found at every computational time step, not just on results from each reporting time step.

 Analysis Options

Flow Units LPS
 Process Models:
 Rainfall/Runoff YES
 RDII NO

Snowmelt NO
 Groundwater NO
 Flow Routing NO
 Water Quality NO
 Infiltration Method CURVE_NUMBER
 Surcharge Method EXTRAN
 Starting Date 07/23/2009 00:00:00
 Ending Date 07/24/2009 00:00:00
 Antecedent Dry Days 0.0
 Report Time Step 00:01:00
 Wet Time Step 00:01:00
 Dry Time Step 00:01:00

	Volume hectare-m	Depth mm
Runoff Quantity Continuity		
Total Precipitation	3.107	42.984
Evaporation Loss	0.000	0.000
Infiltration Loss	1.659	22.956
Surface Runoff	0.866	11.986
Final Storage	0.581	8.043
Continuity Error (%)	-0.004	

	Volume hectare-m	Volume 10^6 ltr
Flow Routing Continuity		
Dry Weather Inflow	0.000	0.000
Wet Weather Inflow	0.866	8.663
Groundwater Inflow	0.000	0.000
RDII Inflow	0.000	0.000
External Inflow	0.000	0.000
External Outflow	0.866	8.663
Flooding Loss	0.000	0.000
Evaporation Loss	0.000	0.000
Exfiltration Loss	0.000	0.000
Initial Stored Volume	0.000	0.000
Final Stored Volume	0.000	0.000
Continuity Error (%)	0.000	

 Subcatchment Runoff Summary

Perv	Total Runoff mm	Total Runoff 10^6 ltr	Total Peak Precip Runoff mm LPS	Total Runoff Coeff mm	Total Evap mm	Total Infil mm	Imperv Runoff mm
1	10.82	11.99	42.98	0.00	0.00	22.96	1.16
			430.32	0.279			

Analysis begun on: Mon Sep 13 09:50:33 2021
 Analysis ended on: Mon Sep 13 09:50:33 2021

Total elapsed time: < 1 sec

D.2 POST-DEVELOPMENT RUNOFF CALCULATIONS



EPA STORM WATER MANAGEMENT MODEL - VERSION 5.1 (Build 5.1.014)

```

*****
Element Count
*****
Number of rain gages ..... 2
Number of subcatchments ... 1
Number of nodes ..... 3
Number of links ..... 2
Number of pollutants ..... 0
Number of land uses ..... 0
    
```

```

*****
Raingage Summary
*****
    
```

Name	Data Source	Data Type	Recording Interval
RG1	100S	INTENSITY	15 min.
SCS_Type_II_25mm	SCS_Type_II_25mm	INTENSITY	6 min.

```

*****
Subcatchment Summary
*****
    
```

Name	Area	Width	%Imperv	%Slope	Rain Gage
1	72.28	590.00	8.94	1.5000	RG1

BIOSWALE

```

*****
Node Summary
*****
    
```

External Name	Type	Invert Elev.	Max. Depth	Ponded Area	Inflow
OUTLET	OUTFALL	88.00	0.00	0.0	
BIOSWALE	STORAGE	90.00	1.35	0.0	
PONDOUT	STORAGE	88.00	2.50	0.0	

```

*****
Link Summary
*****
    
```

Name	From Node	To Node	Type	Length	% Slope Roughness
ORIFICE1	BIOSWALE	PONDOUT	ORIFICE		
ORIFICE2	PONDOUT	OUTLET	ORIFICE		

Cross Section Summary

Full Conduit Flow	Shape	Full Depth	Full Area	Hyd. Rad.	Max. Width	No. of Barrels

 NOTE: The summary statistics displayed in this report are based on results found at every computational time step, not just on results from each reporting time step.

 Analysis Options

 Flow Units LPS
 Process Models:
 Rainfall/Runoff YES
 RDII YES
 Snowmelt NO
 Groundwater NO
 Flow Routing YES
 Ponding Allowed NO
 Water Quality NO
 Infiltration Method CURVE_NUMBER
 Flow Routing Method DYNWAVE
 Surcharge Method EXTRAN
 Starting Date 07/23/2009 00:00:00
 Ending Date 07/24/2009 00:00:00
 Antecedent Dry Days 0.0
 Report Time Step 00:01:00
 Wet Time Step 00:01:00
 Dry Time Step 00:01:00
 Routing Time Step 1.00 sec
 Variable Time Step NO
 Maximum Trials 8
 Number of Threads 1
 Head Tolerance 0.001500 m

*****	Volume	Depth
Runoff Quantity Continuity	hectare-m	mm
*****	-----	-----
Total Precipitation	6.939	96.000
Evaporation Loss	0.000	0.000
Infiltration Loss	2.040	28.219
Surface Runoff	4.087	56.539
Final Storage	0.813	11.248
Continuity Error (%)	-0.006	

*****	Volume	Volume
Flow Routing Continuity	hectare-m	10^6 ltr
*****	-----	-----
Dry Weather Inflow	0.000	0.000
Wet Weather Inflow	4.086	40.864
Groundwater Inflow	0.000	0.000

RDII Inflow	0.000	0.000
External Inflow	0.000	0.000
External Outflow	2.603	26.026
Flooding Loss	0.000	0.000
Evaporation Loss	0.000	0.000
Exfiltration Loss	0.000	0.000
Initial Stored Volume	0.000	0.000
Final Stored Volume	1.484	14.837
Continuity Error (%)	0.004	

Highest Flow Instability Indexes

All links are stable.

Routing Time Step Summary

Minimum Time Step	:	1.00	sec
Average Time Step	:	1.00	sec
Maximum Time Step	:	1.00	sec
Percent in Steady State	:	0.00	
Average Iterations per Step	:	2.00	
Percent Not Converging	:	0.00	

Subcatchment Runoff Summary

Perv	Total Runoff	Total Runoff	Total Precip	Total Peak Runoff	Total Evap	Total Infil	Imperv Runoff
			Runoff	Runoff			
mm	mm	10^6 ltr	mm	mm	mm	mm	mm
1	48.10	56.54	96.00	3403.28	0.00	28.22	8.44
				0.589			

Node Depth Summary

Reported Depth	Node	Type	Average	Maximum	Maximum	Time of Max
			Depth	Depth	HGL	Occurrence
Meters			Meters	Meters	Meters	days hr:min
0.00	OUTLET	OUTFALL	0.00	0.00	88.00	0 00:00

BIOSWALE	STORAGE	0.45	1.30	91.30	0	06:05
1.30						
PONDOUT	STORAGE	1.53	2.45	90.45	0	14:07
2.45						

Node Inflow Summary

Total Flow		Maximum Lateral Inflow	Maximum Total Inflow	Time of Max Occurrence	Lateral Inflow Volume	
Node	Balance Error	Type	LPS	days hr:min	10^6 ltr	
10^6 ltr	Percent					
OUTLET		OUTFALL	0.00	448.70	0 14:07	0
26	0.000					
BIOSWALE		STORAGE	3403.28	3403.28	0 06:00	40.9
40.9	0.000					
PONDOUT		STORAGE	0.00	1893.61	0 06:05	0
40.6	0.004					

Node Surcharge Summary

No nodes were surcharged.

Node Flooding Summary

No nodes were flooded.

Storage Volume Summary

Time of Max Occurrence	Maximum Outflow	Average Volume	Avg Pcmt	Evap Loss	Exfil Loss	Maximum Volume	Max Pcmt
days hr:min	Unit LPS	1000 m3	Full	Loss	Loss	1000 m3	Full
BIOSWALE		0.651	29	0	0	2.094	92
0 06:05	1893.61						
PONDOUT		13.280	60	0	0	21.768	98
0 14:07	448.70						

 Outfall Loading Summary

Outfall Node	Flow Freq Pcnt	Avg Flow LPS	Max Flow LPS	Total Volume 10^6 ltr
OUTLET	93.99	320.50	448.70	26.025
System	93.99	320.50	448.70	26.025

 Link Flow Summary

Link	Type	Maximum Flow LPS	Time of Max Occurrence days hr:min	Maximum Veloc m/sec	Max/ Full Flow	Max/ Full Depth
ORIFICE1	ORIFICE	1893.61	0 06:05			1.00
ORIFICE2	ORIFICE	448.70	0 14:07			1.00

 Flow Classification Summary

Inlet	Adjusted /Actual Length	Fraction of Time in Flow Class							
Conduit Ctrl		Up	Down	Sub	Sup	Up	Down	Norm	
		Dry	Dry	Dry	Crit	Crit	Crit	Crit	Ltd

 Conduit Surcharge Summary

No conduits were surcharged.

Analysis begun on: Mon Sep 13 09:58:24 2021
 Analysis ended on: Mon Sep 13 09:58:24 2021
 Total elapsed time: < 1 sec

D.3 REGIONALLY SPECIFIC 90TH PERCENTILE RUNOFF VOLUME CONTROL TARGET (RVC_T) REQUIREMENTS FOR ONTARIO



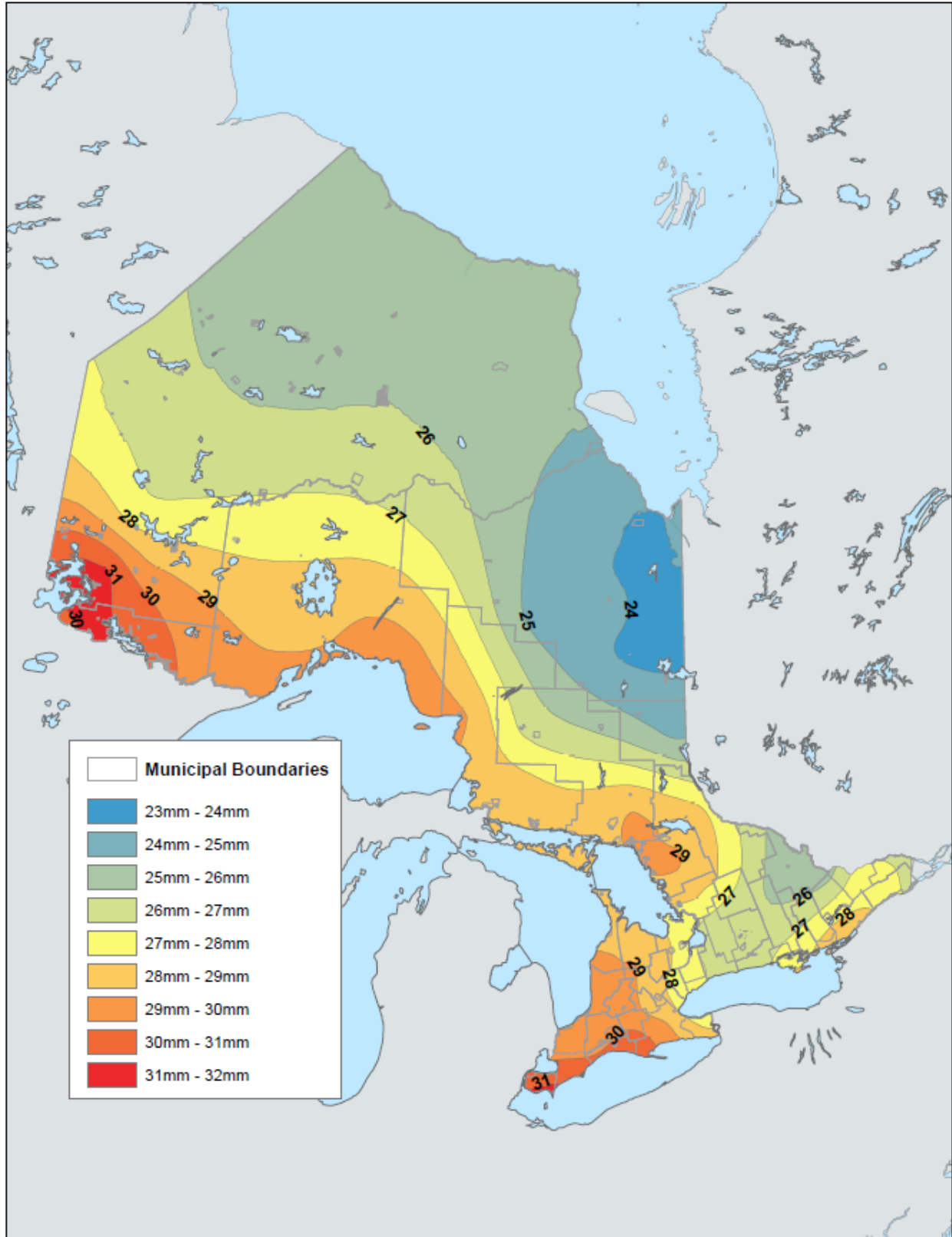


Figure 3.1.2: Regionally Specific 90th Percentile Runoff Volume Control Target (RVC_T) Requirements for Ontario

D.4 PRELIMINARY SIZING OF SWM DRY POND



Preliminary sizing of bioswale for Kemptville Correctional Center

Project No. 160401626

Date: 8/30/2021

Volume of runoff storage required (RVct) per MECP LID guideline:
= Impervious area x 29mm

Impervious Area: 64591 m²

RVct = 1870 m³

Length of Bioswales: 1200 m

Bioswale Width: 3 m

Bioswale Dead Storage Depth: 1.3 m

Porosity of Storage Media: 0.4

Storage Volume for Infiltration: 1872 m³

Appendix E CORRESPONDENCE

E.1 2021-04-09 MEETING NOTES (MUNICIPALITY OF NORTH GRENVILLE, IO, FOTENN, AND STANTEC)



Nwanise, Nwanise

From: Kilborn, Kris
Sent: Monday, July 26, 2021 8:01 AM
To: Taglieri, John (IO); Nwanise, Nwanise; Thiffault, Dustin
Cc: Kelly, Tate; Jaime Posen
Subject: RE: 16041626 Kemptville Correctional Centre - Sanitary Servicing

Good morning John

If the design for the Treatment Plan can be completed and handle the sanitary flows there would not be a requirement for the lands south of College Road for any Septic Beds.
We presently are showing the stormwater management area to the North east of the proposed facility near the creek which is north of College road

Sincerely

Kris Kilborn

Senior Associate,
Business Center Practice Leader
Community Development

Mobile: 613 297-0571
Fax: 613 722-2799
kris.kilborn@stantec.com

Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



Vacation Alert – I will be out of the office from July 30, 2021 and returning to work on Aug 9, 2021 with limited access to email

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Taglieri, John (IO) <John.Taglieri@infrastructureontario.ca>
Sent: Thursday, July 22, 2021 3:03 PM
To: Kilborn, Kris <kris.kilborn@stantec.com>; Nwanise, Nwanise <Nwanise.Nwanise@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>
Cc: Kelly, Tate <Tate.Kelly@infrastructureontario.ca>; Jaime Posen <posen@fotenn.com>
Subject: RE: 16041626 Kemptville Correctional Centre - Sanitary Servicing

Hi again. Kris, when you respond on whether you need additional information from the municipality, I would appreciate if you could let me know at the same time if there is any need from a servicing standpoint for the lands on the south side of College Road.

I don't think we need them for sanitary servicing given that we are tapping into the municipal system, but do we need these lands for swm purposes?

Thanks.



John Taglieri, MCIP, RPP
Senior Project Manager

416-276-8762

From: Kilborn, Kris <kris.kilborn@stantec.com>
Sent: July 20, 2021 3:01 PM
To: Taglieri, John (IO) <John.Taglieri@infrastructureontario.ca>; Nwanise, Nwanise <Nwanise.Nwanise@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>
Cc: Kelly, Tate <Tate.Kelly@infrastructureontario.ca>; Jaime Posen <posen@fotenn.com>
Subject: RE: 16041626 Kemptville Correctional Centre - Sanitary Servicing

Good afternoon John

I will speak with our project Team at Stantec on Wed to review and I can provide you with a response on Wed if we require any additional information from the Municipality

Sincerely

Kris Kilborn

Senior Associate,
Business Center Practice Leader
Community Development

Mobile: 613 297-0571
Fax: 613 722-2799
kris.kilborn@stantec.com

Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



Vacation Alert – I will be out of the office from July 30, 2021 and returning to work on Aug 9, 2021 with limited access to email

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Taglieri, John (IO) <John.Taglieri@infrastructureontario.ca>
Sent: Tuesday, July 20, 2021 2:54 PM
To: Kilborn, Kris <kris.kilborn@stantec.com>; Nwanise, Nwanise <Nwanise.Nwanise@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>
Cc: Kelly, Tate <Tate.Kelly@infrastructureontario.ca>; Jaime Posen <posen@fotenn.com>
Subject: RE: 16041626 Kemptville Correctional Centre - Sanitary Servicing

Thanks for your quick review Kris.

Yes, we'd reimburse the municipality directly.

Do you now have everything you need from them for the FSR work?



John Taglieri, MCIP, RPP
Senior Project Manager

416-276-8762

From: Kilborn, Kris <kris.kilborn@stantec.com>
Sent: July 20, 2021 2:51 PM
To: Taglieri, John (IO) <John.Taglieri@infrastructureontario.ca>; Nwanise, Nwanise <Nwanise.Nwanise@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>
Cc: Kelly, Tate <Tate.Kelly@infrastructureontario.ca>; Jaime Posen <posen@fotenn.com>
Subject: RE: 16041626 Kemptville Correctional Centre - Sanitary Servicing

CAUTION: This email originated from outside of Infrastructure Ontario. Do not click links or open attachment(s) unless you recognize the sender and know the content is safe.

Good afternoon John

Upon review this sounds reasonable and an appropriate workplan which could support the new Correctional Facility

I am also assuming that the costs of these works will be reimbursed by IO directly to Municipality

Sincerely

Kris Kilborn

Senior Associate,
Business Center Practice Leader
Community Development

Mobile: 613 297-0571
Fax: 613 722-2799
kris.kilborn@stantec.com

Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



Vacation Alert – I will be out of the office from July 30, 2021 and returning to work on Aug 9, 2021 with limited access to email

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Taglieri, John (IO) <John.Taglieri@infrastructureontario.ca>
Sent: Tuesday, July 20, 2021 1:44 PM
To: Kilborn, Kris <kris.kilborn@stantec.com>; Nwanise, Nwanise <Nwanise.Nwanise@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>
Cc: Kelly, Tate <Tate.Kelly@infrastructureontario.ca>; Jaime Posen <posen@fotenn.com>
Subject: FW: 16041626 Kemptville Correctional Centre - Sanitary Servicing

Hi. Hope everyone is doing well.

Please the note below and the attached proposal.

It appears to me that this is a reasonable request and it makes sense to have JLR revise their designs to incorporate the GOCC into their pumping station and related infrastructure upgrades.

Is there anything contained herein that stands out to you as incorrect or needing clarification.

I'd appreciate your feedback at your earliest opportunity before I respond to Mike. Thanks.



John Taglieri, MCIP, RPP
Senior Project Manager

416-276-8762

From: Mike Finley <mfinley@northgrenville.on.ca>
Sent: July 19, 2021 3:42 PM
To: Taglieri, John (IO) <John.Taglieri@infrastructureontario.ca>
Cc: Karen Dunlop <kdunlop@northgrenville.on.ca>
Subject: FW: 16041626 Kemptville Correctional Centre - Sanitary Servicing

CAUTION: This email originated from outside of Infrastructure Ontario. Do not click links or open attachment(s) unless you recognize the sender and know the content is safe.

Hi John,

We have been in discussion with JL Richards, to understand the impacts that the new correctional facility will have on the treatment plant upgrades and the Bridge St pump station. This includes increasing their respective capacities rather than taking up existing capacity. To facilitate this, JL Richards has provided the attached scope of work which includes the following:

- Update to the design basis based on this additional flow and change in raw wastewater characteristics.
- Additional Biowin™ process simulations to investigate the impact of the updated design basis on the revised preliminary design of the proposed upgrades.
- Identification of required upgrades to accommodate the change in design basis.
- Filing of Class Environmental Assessment Addendum to increase the rated capacities of Bridge Street SPS and/or Kemptville WPCP and make any other necessary amendments.

As this work is related to the correctional facility site, the Municipality would be looking for reimbursement of the costs to conduct the review and complete the EA amendment process for the increase in capacity. Would you be able to confirm if you are acceptable to having this work reimbursed.

Please review the proposal and if you have any questions or would like to discuss please let me know.

Thanks,



Mike Finley, P.Eng
*Deputy Director of Public Works &
Environmental Services*
Municipality of North Grenville
Phone: 613-258-9569 ext.139
www.northgrenville.ca

Notice of Confidentiality:

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, re-transmission, dissemination or other use of or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender immediately by return electronic transmission and then immediately delete this transmission including all attachments without copying, distributing or disclosing same.

From: Taglieri, John (IO) <John.Taglieri@infrastructureontario.ca>
Sent: June 9, 2021 9:26 AM
To: Nwanise, Nwanise <Nwanise.Nwanise@stantec.com>; Ryan Ashford <rashford@jlrichards.ca>; Sarah Gore <sgore@jlrichards.ca>
Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Mike Finley <mfinley@northgrenville.on.ca>; Jaime Posen <posen@fotenn.com>; Karen Dunlop <kdunlop@northgrenville.on.ca>; Amy Martin <amartin@northgrenville.on.ca>; Jaime Posen <posen@fotenn.com>; Kelly, Tate <Tate.Kelly@infrastructureontario.ca>
Subject: RE: 16041626 Kemptville Correctional Centre - Sanitary Servicing

Thank you Nwanise. Based on my experience with other correctional centres, your assessment is correct. Other than normal human waste there will not be other materials discharged from the site. Also as you have noted below all correctional centres have either a grinder or auger to run the sewage through before it is discharged.

Please let me know if anyone requires additional information and I will seek input accordingly from the Ministry's technical facility staff.



John Taglieri, MCIP, RPP
Senior Project Manager

416-276-8762

From: Nwanise, Nwanise <Nwanise.Nwanise@stantec.com>
Sent: June 9, 2021 9:09 AM
To: Ryan Ashford <rashford@jlrichards.ca>; Sarah Gore <sgore@jlrichards.ca>
Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Taglieri, John (IO) <John.Taglieri@infrastructureontario.ca>; Mike Finley <mfinley@northgrenville.on.ca>; Jaime Posen <posen@fotenn.com>; kdunlop@northgrenville.on.ca; amartin@northgrenville.on.ca; Jaime Posen <posen@fotenn.com>; Kelly, Tate <Tate.Kelly@infrastructureontario.ca>
Subject: RE: 16041626 Kemptville Correctional Centre - Sanitary Servicing

Hi Ryan,

Hope you are keeping well.

We currently don't have access to a sampled data indicating the anticipated wastewater characteristics of this site. Our first assumption would be that the wastewater quality would be very similar to any other institutional development, as there isn't any expected handling of pesticides or high BOD substances aside from normal human waste. There is likely to be a series of screens within the correctional centre sanitary sewer prior to disposal to municipal mains to prevent clogging downstream and should remove larger contributing items requiring excessive treatment. There is a potential for outflow commutation or a grinder pump if we can't achieve a gravity sewer connection to our outlet, which may have an effect on wastewater as they travel downstream to the WPCP.

I have CC'd our contacts at IO and the Municipality to keeping everyone updated as we progress.

Please let me know if you need anything else from our end.

Regards,

Nwanise Nwanise, EIT
Engineering intern, Community Development

Direct: (647) 400-1759
Mobile: (647) 400-1759
ntwanise.nwanise@stantec.com

Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



Better Together, Even If We're Apart. [Read more](#) about Stantec's COVID-19 response, including remote working and business continuity measures.

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Nwanise, Nwanise
Sent: Friday, June 4, 2021 10:42 AM
To: Ryan Ashford <rashford@jrichards.ca>; Sarah Gore <sgore@jrichards.ca>
Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>
Subject: RE: 16041626 Kemptville Correctional Centre - Sanitary Servicing

Good Morning Ryan,

Thanks for the information, we would look into your request and circle back as soon as it is available.

Have a good weekend.

Regards,

Nwanise Nwanise, EIT
Engineering intern, Community Development

Mobile: (647) 400-1759
ntwanise.nwanise@stantec.com

Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



Better Together, Even If We're Apart. [Read more](#) about Stantec's COVID-19 response, including remote working and business continuity measures.

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Ryan Ashford <rashford@jrichards.ca>
Sent: Friday, June 4, 2021 10:19 AM
To: Nwanise, Nwanise <Nwanise.Nwanise@stantec.com>; Sarah Gore <sgore@jrichards.ca>
Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>
Subject: RE: 16041626 Kemptville Correctional Centre - Sanitary Servicing

Good Morning Nwanise,

FYI, we will be meeting with the Municipality next Thursday to discuss potential impacts of the proposed correctional facility on the Kemptville WPCP Expansion design. Depending of the correctional facility wastewater characteristics, there could potentially be additional treatment challenges that would need to be addressed by the WPCP Expansion design. Therefore, we would appreciate it you could provide us with additional information on the anticipated correctional facility wastewater quality.

Regards,

Ryan Ashford, P.Eng.
Associate
Senior Environmental Engineer

J.L. Richards & Associates Limited
700 - 1565 Carling Avenue, Ottawa, ON K1Z 8R1
Direct: 343-804-5297 Cell: 613-618-1759



*J.L. Richards & Associates Limited is proactively doing our part to protect the wellbeing of our staff and communities while improving our communication technology. **We are pleased to announce that we have implemented direct phone lines for all of our staff, allowing you to connect with us regardless of whether we are working remotely or in the office.** We are dedicated to delivering quality services to you through value and commitment, as always. Please reach out to us if you have any questions about your project.*

From: Nwanise, Nwanise <Nwanise.Nwanise@stantec.com>
Sent: Thursday, May 27, 2021 5:53 PM
To: Sarah Gore <sgore@jlrichards.ca>; Ryan Ashford <rashford@jlrichards.ca>
Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>
Subject: 16041626 Kemptville Correctional Centre - Sanitary Servicing

[CAUTION] This email originated from outside JLR. Do not click links or open attachments unless you recognize the sender and know the content is safe. If in doubt, please forward suspicious emails to Helpdesk.

Hi Sarah and Ryan,

Hope you are both doing well.

Mike Finley at the Municipality of North Grenville passed us your contacts to continue our consultation on Sanitary servicing for the proposed Kemptville Correctional Centre currently occupied by the University of Guelph's Kemptville Agricultural Campus at the municipal address of 830 Prescott Street. Infrastructure Ontario is the proponent for these works while Stantec is preparing the Functional Servicing Report for the development.

We do understand that the site is located outside the service area of the planned North Grenville urban servicing area, however based on consultations with the Town, SOLGEN and IO we are exploring the possibility of upsizing the existing Sewage pump station at Bridge street and the Water Pollution Control Plant (if required) to accommodate this facility. Based on our calculations we anticipate a sanitary peak flow contribution of 10.8L/s.

We are proposing a meeting for Tuesday afternoon or Wednesday morning next week (i.e., 1 or 2/06/21) for further discussion. Please let us know what time works best for you.

If you need more information ahead of the meeting please do not hesitate to contact me.

Regards,

Nwanise Nwanise, EIT
Engineering intern, Community Development

Direct: (647) 400-1759
Mobile: (647) 400-1759
nwanise.nwanise@stantec.com

Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



Better Together, Even If We're Apart. [Read more](#) about Stantec's COVID-19 response, including remote working and business continuity measures.

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

This email, including any attachments, is intended for the personal and confidential use of the recipient(s) named above. If you are not the intended recipient of the email, you are hereby notified that any dissemination or copying of this email and/or any attachment files is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender and arrange for the return of any and all copies and the permanent deletion of this message including any attachments, without reading it or making a copy. Thank you.

This email, including any attachments, is intended for the personal and confidential use of the recipient(s) named above. If you are not the intended recipient of the email, you are hereby notified that any dissemination or copying of this email and/or any attachment files is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender and arrange for the return of any and all copies and the permanent deletion of this message including any attachments, without reading it or making a copy. Thank you.

This email, including any attachments, is intended for the personal and confidential use of the recipient(s) named above. If you are not the intended recipient of the email, you are hereby notified that any dissemination or copying of this email and/or any attachment files is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender and arrange for the return of any and all copies and the permanent deletion of this message including any attachments, without reading it or making a copy. Thank you.

This email, including any attachments, is intended for the personal and confidential use of the recipient(s) named above. If you are not the intended recipient of the email, you are hereby notified that any dissemination or copying of this email and/or any attachment files is strictly prohibited. If you have received this e-mail in error, please immediately notify the sender and arrange for the return of any and all copies and the permanent deletion of this message including any attachments, without reading it or making a copy. Thank you.

E.2 CORRESPONDENCE WITH THE MUNICIPALITY OF NORTH GRENVILLE



Chochlinski, Daniel

From: Chochlinski, Daniel
Sent: Wednesday, May 12, 2021 8:45 AM
To: 'Dan Matchett'
Cc: Kilborn, Kris; Thiffault, Dustin; Nwanise, Nwanise
Subject: RE: 160401626 - Kemptville Sanitary Flow Monitoring Request
Attachments: Kemptville Flow Mon Locations w Coord_print.pdf

Good Morning Dan,

Following up on our phone conversation this morning, I am writing you to confirm that we have finally received approval from Infrastructure Ontario to engage you for the sanitary flow monitoring work in the Town of Kemptville. Under this arrangement, Stantec would be entering into a contract with Tower Electronics as a subcontractor for the sanitary flow monitoring work. Based on Stantec's subcontractor policy, we will need to know your typical terms and conditions for this type of contract, and to be provided with a formal estimate of costs. May you please provide us with either a PO or proposal (whichever you typically prepare for this type of work) for this work including your terms and conditions, so that we may begin to formalize the contract?

You had previously provided us with all unit costs via email. For the purpose of the requested PO/proposal, please assume the worst-case scenario (i.e., monitoring to the end of September, if I understand correctly) for the calculation of total expected costs.

You had mentioned that you had just visited Kemptville on Monday and that you are booked heavily on other monitoring sites this season. You stated that you may be able to install the flow monitoring equipment for our site on Friday, May 21, 2021, but that this would have to be confirmed. Please let us know when you anticipate being able to install the monitoring equipment once we approach this date.

Please find attached the previously sent figure showing the proposed monitoring locations, now with coordinates added to them. These coordinates were taken from the GIS data of the sanitary sewer network provided to us by the Municipality of North Grenville on 2021-04-13. In the meantime, I will request from Mike Finley the photos at each maintenance hole (internal and external) to be monitored. I will copy you on all correspondence with Mike to ensure that you are in the loop.

Thank you again for your time and help with this work. Do not hesitate to let me know if you need anything else from us before responding to our request for the PO/proposal.

Regards,

Daniel Chochlinski EIT

Engineering Intern, Community Development

Mobile: 343-961-9619

daniel.chochlinski@stantec.com

Stantec

400 - 1331 Clyde Avenue

Ottawa ON K2C 3G4



Better Together, Even if We're Apart. [Read more](#) about Stantec's COVID-19 response, including remote working and business continuity measures.

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Chochlinski, Daniel

Sent: Thursday, April 29, 2021 11:47 AM

To: Dan Matchett <dan@tecanada.ca>

Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Mike Finley

<mfinley@northgrenville.on.ca>; Jaime Posen <posen@fotenn.com>
Subject: RE: 160401626 - Kemptville Sanitary Flow Monitoring Request

Hi Dan,

Thank you again for providing this information to us on such short notice. We will forward it to Infrastructure Ontario and will let you know as soon as we hear back or if we need any additional information from your end.

Regards,

Daniel Chochlinski EIT

Engineering Intern, Community Development
Mobile: 343-961-9619
daniel.chochlinski@stantec.com
Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



Better Together, Even If We're Apart. [Read more](#) about Stantec's COVID-19 response, including remote working and business continuity measures.

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Dan Matchett <dan@tecanada.ca>
Sent: Thursday, April 29, 2021 11:43 AM
To: Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>
Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Mike Finley <mfinley@northgrenville.on.ca>; Jaime Posen <posen@fotenn.com>
Subject: Re: 160401626 - Kemptville Sanitary Flow Monitoring Request

Hi Daniel,

Thank you for the call earlier. As per our conversation. The flow monitoring cost per site is \$850 installed, \$850/month per site rental, \$450 per site removal. Duration of installation is based rain fall during the monitoring period.

With Mike's permission we will use the existing rain gauge for this project.

Best regards,

Get [Outlook for Android](#)

From: Dan Matchett <dan@tecanada.ca>
Sent: Thursday, April 29, 2021 6:24:24 AM
To: Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>
Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Mike Finley <mfinley@northgrenville.on.ca>; Jaime Posen <posen@fotenn.com>
Subject: Re: 160401626 - Kemptville Sanitary Flow Monitoring Request

Hi Daniel,

It is a pleasure to make your acquaintance.

I can certainly help you with this project, can you give me a call today to discuss?

Best regards,

DAN MATCHETT
Owner
Cell: 613-847-7623
Email: dan@tecanada.ca



TOWER ELECTRONICS
CANADA INC.

From: Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>
Sent: Wednesday, April 28, 2021 10:48 AM
To: Dan Matchett <dan@tecanada.ca>
Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Mike Finley <mfinley@northgrenville.on.ca>; Jaime Posen <posen@fotenn.com>
Subject: 160401626 - Kemptville Sanitary Flow Monitoring Request

Good Morning Dan,

I am reaching out to you today to request your services for sanitary sewer flow monitoring in Kemptville. Mike Finley from the Municipality of North Grenville provided us with your contact information as he confirmed that you are currently completing flow monitoring services for the Municipality.

Based on consultation with the Municipality, we require flow monitoring to be completed this spring at the three locations highlighted in yellow clouds on the attached plan. This is for a project Stantec is undertaking on behalf of Infrastructure Ontario (IO) in which we need to confirm the capacity of the existing sanitary network along the path identified on the plan.

May you please confirm for us whether you have the capacity to complete these works and to provide us with a *high-level* budget by end of day tomorrow (Thursday)? I understand that this is a tight turnaround and that subsequent discussions to provide a more precise estimate will be needed, but an initial approximate budget for these works would allow us to confirm with IO the additional budget that will be required for these works, which were outside of our original scope. We can discuss a more detailed fee proposal and monitoring schedule next week after an initial budget is provided.

Thank you in advance for your time in looking into this for us. Please don't hesitate to give me a call at 343-961-9619 if you would like any additional information before responding.

Regards,

Daniel Chochlinski EIT
Engineering Intern, Community Development
Mobile: 343-961-9619
daniel.chochlinski@stantec.com
Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



Better Together, Even if We're Apart. [Read more about Stantec's COVID-19 response, including remote working and business continuity measures.](#)

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

E.3 CORRESPONDENCE WITH RVCA



Chochlinski, Daniel

From: Jamie Batchelor <jamie.batchelor@rvca.ca>
Sent: Thursday, April 1, 2021 11:56 AM
To: Chochlinski, Daniel
Cc: Kilborn, Kris; Thiffault, Dustin
Subject: RE: 160401626 - Kemptville Correctional Centre - RVCA Initial Consultation
Attachments: BarnesCkTributary_HDFSites.png; KC114_DS1_2018.JPG; KC114_US1_2018.JPG; KC114_DS2_2018.JPG; KC114_US2_2018.JPG; KC114_1_2018.pdf; KC114_2_2018.pdf; Barnes Creek Catchment Report (6).pdf

Good Morning Daniel,

We have reviewed the preliminary proposal and the specific questions you have provided and offer the following comments:

Alteration to a watercourse

Our mapping shows Barnes Creek and a headwater drainage feature within the study area. Our RVCA Headwater Drainage Features (HDF) monitoring program has 3 sampling locations upstream of the proposed project site. Please find attached photos of the closest site at Prescott Street.

Headwater drainage features (HDFs) provide a multitude of ecological and hydrological functions such as recharge, discharge, infiltration and the provision of food, water, sediments, nutrients, organic matter and energy to downstream reaches. HDFs can provide aquatic and terrestrial habitat. The importance of maintaining HDFs on the landscape is accentuated by the fact that the largest portion of a stream or river's flow may be generated by the collective contributions of HDFs. HDFs are increasingly coming under pressure for alterations in form of relocation, removal, channelization, channel lowering, ditching, piping, flow diversion, tile drainage, terracing, etc. The functional attributes that are evaluated include hydrology (surface and groundwater), riparian conditions, terrestrial and aquatic habitat. The Conservation Authority has an interest in the preservation of HDFs, recognizing their important functions with respect to watershed health and diversity (understanding existing conditions/values prior to proposed modifications). The following policies apply in this regard:

- Applications to alter HDFs shall be assessed in accordance with the document titled "Evaluation, Classification and Management of Headwater Drainage Features Guideline. Toronto and Region Conservation Authority and Credit Valley Conservation, TRCA Approval July 2013 (Finalized January 2014).
- The applicant shall pre-consult with the Conservation Authority to ensure that the scope and timing of the evaluation is appropriate for the scale/type of the proposal, availability of information for the feature and the sensitivity of the feature.
- The evaluation of an HDF shall include collecting information that may be available in a watershed or subwatershed plan, catchment reports, an environmental management plan, fisheries management plan etc.

Typically, when the Conservation Authority is reviewing a permit for an alteration to a watercourse under the Conservation Authorities Act, the guideline provides a consistent methodology to evaluate, classify and provide a management action for all HDF's. The results from the management classifications for HDF will inform what future permits are necessary and how best to manage them based on their function.

Detailed information pertaining to future in water work and alterations to the watercourse will be required for review by RVCA.

- channel piping/realignments
- storm water/discharge outlets to existing watercourses

- flow diversions
- Other alterations not yet identified

It is important to note that timing is critically when completing a Headwater Drainage Features Assessment as the first spring visit evaluating the headwater feature would normally be performed in early April.

Setback Requirements

The Conservation Authority would looking for a 30 metre setback from the tributary and Barnes Creek in accordance with the Municipality's Official Plan requirements. Typically, all development including impervious surfaces such as pathways, parking areas, structures, etc. are to be setback 30 metres from the watercourse.

Stormwater Management Requirements

The appropriate water quality target is 80% TSS removal. Consideration for treatment of other sources of water quality impairment should form part of the stormwater management report. Please see the catchment report for some water quality data.

Some notable items which will need to be addressed are the following:

- Stormwater must consider thermal impacts on the receiving waterbodies
- Stormwater must consider water budget/balance
- Stormwater must consider the upcoming changes to the ECA process including new criteria. This includes:
- Water balance or runoff volume control to the 90th percentile
- OGS units will only address 50% treatment (I don't believe you were relying on OGS)
- Other items identified in the new consolidated linear infrastructure ECA approach
- Ensure no downstream erosion, or increase in flooding
- Explore LID measures on-site.

It is important to note that any relevant recommendations from the HDFA will need to be integrated into the stormwater management approach. It has been our experience on numerous projects that these disciplines do not always consult with each other. However, we would like to stress the importance of coordination between these disciplines to ensure all of the Official Plan and Provincial requirements can be met.

Please note that the above is not an extensive list, but only some of the key items that we have identified, and a full consideration of the MOE's Stormwater Management Planning and Design Manual (2003) and more recent documents provided by the Province is required.

Floodplain Mapping

The flood risk mapping for this area formed part of the Kemptville Creek Flood Risk Mapping Study. All of the relevant documents can be found in the link below.

<https://www.rvca.ca/watershed-monitoring-reporting/reporting/flood-risk-mapping-reports>

Permits

The RVCA administers Ontario Regulation 174/06 "Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation" made pursuant to Section 28 of the Conservation Authorities Act (or as amended). This regulation affects the properties in the following manner:

The Conservation Authority's regulations apply as follows on these lands:

- Any development within the 1:100 year floodplain of Barnes Creek or the regulation limit requires the prior written approval from the Rideau Valley Conservation Authority under Ontario Regulation 174/06.
- The prior written approval of the RVCA is required for any alteration, straightening, changing, diverting or interfering in any way with any watercourse.

*Please note that if the applicant is the Province, they would be exempt from requiring a permit from the Conservation Authority. However, they may wish to apply for a letter of advice similar to how the different Federal agencies do with the Conservation Authority. This process is similar to an application for a permit, but the deliverable is a letter of advice providing recommendations and guidance to mitigate negative impacts.

If you have any further questions do not hesitate to contact me.

Jamie Batchelor, MCIP, RPP
Planner, ext. 1191
Jamie.batchelor@rvca.ca



3889 Rideau Valley Drive
PO Box 599, Manotick ON K4M 1A5
T 613-692-3571 | 1-800-267-3504 F 613-692-0831 | www.rvca.ca

This message may contain information that is privileged or confidential and is intended to be for the use of the individual(s) or entity named. If you are not the intended recipient of this e-mail, any use, review, revision, retransmission, distribution, dissemination, copying, printing or taking of any action in reliance upon this e-mail, is strictly prohibited. If you have received this e-mail in error, please contact the sender and any copy of the e-mail and any printout thereof, immediately. Your cooperation is appreciated.

From: Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>
Sent: Friday, March 19, 2021 11:51 AM
To: Jamie Batchelor <jamie.batchelor@rvca.ca>
Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>
Subject: RE: 160401626 - Kemptville Correctional Centre - RVCA Initial Consultation

Hi Jamie,

I just wanted to follow up on our previous correspondence. Have you had a chance yet to review the concept plan and our questions for the proposed Kemptville Correctional Centre?

Regards,

Daniel Chochlinski EIT
Engineering Intern, Community Development
Mobile: 343-961-9619
daniel.chochlinski@stantec.com
Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



Better Together, Even If We're Apart. [Read more](#) about Stantec's COVID-19 response, including remote working and business continuity measures.

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Jamie Batchelor <jamie.batchelor@rvca.ca>
Sent: Thursday, March 4, 2021 2:49 PM
To: Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>
Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>
Subject: RE: 160401626 - Kemptville Correctional Centre - Initial Consultation

Thanks Daniel,

I am the correct contact. I will take a look at the concept plan and get back to you.

Jamie Batchelor, MCIP, RPP
Planner, ext. 1191
Jamie.batchelor@rvca.ca



3889 Rideau Valley Drive
PO Box 599, Manotick ON K4M 1A5
T 613-692-3571 | 1-800-267-3504 F 613-692-0831 | www.rvca.ca

This message may contain information that is privileged or confidential and is intended to be for the use of the individual(s) or entity named. If you are not the intended recipient of this e-mail, any use, review, revision, retransmission, distribution, dissemination, copying, printing or taking of any action in reliance upon this e-mail, is strictly prohibited. If you have received this e-mail in error, please contact the sender and any copy of the e-mail and any printout thereof, immediately. Your cooperation is appreciated.

From: Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>
Sent: Thursday, March 4, 2021 2:30 PM
To: Jamie Batchelor <jamie.batchelor@rvca.ca>
Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>
Subject: 160401626 - Kemptville Correctional Centre - Initial Consultation

Hi Jamie,

I hope this message finds you well.

I am reaching out to you on behalf of Infrastructure Ontario regarding the potential development of a correctional centre in the Town of Kemptville (Municipality of North Grenville). The site is bound by Highway 416 and Barnes Creek to the east, Prescott Street (County Road 44) to the west and Concession Road to the north. The site is currently occupied by the Barnside Campus of the University of Guelph's Agricultural College, which would be partially replaced by the correctional centre. Stantec has been commissioned to prepare a functional servicing report for the project, including consultation with the RVCA. Since you were the RVCA contact for the nearby Rosewater Commercial Development in Kemptville which Stantec designed the servicing for, I figured I would reach out to you about this project. However, if I should be contacting someone else, please let me know.

I have attached a preliminary concept plan from December 2020 of the correctional centre which also shows the existing infrastructure around the site. We kindly ask that you keep this plan confidential. We are still awaiting the revised concept plan from the Architect at which point we will determine a proposed servicing arrangement; consultation with the Municipality of North Grenville about the servicing arrangement is ongoing. In the interim, we were hoping to establish contact with the RVCA and ask the following preliminary questions:

- 1) What are the quantity/quality control requirements for stormwater runoff from the site?
 - a. Stormwater management for the site is expected to discharge to Barnes Creek east of the subject site.
- 2) What is the required development setback from Barnes Creek, and which structures does it include/exclude?
- 3) Is the floodplain mapping for Barnes Creek available?
- 4) Any available studies that may affect the development would also be greatly appreciated.

Thank you in advance for taking the time to look at this for us. We will reach out to you once we have a preliminary servicing arrangement but would appreciate any information in the interim about the constraints and development criteria from your end.

Regards,

Daniel Chochlinski EIT
Engineering Intern, Community Development
Mobile: 343-961-9619
daniel.chochlinski@stantec.com
Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



Better Together, Even If We're Apart. [Read more](#) about Stantec's COVID-19 response, including remote working and business continuity measures.

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

E.4 CORRESPONDENCE WITH FOTENN



Chochlinski, Daniel

From: Jaime Posen <posen@fotenn.com>
Sent: Tuesday, May 11, 2021 4:54 PM
To: Kilborn, Kris; Mansell, Josh; Abdelnaby, Ahmed
Cc: Thiffault, Dustin; Chochlinski, Daniel
Subject: RE: Kemptville - Revised Phase II Scope of Work

Hi Kris,

Tate responded to my email, and has given the go-ahead to engage the subconsultants for this work in Kemptville. We're expecting the final PO in the next couple of days, and he also wants to take advantage of the timing.

Thanks,

Jaime Posen, MCIP RPP

Senior Planner
T 613.730.5709 ext. 236

From: Jaime Posen
Sent: May 11, 2021 3:37 PM
To: Kilborn, Kris <kris.kilborn@stantec.com>; Mansell, Josh <Josh.Mansell@stantec.com>; Abdelnaby, Ahmed <Ahmed.Abdelnaby@stantec.com>
Cc: Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>
Subject: RE: Kemptville - Revised Phase II Scope of Work

Hi Kris,

Tate approved the budget increase in principle, and I've sent him the signed Call-Up form, but I don't believe the budget has been officially approved yet. I can follow-up with him about this.

The schedule was modified based on the schedule of Josh's work. There was no mention of providing a partial-draft earlier than August 13th, but of course we can try to accommodate if it seems like IO needs something sooner.

Hope that helps,

Jaime Posen, MCIP RPP

Senior Planner
T 613.730.5709 ext. 236

From: Kilborn, Kris <kris.kilborn@stantec.com>
Sent: May 11, 2021 3:33 PM
To: Jaime Posen <posen@fotenn.com>; Mansell, Josh <Josh.Mansell@stantec.com>; Abdelnaby, Ahmed <Ahmed.Abdelnaby@stantec.com>
Cc: Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>
Subject: RE: Kemptville - Revised Phase II Scope of Work
Importance: High

Good afternoon Jaime

Just following up on your email below. Did IO approve the revised fees for the Sanitary sewer modelling as the contractor from Tower Electronics was going to be in Kemptville this week and could install the flow monitoring.

In addition the schedule below indicates the draft report to be completed by Aug 13. Is it anticipated to have a draft report with some outstanding information submitted for a review prior to Aug?

There is a number of moving parts for this project to integrate into the draft report (CCTV, Hydrant Testing, Headwater Assessment, Flow Monitoring). Just looking to be sure that we can meet the anticipated targets that IO has. I am only mentioning this as John's email of this afternoon was inquiring on costing for the site and the drafts to share. Please get back to me at your earliest convenience in particular about the fee approval so we can engage the Monitoring company

Sincerely

Kris Kilborn

Senior Associate,
Business Center Practice Leader
Community Development

Mobile: 613 297-0571
Fax: 613 722-2799
kris.kilborn@stantec.com

Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Jaime Posen <posen@fotenn.com>
Sent: Monday, May 10, 2021 2:32 PM
To: Mansell, Josh <Josh.Mansell@stantec.com>; Kilborn, Kris <kris.kilborn@stantec.com>; Abdelnaby, Ahmed <Ahmed.Abdelnaby@stantec.com>
Cc: Nathan Petryshyn <petryshyn@fotenn.com>
Subject: RE: Kemptville - Revised Phase II Scope of Work

Hi everyone,

Based on input from Josh, Tate has agreed to revise the timeline as follows:

Deliverable	Timeline
Anticipated award and provision of additional background materials for review	Week of May 10, 2021
Draft Development Feasibility Assessment Report	August 13, 2021
Project meetings (budget for 4 one-hour calls by teleconference)	As required
Final Development Feasibility Report	August 27, 2021

Let me know of any concerns, but I'll proceed with finalizing the Call-Up on this basis.

Thanks,

Jaime Posen, MCIP RPP

Senior Planner
T 613.730.5709 ext. 236

From: Mansell, Josh <Josh.Mansell@stantec.com>

Sent: May 10, 2021 7:43 AM

To: Jaime Posen <posen@fotenn.com>; Kilborn, Kris <kris.kilborn@stantec.com>; Abdelnaby, Ahmed <Ahmed.Abdelnaby@stantec.com>

Cc: Nathan Petryshyn <petryshyn@fotenn.com>

Subject: RE: Kemptville - Revised Phase II Scope of Work

Hi Jaime,

With our natural heritage field work not anticipated to be completed until late July or early August (HDF), the proposed draft submission date of July 9th of natural heritage materials is not considered feasible. If required, we could provide as many details as possible and provide an addendum (as we have seen with the TBCC – they didn't like this approach?).

Thanks,

Josh

Josh Mansell

Biologist

Direct: 613 784-2242

Mobile: 613 355-5493

Fax: 613 722-2799

Josh.Mansell@stantec.com

Stantec

400 - 1331 Clyde Avenue

Ottawa ON K2C 3G4



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Jaime Posen <posen@fotenn.com>

Sent: Friday, May 7, 2021 12:40 PM

To: Kilborn, Kris <kris.kilborn@stantec.com>; Abdelnaby, Ahmed <Ahmed.Abdelnaby@stantec.com>; Mansell, Josh <Josh.Mansell@stantec.com>

Cc: Nathan Petryshyn <petryshyn@fotenn.com>

Subject: Kemptville - Revised Phase II Scope of Work

Hi Stantec Team,

Please see the attached Phase II Scope of Work for the Kemptville project. Tate sent it to me this morning and asked me to circulate to you all to confirm that the Project Schedule (at the very end of the document) is acceptable. In particular, he was wondering about the Natural Heritage component, which said would be complete by "July / August."

The revised Scope now references the Headwater Drainage Features Assessment, and notes that the Prescott Street speed limit study was completed under the Phase I budget, but must be summarized in Phase II. (Both of these are highlighted as well).

Please let me know if everything looks good for your work, particularly the schedule.

Kris – Tate also confirmed that it's not too late to add the extra contingency budget.

Thanks all, have a great weekend.

Jaime Posen, MCIP RPP (he/him)

Senior Planner

FOTENN

396 Cooper Street, Suite 300
Ottawa, ON K2P 2H7
T 613.730.5709 ext. 236
fotenn.com

Follow Us



 Please consider the environment before printing this email.

This E-mail message and attachments may contain privileged and confidential information. If you have received this message in error, please reply by E-mail to the sender and subsequently destroy and delete any copies of this E-mail and attachments. Thank you for your cooperation.

Please use code “ *5709 ” to access Fotenn’s head office building at 396 Cooper Street, Suite 300 in Ottawa.

OUT OF OFFICE ALERT - COVID-19

Please be advised that Fotenn staff are currently working remotely in accordance with government recommendations for social distancing. Otherwise I am working regularly and am available by email, phone or video conference.

E.5 CORRESPONDENCE WITH THE MECP



Chochlinski, Daniel

From: Orpana, Jon (MECP) <Jon.Orpana@ontario.ca>
Sent: Tuesday, March 9, 2021 8:07 AM
To: Chochlinski, Daniel
Cc: Kilborn, Kris; Thiffault, Dustin
Subject: RE: 160401626 - Kemptville Correctional Centre - MECP Pre-Application Consultation

Good Morning Daniel,

David's supervisor passed this along in an email.

Dave Trombley pointed out the only thing we'd have to watch out for from water compliance side of things is making sure that the municipal sewage system's rated capacity has room for the additional flow that would be expected as well as the making sure their Permit to Take Water and Drinking Water Licence flow numbers are also ok.

Regards,

Jon

Jon Orpana,
Environmental Planner / Environmental Assessment Coordinator
Ontario Ministry of the Environment, Conservation and Parks
Environmental Assessment and Permissions Division
Environmental Assessment Branch
1259 Gardiners Road, Unit 3
Kingston, Ontario
K7P 3J6

Cell Ph. 613-561-8250
Phone Number. 613 548-6918
jon.orpana@ontario.ca

From: Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>
Sent: March 8, 2021 9:02 PM
To: Orpana, Jon (MECP) <Jon.Orpana@ontario.ca>
Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>
Subject: RE: 160401626 - Kemptville Correctional Centre - MECP Pre-Application Consultation

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hi Jon,

Thank you for providing your additions in the highlighted text below. Please note that David Trombley has not reached out to us about this project. If you understand that it was his intent to do so, he may still be planning to provide this. If I don't hear back from him tomorrow or Wednesday, I will reach out to you and him.

Regards,

Daniel Chochlinski EIT
Engineering Intern, Community Development
Mobile: 343-961-9619
daniel.chochlinski@stantec.com
Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



Better Together, Even If We're Apart. [Read more about Stantec's COVID-19 response, including remote working and business continuity measures.](#)

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Orpana, Jon (MECP) <Jon.Orpana@ontario.ca>
Sent: Monday, March 8, 2021 4:35 PM
To: Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>
Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>
Subject: RE: 160401626 - Kemptville Correctional Centre - MECP Pre-Application Consultation

Jon Orpana,
Environmental Planner / Environmental Assessment Coordinator
Ontario Ministry of the Environment, Conservation and Parks
Environmental Assessment and Permissions Division
Environmental Assessment Branch
1259 Gardiners Road, Unit 3
Kingston, Ontario
K7P 3J6

Cell Ph. 613-561-8250
Phone Number. 613 548-6918
jon.orpana@ontario.ca

From: Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>
Sent: March 8, 2021 3:35 PM
To: Orpana, Jon (MECP) <Jon.Orpana@ontario.ca>
Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>
Subject: FW: 160401626 - Kemptville Correctional Centre - MECP Pre-Application Consultation

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hi Jon,

I spoke with Kris Kilborn, the Stantec project manager for this file (also copied on this email), who confirmed that Infrastructure Ontario (IO) asks that we document as much of the external consultation process in writing as possible.

For this reason, may you please confirm that my summary of our conversation on 2021-03-05 accurately represents what was discussed (see below)? Feel free to add/modify any points as required.

- 1) Stantec's initial pre-application consultation request email to David Trombley on 2021-03-04 was circulated around the Kingston District Office. This email is attached for reference.
- 2) You stated that you are not aware of any development constraints for the site, but said that the District Office will complete a background review and confirm this.
- 3) Roberto Sacilotto (roberto.sacilotto@ontario.ca) is the Supervisor at the Kingston District Office and may reach out to us once he has had a chance to review the background of the site. Kingston District summarized a short series of points concerning this property that I forwarded to you this morning and that if a more fulsome review is required that an FOI request would be needed.
- 4) I confirmed that this project is for Infrastructure Ontario.
- 5) You let me know that Infrastructure Ontario (IO) has its own Class EA. You asked whether the Kemptville Correctional Centre will be subject to this Class EA (you aren't aware of the details of what is covered by this Class EA). I confirmed that I did not know whether it would be subject to the Class EA but confirmed that we will confirm this with IO.
 - a. If the works for the Kemptville Correctional Centre are subject to the Class EA Process, the MECP will be involved throughout. You have asked to be copied on all correspondence about the project as you will be involved in the Class EA, unless it is determined that the project is not subject to the Class EA.
 - b. IO would have to engage directly with the MECP for this Class EA work or outsource it to a consultant.
- 6) David Trombley (david.trombley@ontario.ca) will be our contact for the servicing works once we progress to that stage. I also understand that David T. provided some guidance to you as well regarding this project and should also be reflected for the record.

Once you confirm the accuracy of the summary above, we will follow up with IO about the Class EA and confirm its applicability for this project. We will reach out to you once we have this information.

Regards,

Daniel Chochlinski EIT

Engineering Intern, Community Development

Mobile: 343-961-9619

daniel.chochlinski@stantec.com

Stantec

400 - 1331 Clyde Avenue

Ottawa ON K2C 3G4



Better Together, Even If We're Apart. [Read more about Stantec's COVID-19 response, including remote working and business continuity measures.](#)

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Chochlinski, Daniel

Sent: Monday, March 8, 2021 9:13 AM

To: Orpana, Jon (MECP) <Jon.Orpana@ontario.ca>

Subject: RE: 160401626 - Kemptville Correctional Centre - Pre-Application Consultation

Good Morning Jon,

Thank you very much for providing this information to us; this is all that we require for the time being but I will reach out if this changes.

Wishing you a great day.

Regards,

Daniel Chochlinski EIT

Engineering Intern, Community Development

Mobile: 343-961-9619

daniel.chochlinski@stantec.com

Stantec

400 - 1331 Clyde Avenue

Ottawa ON K2C 3G4



Better Together, Even If We're Apart. [Read more](#) about Stantec's COVID-19 response, including remote working and business continuity measures.

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Orpana, Jon (MECP) <Jon.Orpana@ontario.ca>

Sent: Monday, March 8, 2021 9:03 AM

To: Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>

Subject: 160401626 - Kemptville Correctional Centre - Pre-Application Consultation

Hello Daniel,

The following is what a quick search at the district brought up for the property in question.

2012 - Reg 347 inspection revealed they were not properly manifesting wastes, no indication of spills.

2013 – SCB inspection under the source separation legislation.

2017 – Complaint of historical manure application causing well impacts. Not substantiated at the time

If a more deep dive is needed I would recommend a Freedom of Information Request.

Have a good day.

Jon

Jon Orpana,

Environmental Planner / Environmental Assessment Coordinator

Ontario Ministry of the Environment, Conservation and Parks

Environmental Assessment and Permissions Division

Environmental Assessment Branch

1259 Gardiners Road, Unit 3

Kingston, Ontario

K7P 3J6

Cell Ph. 613-561-8250

Phone Number. 613 548-6918

jon.orpana@ontario.ca

E.6 CORRESPONDENCE WITH HYDRO ONE



Chochlinski, Daniel

From: Kilborn, Kris
Sent: Friday, May 14, 2021 11:47 AM
To: Chochlinski, Daniel; Nwanise, Nwanise; Thiffault, Dustin
Subject: FW: Hydro One Networks Line - Kemptville Correction Facility Infrastructure Ontario
Attachments: NCCI%20Form.pdf

Good morning everyone

See below and attached some information from HONI on the Pole relocation and future loading request for the facility.

Daniel, before I send along to IO I just wanted to confirm if we have previously requested the loading from IO and if we have had any response.

Also if we could save a copy of this email in our correspondence folder to include in the FSR for Kemptville

Sincerely

Kris Kilborn

Senior Associate,
Business Center Practice Leader
Community Development

Mobile: 613 297-0571
Fax: 613 722-2799
kris.kilborn@stantec.com

Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



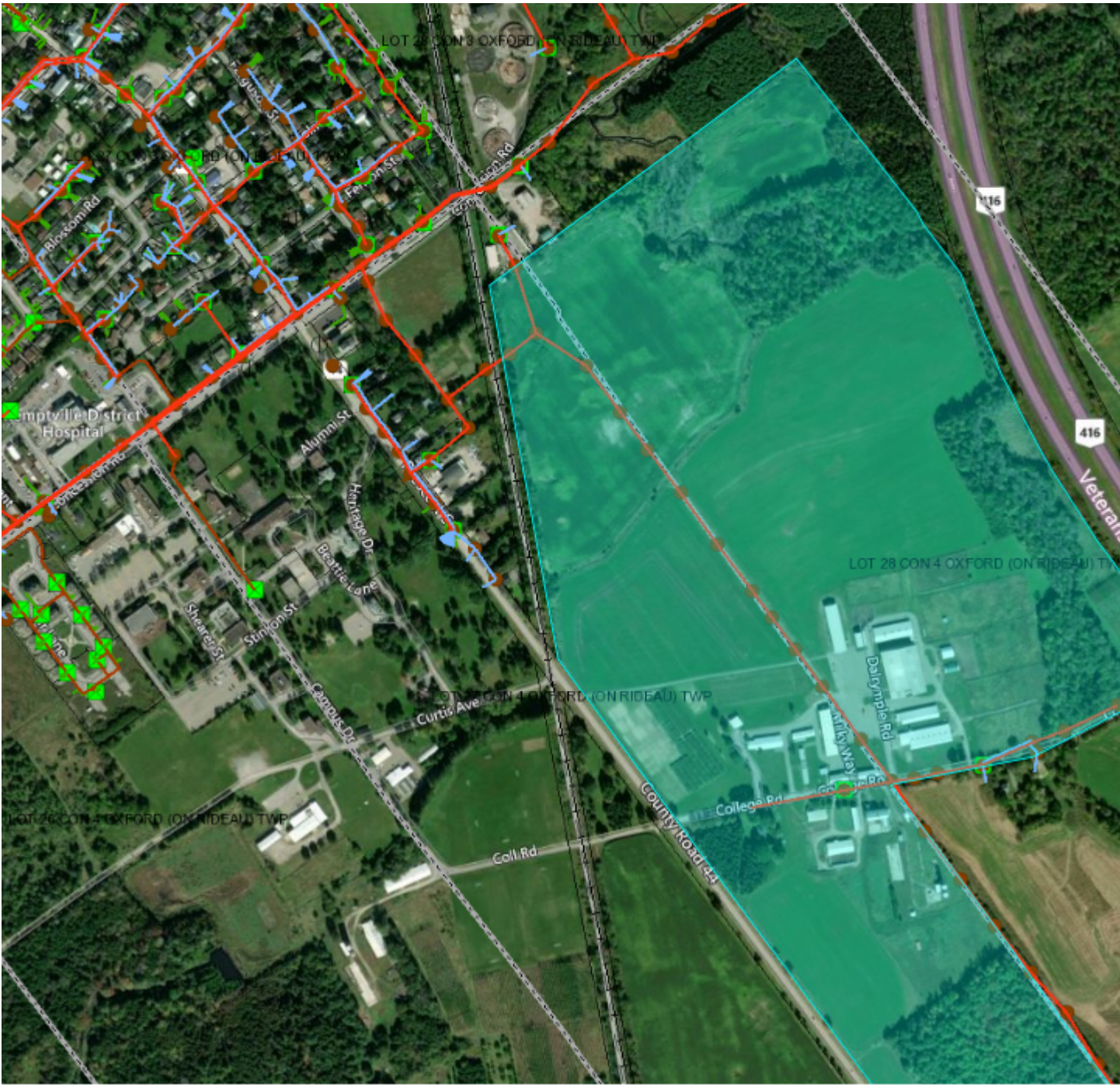
The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: michele.finney@HydroOne.com <michele.finney@HydroOne.com>
Sent: Friday, May 14, 2021 8:34 AM
To: Kilborn, Kris <kris.kilborn@stantec.com>
Cc: Gary.Klein-Swormink@HydroOne.com; John.TRAKAS@HydroOne.com; John.KOENIGER@HydroOne.com; Chen.Wang@HydroOne.com; michele.finney@HydroOne.com
Subject: Hydro One Networks Line - Kemptville Correction Facility Infrastructure Ontario

Hello Kris

Per our conversation this morning if you could fill out the attached NCCI that would be great and send back at your earliest convenience. We require the capacity that this facility is projecting in order to let you know what is available on our system. We are looking at the Smith Falls M23 which is the existing 44kV but there is a lot of existing load on it right now so will need to investigate further once we receive your information.

We can relocate the line. The costing of the line relocate high level Class C is \$600,000 +/- 50%



PIN	STREET_NUM	STREET_NAME	STREET_SUFFIX	UNIT_NUM	MUNICIPALITY
681260206					

Thanks

Michele Finney

Account Executive - East
613 532 3661- cell

From: Kilborn, Kris <kris.kilborn@stantec.com>
Sent: Friday, March 12, 2021 11:17 AM
To: GOWAN Greg <greg.gowan@hydroone.com>
Cc: Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>; BREITNER Megan <Megan.Breitner@HydroOne.com>
Subject: RE: Hydro One Networks Line - Kemptville Correction Facility Infrastructure Ontario

***** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. *****

Hey Greg sorry I missed your call I was caught in a meeting.

I appreciate your help and understand that the background research may take a bit of time.

We are looking for confirmation that this line could actually be relocated and some high level costing for the relocates to support the planned Facility by Infrastructure Ontario. We have to wrap this up in a feasibility report to the province the first week of April. Additionally we would be looking for confirmation from Hydro One that if sufficient Power exists within the immediate area to support the facility or Any additional offsite works would be required.

Have a great weekend

Sincerely

Kris Kilborn

Senior Associate,
Business Center Practice Leader
Community Development

Mobile: 613 297-0571
Fax: 613 722-2799
kris.kilborn@stantec.com

Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: greg.gowan@hydroone.com <greg.gowan@hydroone.com>
Sent: Friday, March 12, 2021 11:06 AM
To: Kilborn, Kris <kris.kilborn@stantec.com>
Cc: Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>; Megan.Breitner@HydroOne.com
Subject: RE: Hydro One Networks Line - Kemptville Correction Facility Infrastructure Ontario

Hi Kris,

I'm not available Monday but can make some time Tuesday for a quick chat. I just tried calling you a few minutes ago. The Hydro One infrastructure on this property is a distribution feeder so I've asked some colleagues to look into the history and rights associated with this line. The good news is, relocation for distribution plant is much more feasible and less expensive. The results from our search may take a few weeks however.

Feel free to give me a call if you wish to discuss further.

Thanks,

Greg Gowan
(416) 527-3487

From: Kilborn, Kris <kris.kilborn@stantec.com>
Sent: Friday, March 12, 2021 10:37 AM
To: GOWAN Greg <greg.gowan@hydroone.com>
Cc: Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>; BREITNER Megan <Megan.Breitner@HydroOne.com>
Subject: RE: Hydro One Networks Line - Kemptville Correction Facility Infrastructure Ontario

***** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. *****

Good morning Greg and hope all is well

Would you be able to set aside some time early next week to discuss the Kemptville Project for Infrastructure Ontario.

If you could send me a couple dates and time for Monday or Tuesday next week it would be appreciated

Sincerely

Kris Kilborn
Senior Associate,
Business Center Practice Leader
Community Development

Mobile: 613 297-0571
Fax: 613 722-2799
kris.kilborn@stantec.com

Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Kilborn, Kris
Sent: Monday, March 8, 2021 5:49 PM
To: 'greg.gowan@hydroone.com' <greg.gowan@hydroone.com>
Cc: Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>;

'Megan.Breitner@HydroOne.com' <Megan.Breitner@HydroOne.com>

Subject: RE: Hydro One Networks Line - Kemptville Correction Facility Infrastructure Ontario

Good evening Greg and Hope all is well

I was wondering if you had any time in the next couple of days to have a quick call in regards to a proposed Correctional Facility in Kemptville.

Megan provided me with your contact and we have worked on a few projects together.

I have attached the proposed Development plan which was forwarded to Megan and I have two specific questions for you.

1. We would like to confirm Hydro One Ownership of the existing Pole line bisecting the property and that this can be relocated (subject to conditions in Megan's Email below)
2. Also we would like to initiate a request With Hydro One for availability for Power to service the proposed development. I believe there are forms the Client will be required to fill out to establish Loading Criteria for the site.

Please let me know your availability and appreciate your help

Sincerely

Kris Kilborn

Senior Associate,
Business Center Practice Leader
Community Development

Mobile: 613 297-0571
Fax: 613 722-2799
kris.kilborn@stantec.com

Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Megan.Breitner@HydroOne.com <Megan.Breitner@HydroOne.com>

Sent: Wednesday, February 24, 2021 7:13 AM

To: Kilborn, Kris <kris.kilborn@stantec.com>

Cc: Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>

Subject: RE: Hydro One Networks Line - Kemptville Correction Facility Infrastructure Ontario

Good morning Kris,

I have forwarded this to my colleague Greg Gowan (greg.gowan@hydroone.com), who is the Hydro One Real Estate Coordinator for this area. Greg will provide you with more information but in general, Hydro One would undertake a technical feasibility study to look at relocation of the line (at the customer's cost) and would recommend mitigations (e.g., move structures, replace them with different types of structures, raise the line, etc.) You would have an opportunity to review the report and agree on the mitigation to be implemented and then you'd sign a Transmission Line Modification Agreement. Once this is done, Hydro One would schedule the work to be completed.

Kind Regards,
Megan

Megan Breitner

Hydro One Real Estate Representative
Canacre Ltd.

(647) 395-7267

Megan.Breitner@HydroOne.com

Upcoming Vacation Days: March 9 & 10, 2021

From: Kilborn, Kris <kris.kilborn@stantec.com>
Sent: Monday, February 22, 2021 9:40 AM
To: BREITNER Megan <Megan.Breitner@HydroOne.com>
Cc: Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>
Subject: RE: Hydro One Networks Line - Kemptville Correction Facility Infrastructure Ontario

***** Exercise caution. This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or unexpected email. *****

Good morning Megan and hope you had a great weekend.
I am just following up on my request for information from Last week.
Any help would be greatly appreciated

Sincerely

Kris Kilborn

Senior Associate,
Business Center Practice Leader
Community Development

Mobile: 613 297-0571
Fax: 613 722-2799
kris.kilborn@stantec.com

Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Kilborn, Kris
Sent: Wednesday, February 17, 2021 4:49 PM
To: Megan.Breitner@HydroOne.com
Cc: Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>
Subject: Hydro One Networks Line - Kemptville Correction Facility Infrastructure Ontario

Good afternoon Megan

I am working on a project with Infrastructure Ontario for a proposed Correctional Facility located south of Kemptville in North Grenville.
We have an existing Hydro Line which Bisects the site and I am hoping that you could be of assistance in directing me to the right person to speak with

In regards to understanding the existing line. This line could be slated to be relocated as a result of the development and as part of our due diligence for the Site we need to understand the implications or relocating if possible and the financial obligations in this.

If you could direct me to the appropriate staff that could answer my questions it would be greatly appreciated.

I would ask that you keep this information confidential

Sincerely

Kris Kilborn

Senior Associate,
Business Center Practice Leader
Community Development

Mobile: 613 297-0571
Fax: 613 722-2799
kris.kilborn@stantec.com

Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

This email and any attached files are privileged and may contain confidential information intended only for the person or persons named above. Any other distribution, reproduction, copying, disclosure, or other dissemination is strictly prohibited. If you have received this email in error, please notify the sender immediately by reply email and delete the transmission received by you. This statement applies to the initial email as well as any and all copies (replies and/or forwards) of the initial email

E.7 CORRESPONDENCE WITH TOWER ELECTRONICS CANADA INC



Chochlinski, Daniel

From: Dan Matchett <dan@tecanada.ca>
Sent: Tuesday, May 18, 2021 8:01 AM
To: Chochlinski, Daniel
Cc: Kilborn, Kris; Thiffault, Dustin; Nwanise, Nwanise
Subject: Re: 160401626 - Kemptville Sanitary Flow Monitoring Request
Attachments: TEC - Kemptville SFM Proposal 5-18-21.pdf

Hi Daniel,

Please find attached the project proposal.

Let me know if you have any questions.

Best regards,

DAN MATCHETT
Owner
Cell: 613-847-7623
Email: dan@tecanada.ca



TOWER ELECTRONICS
CANADA INC.

From: Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>
Sent: Wednesday, May 12, 2021 3:39 PM
To: Dan Matchett <dan@tecanada.ca>
Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Nwanise, Nwanise <Nwanise.Nwanise@stantec.com>
Subject: RE: 160401626 - Kemptville Sanitary Flow Monitoring Request

Hi Dan,

I just spoke with Kris Kilborn, our Project Manager for this file, and he requested that in preparing the PO/proposal for these sanitary flow monitoring works, for it to be set up like a time and material contract with an upset fee limit representing 5 months or so of monitoring (i.e., the worst-case scenario). Sorry for the extra email, but I wanted to make sure this was captured before you prepare anything for us.

Let me or Kris (copied) know if you have any questions.

Regards,

Daniel Chochlinski EIT
Engineering Intern, Community Development
Mobile: 343-961-9619
daniel.chochlinski@stantec.com
Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4





Better Together, Even If We're Apart. [Read more](#) about Stantec's COVID-19 response, including remote working and business continuity measures.

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Chochlinski, Daniel

Sent: Wednesday, May 12, 2021 8:45 AM

To: 'Dan Matchett' <dan@tecanada.ca>

Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Nwanise, Nwanise <Nwanise.Nwanise@stantec.com>

Subject: RE: 160401626 - Kemptville Sanitary Flow Monitoring Request

Good Morning Dan,

Following up on our phone conversation this morning, I am writing you to confirm that we have finally received approval from Infrastructure Ontario to engage you for the sanitary flow monitoring work in the Town of Kemptville. Under this arrangement, Stantec would be entering into a contract with Tower Electronics as a subcontractor for the sanitary flow monitoring work. Based on Stantec's subcontractor policy, we will need to know your typical terms and conditions for this type of contract, and to be provided with a formal estimate of costs. May you please provide us with either a PO or proposal (whichever you typically prepare for this type of work) for this work including your terms and conditions, so that we may begin to formalize the contract?

You had previously provided us with all unit costs via email. For the purpose of the requested PO/proposal, please assume the worst-case scenario (i.e., monitoring to the end of September, if I understand correctly) for the calculation of total expected costs.

You had mentioned that you had just visited Kemptville on Monday and that you are booked heavily on other monitoring sites this season. You stated that you may be able to install the flow monitoring equipment for our site on Friday, May 21, 2021, but that this would have to be confirmed. Please let us know when you anticipate being able to install the monitoring equipment once we approach this date.

Please find attached the previously sent figure showing the proposed monitoring locations, now with coordinates added to them. These coordinates were taken from the GIS data of the sanitary sewer network provided to us by the Municipality of North Grenville on 2021-04-13. In the meantime, I will request from Mike Finley the photos at each maintenance hole (internal and external) to be monitored. I will copy you on all correspondence with Mike to ensure that you are in the loop.

Thank you again for your time and help with this work. Do not hesitate to let me know if you need anything else from us before responding to our request for the PO/proposal.

Regards,

Daniel Chochlinski EIT

Engineering Intern, Community Development

Mobile: 343-961-9619

daniel.chochlinski@stantec.com

Stantec

400 - 1331 Clyde Avenue

Ottawa ON K2C 3G4



Better Together, Even If We're Apart. [Read more](#) about Stantec's COVID-19 response, including remote working and business continuity measures.

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Chochlinski, Daniel

Sent: Thursday, April 29, 2021 11:47 AM

To: Dan Matchett <dan@tecanada.ca>

Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Mike Finley <mfinley@northgrenville.on.ca>; Jaime Posen <posen@fotenn.com>

Subject: RE: 160401626 - Kemptville Sanitary Flow Monitoring Request

Hi Dan,

Thank you again for providing this information to us on such short notice. We will forward it to Infrastructure Ontario and will let you know as soon as we hear back or if we need any additional information from your end.

Regards,

Daniel Chochlinski EIT

Engineering Intern, Community Development

Mobile: 343-961-9619

daniel.chochlinski@stantec.com

Stantec

400 - 1331 Clyde Avenue

Ottawa ON K2C 3G4



Better Together, Even If We're Apart. [Read more](#) about Stantec's COVID-19 response, including remote working and business continuity measures.

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: Dan Matchett <dan@tecanada.ca>

Sent: Thursday, April 29, 2021 11:43 AM

To: Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>

Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Mike Finley <mfinley@northgrenville.on.ca>; Jaime Posen <posen@fotenn.com>

Subject: Re: 160401626 - Kemptville Sanitary Flow Monitoring Request

Hi Daniel,

Thank you for the call earlier. As per our conversation. The flow monitoring cost per site is \$850 installed, \$850/month per site rental, \$450 per site removal. Duration of installation is based rain fall during the monitoring period.

With Mike's permission we will use the existing rain gauge for this project.

Best regards,

Get [Outlook for Android](#)

From: Dan Matchett <dan@tecanada.ca>

Sent: Thursday, April 29, 2021 6:24:24 AM

To: Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>

Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Mike Finley <mfinley@northgrenville.on.ca>; Jaime Posen <posen@fotenn.com>

Subject: Re: 160401626 - Kemptville Sanitary Flow Monitoring Request

Hi Daniel,

It is a pleasure to make your acquaintance.

I can certainly help you with this project, can you give me a call today to discuss?

Best regards,

DAN MATCHETT
Owner
Cell: 613-847-7623
Email: dan@tecanada.ca



From: Chochlinski, Daniel <Daniel.Chochlinski@stantec.com>
Sent: Wednesday, April 28, 2021 10:48 AM
To: Dan Matchett <dan@tecanada.ca>
Cc: Kilborn, Kris <kris.kilborn@stantec.com>; Thiffault, Dustin <Dustin.Thiffault@stantec.com>; Mike Finley <mfinley@northgrenville.on.ca>; Jaime Posen <posen@fotenn.com>
Subject: 160401626 - Kemptville Sanitary Flow Monitoring Request

Good Morning Dan,

I am reaching out to you today to request your services for sanitary sewer flow monitoring in Kemptville. Mike Finley from the Municipality of North Grenville provided us with your contact information as he confirmed that you are currently completing flow monitoring services for the Municipality.

Based on consultation with the Municipality, we require flow monitoring to be completed this spring at the three locations highlighted in yellow clouds on the attached plan. This is for a project Stantec is undertaking on behalf of Infrastructure Ontario (IO) in which we need to confirm the capacity of the existing sanitary network along the path identified on the plan.

May you please confirm for us whether you have the capacity to complete these works and to provide us with a *high-level* budget by end of day tomorrow (Thursday)? I understand that this is a tight turnaround and that subsequent discussions to provide a more precise estimate will be needed, but an initial approximate budget for these works would allow us to confirm with IO the additional budget that will be required for these works, which were outside of our original scope. We can discuss a more detailed fee proposal and monitoring schedule next week after an initial budget is provided.

Thank you in advance for your time in looking into this for us. Please don't hesitate to give me a call at 343-961-9619 if you would like any additional information before responding.

Regards,

Daniel Chochlinski EIT
Engineering Intern, Community Development
Mobile: 343-961-9619
daniel.chochlinski@stantec.com
Stantec
400 - 1331 Clyde Avenue
Ottawa ON K2C 3G4



Better Together, Even If We're Apart. [Read more about Stantec's COVID-19 response, including remote working and business continuity measures.](#)

The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

Appendix F EXTERNAL REPORTS

F.1 DRAFT NATURAL HERITAGE ASSESSMENT REPORT (STANTEC, 2021)





**Eastern Ontario Correctional Centre
– Phase II Development Feasibility
Assessment – Natural Heritage
Assessment**

Draft Report

September 14, 2021

Project No.: 160401626

Prepared for:

Infrastructure Ontario

Prepared by:

Stantec Consulting Ltd.
400-1331 Clyde Avenue
Ottawa, ON K2C 3G4

EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

This document entitled Eastern Ontario Correctional Centre – Phase II Development Feasibility Assessment – Natural Heritage Assessment was prepared by Stantec Consulting Ltd. (“Stantec”) for the account of Infrastructure Ontario (the “Client”). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec’s professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by _____
(signature)

Josh Mansell, OCAD; Can-CISEC
Biologist

pk \\ca0218-ppfss01\01-604\active\160401626\planning\natural_environment\05_reporting\draft\rpt_160401626_eocc_natural_heritage_assess_20210914_dft.docx



**EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY
ASSESSMENT – NATURAL HERITAGE ASSESSMENT**

Table of Contents

1.0 INTRODUCTION..... 1.1

2.0 METHODS 2.1

2.1 BACKGROUND DATA COLLECTION..... 2.1

2.2 DEFINITIONS FOR SPECIES AT RISK AND SPECIES OF CONSERVATION
CONCERN 2.2

2.3 AGENCY CONSULTATION..... 2.3

2.4 FIELD PROGRAM 2.3

3.0 RESULTS 3.1

3.1 BACKGROUND DATA COLLECTION..... 3.1

3.1.1 Natural Heritage and Planning Documentation 3.1

3.1.2 Species of Conservation Concern 3.1

3.1.3 Species at Risk..... 3.2

3.2 FIELD PROGRAM 3.3

3.2.1 Ecological Land Classification 3.3

3.2.2 SAR Bat Maternity Roost Habitat Suitability Assessment..... 3.3

3.2.3 Butternut Search..... 3.5

3.2.4 Fish and Fish Habitat Assessment..... 3.5

3.2.5 Breeding Bird Survey..... 3.6

3.2.6 Wildlife Habitat Assessment..... 3.7

4.0 GENERAL SITE CONSTRAINTS AND RECOMMENDATIONS..... 4.1

4.1 GENERAL WILDLIFE PROTECTION..... 4.1

4.2 PROTECTION OF MIGRATORY BIRDS..... 4.1

4.3 TREE AND VEGETATION PROTECTION 4.2

5.0 CONSTRAINTS AND RECOMMENDATIONS..... 5.1

5.1 NATURAL HERITAGE FEATURES..... 5.1

5.1.1 Watercourse (Permanent) 5.1

5.1.2 Natural Heritage System (Wooded Area)..... 5.1

5.1.3 Natural Heritage System (Unevaluated Wetland) 5.1

5.2 SPECIES AT RISK..... 5.1

5.2.1 SAR Birds 5.2

5.2.2 SAR Bats 5.2

5.2.3 SAR Turtles 5.3

6.0 PERMITTING CONSIDERATIONS 6.1

6.1 CONSERVATION AUTHORITIES ACT 6.1

6.2 FISHERIES ACT 6.1

6.3 ENDANGERED SPECIES ACT, 2007 6.2

6.3.1 Eastern Meadowlark and Bobolink..... 6.2

6.3.2 Barn Swallow 6.2

6.3.3 Butternut 6.2

6.3.4 SAR Bats 6.3



**EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY
ASSESSMENT – NATURAL HERITAGE ASSESSMENT**

7.0 CONCLUSION 7.1

8.0 REFERENCES..... 8.1

LIST OF TABLES

Table 2-1 Survey Types, Dates and Environmental Conditions Observed during Stantec’s
2021 Field Program..... 2.3

Table 3-1 Species at Risk Identified as Potentially Occurring within the Study Area 3.2

LIST OF APPENDICES

APPENDIX A EASTERN ONTARIO CORRECTIONAL CENTRE CONCEPT

APPENDIX B FIGURES

Figure 1 Background Natural Heritage Features

Figure 2 Ecological Land Classification and Butternut Locations

Figure 3 Species at Risk Observations and Habitat

APPENDIX C PHOTOGRAPHIC RECORD OF SITE CONDITIONS

DRAFT



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

Introduction
September 14, 2021

1.0 INTRODUCTION

Infrastructure Ontario (IO), on behalf of the Ministry of the Solicitor General, is continuing their investigation of proposed development sites in the Ottawa area to accommodate a new correctional facility. The former University of Guelph's Kemptville Agricultural Campus in Kemptville, Ontario has been selected as a preferred location for a new facility.

As such, Stantec Consulting Ltd. (Stantec) was retained by Fotenn Planning + Design (Fotenn) to support IO's Phase II Development Feasibility Assessment of the proposed Eastern Ontario Correctional Centre (EOCC) (the Project; concept provided in **Appendix A**). Stantec's Environmental Services group (BC1609) was retained to complete a natural heritage assessment at the former University of Guelph's Kemptville Agricultural Campus (the Site) to identify existing conditions and potential natural heritage constraints within the Site and 120 metre (m) buffer surrounding the Site; herein referred to as the Study Area. The Site is situated north of College Road, east of North Grenville County Road 44 (Prescott Street), south of private lands in the northern section and west of Highway 416 (18T 450335E, 4984195N) (**Figure 1, Appendix B**).

Lands situated within the Study Area are owned by the province, municipality and/or are privately owned and therefore are subject to provincial legislation (i.e., *Endangered Species Act*, 2007).



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

Methods
September 14, 2021

2.0 METHODS

2.1 BACKGROUND DATA COLLECTION

As part of this natural heritage assessment at the proposed EOCC, existing conditions and potential natural heritage features within the Study Area were initially identified by reviewing the following available background documents and related information sources:

- Ontario's Natural Heritage Information Centre (NHIC) – Make a Natural Heritage Area Map (NDMNRF 2021a)
- Land Information Ontario (LIO) (NDMNRF 2021b)
- AgMaps – Geographic Information Portal (OMAFRA 2020)
- Satellite imagery (Google Earth Pro 2020)
- Rideau Valley Conservation Authority (RVCA) GeoPortal (RVCA 2021)
- RVCA's Kemptville Creek Subwatershed Report 2013: Barnes Creek Catchment (RVCA 2013)
- Official Plan of the Municipality of North Grenville (Municipality of North Grenville 2018)
- Official Plan for the United Counties of Leeds and Grenville (Leeds and Grenville 2016)

Natural heritage information gathered during the background data collection process was used to identify potential significant natural heritage features (e.g., wetlands, woodlands, wildlife habitat) within the Study Area.

A list of species at risk (SAR) and species of conservation concern (SOCC) with the potential to occur in the Study Area based on suitable habitat preferences was developed by reviewing the following sources:

- Ontario's NHIC (NDMNRF 2021a)
- Ontario's Species at Risk in Ontario (SARO) List (NDMNRF 2020)
- Environment and Climate Change Canada's (ECCC) Species at Risk Registry (ECCC 2021)
- Fisheries and Oceans Canada (DFO) Aquatic Species at Risk Mapping (DFO 2019)
- Ontario Breeding Bird Atlas (OBBA) (Cadman et al. 2007)
- Atlas of Mammals in Ontario (AMO) (Dobbyn 1994)
- Ontario Butterfly Atlas Online (OBAO) (Toronto Entomologists' Association 2019a)
- Ontario Reptile and Amphibian Atlas (ORAA) (Toronto Entomologists' Association 2019b)
- iNaturalist Canada (iNaturalist 2021)
- eBird Canada (eBird 2021)



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

Methods

September 14, 2021

Some of the sources above provide data at a scale as large as 10 km x 10 kilometres (km). Results were screened to assess their relevance to the Study Area and species were removed from consideration from **Table 3-1** below if no suitable habitat was observed in the Study Area during Stantec’s field program (e.g., interior forest species). If updated information was available, only recent observations (i.e., at least one recorded observation since 2000) were carried forward throughout this assessment.

2.2 DEFINITIONS FOR SPECIES AT RISK AND SPECIES OF CONSERVATION CONCERN

The *Endangered Species Act, 2007* (ESA) was created to protect SAR and their habitats in Ontario. Endangered, threatened, and extirpated species listed on the Species at Risk in Ontario (SARO) list automatically receive legal protection from harm or harassment under Section 9 of the ESA. In addition to species protection, the ESA prohibits damage or destruction of habitat for endangered or threatened species (Section 10). Work on public or private land (excluding federal lands) that may harm or harass designated species (e.g., endangered or threatened) or impact their habitat may require approval from the Ministry of the Environment, Conservation and Parks (MECP).

For the purpose of this assessment, SAR are defined as:

- Endangered and threatened species that are on the SARO list and protected by the provincial ESA
- Endangered and threatened aquatic species and migratory birds that are listed on Schedule 1 of the federal *Species at Risk Act* (SARA) and protected by the SARA

For the purpose of this assessment, SOCC are defined as:

- Special concern species on the SARO list
- Species with provincial ranks of S1 to S3

Provincial ranks (S ranks) are used by the NHIC to set protection priorities for rare species and vegetation communities. They are based on the number of occurrences in Ontario and are not legal designations. Species with provincial ranks of S1 to S3 are tracked by the Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNR) and are considered SOCC. Provincial S ranks are defined as follows:

- S1: Critically imperiled; usually fewer than 5 occurrences
- S2: Imperiled; usually fewer than 20 occurrences
- S3: Vulnerable; usually fewer than 100 occurrences
- S4: Apparently secure; uncommon but not rare, usually more than 100 occurrences
- S5: Secure, common, widespread and abundant



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

Methods
September 14, 2021

2.3 AGENCY CONSULTATION

Agency consultation has moved to a proponent driven process for both the provincial agency responsible for SAR (e.g., MECP) and proponents are directed to review the background documentation and related information sources as outlined above. As such, specific information request packages were not submitted for provincially designated features (e.g., wetlands, woodlands, etc.), SOCC and/or SAR.

A review of RVCA’s GeoPortal shows regulated lands, protected under Ontario Regulation (O. Reg.) 174/06 of the *Conservation Authorities Act*, surrounding Barnes Creek within the Study Area. Additionally, approximately 120 m of the unnamed tributary to Barnes Creek (identified as a Headwater Drainage Feature) at its confluence with Barnes Creek is within RVCA’s regulated area.

2.4 FIELD PROGRAM

To support the Project, Stantec proposed to identify existing conditions and potential natural heritage constraints (e.g., SAR occurrences and/or habitat) within the Study Area by completing a field program between April and July 2021 during both the wildlife active and the vegetation growing seasons. The field program was completed by Stantec biologists to characterize site conditions and identify potential direct and indirect impacts to natural heritage features within the Study Area during four separate site visits.

The potential presence of SAR was determined by assessing habitat potential while conducting meandering transects throughout the Study Area. Adjacent lands to the Study Area, where access was not available, were visually assessed using binoculars. If observed, SAR were documented by location, with a handheld global positioning system (GPS), a GPS camera and a field notebook.

The field program was designed to determine if habitat for species protected under the ESA and/or Significant Wildlife Habitat protected under the *Provincial Policy Statement* (PPS) is present.

Table 2-1 below provides a list of surveys completed by Stantec in 2021 along with dates and environmental conditions observed.

Table 2-1 Survey Types, Dates and Environmental Conditions Observed during Stantec’s 2021 Field Program

Survey Type	Date	Start/End Time (24-hour)	Environmental Conditions	Biologist
<ul style="list-style-type: none"> • Ecological Land Classification (ELC) • SAR Bat Maternity Roost Habitat Assessment • Significant Wildlife Habitat (SWH) Assessment • Fish Habitat Assessment 	April 16, 2021	1200 – 1700	Temperature: 7°C Wind (Beaufort scale): 1, NW Cloud Cover: 80% Precipitation: Trace 24/hr. Precipitation: ~3-5 mm	Josh Mansell



**EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY
ASSESSMENT – NATURAL HERITAGE ASSESSMENT**

Methods

September 14, 2021

Survey Type	Date	Start/End Time (24-hour)	Environmental Conditions	Biologist
<ul style="list-style-type: none"> • Breeding Bird Survey #1 • Butternut Search • SWH Assessment 	May 28, 2021	0600 – 1100	Temperature: 4 – 9°C Wind (Beaufort scale): 1 – 2, NW Cloud Cover: 90% Precipitation: None 24/hr. Precipitation: Trace	Josh Mansell
<ul style="list-style-type: none"> • Breeding Bird Survey #2 	June 10, 2021	0545 – 0900	Temperature: 21°C Wind (Beaufort scale): 1, NW Cloud Cover: 80% Precipitation: None 24/hr. Precipitation: None	Jennifer Randall
<ul style="list-style-type: none"> • ELC • Butternut Search • SWH Assessment • Fish Habitat Assessment 	July 30, 2021	1000 – 1500	Temperature: 18°C Wind (Beaufort scale): 1, W Cloud Cover: 0% Precipitation: None 24/hr. Precipitation: None	Josh Mansell

DRAFT



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

Results
September 14, 2021

3.0 RESULTS

3.1 BACKGROUND DATA COLLECTION

3.1.1 Natural Heritage and Planning Documentation

According to the provincial LIO (NDMNR 2021b) database, the following natural heritage features are identified in the Study Area:

- Watercourse (Permanent)
- Natural Heritage System (Wooded Area)
- Natural Heritage System (Unevaluated Wetland)

The Study Area is within the jurisdiction of the RVCA and is therefore subject to O. Reg. 174/06 under the *Conservation Authorities Act*. RVCA's GeoPortal (RVCA 2021) shows regulated lands, protected under O. Reg. 174/06 of the *Conservation Authorities Act*, surrounding Barnes Creek and tributaries within the Study Area (**Figure 1, Appendix B**).

As shown on *Schedule B1 – Natural Heritage & Constraints* in the Municipality of North Grenville's Official Plan (2018), a Stream/Creek (Barnes Creek) and Floodplain Hazard associated with Barnes Creek is identified within the Study Area. The Floodplain Hazard is consistent with the limits of the regulated lands surrounding Barnes Creek shown by RVCA (**Figure 1, Appendix B**).

The Municipality of North Grenville's Official Plan (2018) states in Section 2.6.4.3 (c) that: *to reduce the risk to public safety and property due to erosion and slope instability, the Municipality, in cooperation with the Conservation Authority having jurisdiction, shall ensure that development avoids natural hazards and that the natural hazard processes are allowed to occur naturally, or are mitigated in cases where existing development is at risk.*

3.1.2 Species of Conservation Concern

The reviewed background documents and related information sources yielded the following results of SOCC that could be present within the Study Area:

1. Snapping Turtle (*Chelydra serpentina*), Special Concern (SARA), S4 (NHIC)
2. Northern Map Turtle (*Graptemys geographica*), Special Concern (SARO), S3 (NHIC)
3. Eastern Musk Turtle (*Sternotherus odoratus*), Special Concern (SARO), S3 (ORAA)
4. Eastern Wood-pewee (*Contopus virens*), Special Concern (SARO), S4 (OBBA)
5. Gorgone Crescentspot (*Chlosyne gorgone*), Not at Risk, S1 (NHIC)
6. Flooded Jellyskin (*Leptogium rivulare*), Not at Risk, S3 (NHIC)



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

Results
September 14, 2021

3.1.3 Species at Risk

A desktop background review resulted in a total of 14 SAR, summarized in **Table 3-1**, that have been previously documented as occurring or have the potential to occur within the Study Area based on existing habitat conditions.

Table 3-1 Species at Risk Identified as Potentially Occurring within the Study Area

Common Name	Scientific Name	SARO	COSEWIC	SARA Schedule 1	Potential Habitat within the Site	Potential Habitat within Study Area
BIRDS						
Bank Swallow ¹	<i>Riparia riparia</i>	THR	THR	THR	No	No
Barn Swallow ^{1,2}	<i>Hirundo rustica</i>	THR	THR	THR	Yes	Yes
Chimney Swift ^{1,2}	<i>Chaetura pelagica</i>	THR	THR	THR	No	No
Common Nighthawk ¹	<i>Chordeiles minor</i>	SC	SC	THR	No	No
Eastern Whip-poor-will ¹	<i>Antrostomus vociferus</i>	THR	THR	THR	No	Yes
Eastern Meadowlark ^{1, 5}	<i>Sturnella magna</i>	THR	THR	THR	Yes	Yes
Bobolink ¹	<i>Dolichonyx oryzivorus</i>	THR	THR	THR	Yes	Yes
Wood thrush ^{1, 5}	<i>Hylocichla mustelina</i>	SC	THR	THR	Yes	Yes
HERPTILES						
Blanding's Turtle ^{3,5}	<i>Emydoidea blandingii</i>	THR	END	THR	No	Yes
MAMMALS						
Eastern small-footed Myotis ⁴	<i>Myotis leibii</i>	END	Not Listed	Not Listed	Yes	Yes
Little Brown Myotis ⁴	<i>Myotis lucifugus</i>	END	END	END	Yes	Yes
Northern Myotis ⁴	<i>Myotis septentrionalis</i>	END	END	END	Yes	Yes
Tri-colored Bat ⁴	<i>Perimyotis subflavus</i>	END	END	END	Yes	Yes
VEGETATION						
Butternut ⁶	<i>Juglans cinerea</i>	END	END	END	Yes	Yes

Reference database for species inclusion:

¹ OBBA 2007

² eBird 2021

³ ORAA 2019

⁴ AMO 1994

⁵ NHIC (NDMNRF 2021)

⁶ Species range overlap



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

Results
September 14, 2021

3.2 FIELD PROGRAM

3.2.1 Ecological Land Classification

Initial characterization of existing vegetation communities was completed by interpreting available aerial imagery. Vegetation was identified, and communities were verified and assessed in the field within the Study Area following a meandering transect. Community characterizations (ecosites and vegetation types) were based on the Ontario Ecological Land Classification (ELC) system (Lee et. al., 2008).

Vegetation communities located within the Study Area were delineated into ELC units. As the Study Area is primarily developed for agricultural purposes, only two naturalized vegetation communities were observed:

1. Dry-Fresh Sugar Maple-Hardwood Deciduous Forest Type (FODM5-11)
2. Fresh-Moist Green Ash-Hardwood Lowland Deciduous Forest Type (FODM7-2)

The FODM5-11 vegetation community was observed to be a mature feature with many trees greater than 50-centimetre (cm) diameter at breast height (DBH) (**Photos 1 – 2, Appendix C**). This community, located in the northeast portion of the Study Area, is the forested upland area surrounding the FODM7-2 community and Barnes Creek.

The forested, lowland areas associated with Barnes Creek were observed to be dominated by green ash (*Fraxinus pennsylvanica*) that have been decimated by the presence of the emerald ash borer (*Agrilus planipennis*) (**Photo 3 – 4, Appendix C**). This community is found to be consistent with the boundaries of the RVCA's regulated lands and is found along the length of Barnes Creek within the Study Area.

The remaining communities observed within the Study Area were either related to agriculture (OAGM2 (**Photos 5 – 6, Appendix C**), OAGM4 (**Photo 7, Appendix C**) and IAGM1 (**Photos 8 – 12, Appendix C**)), constructed green lands (CGL_2, CGL_4), residential (CVR_3, CVR_4) and commercial developments (CVC).

See **Figure 2, Appendix B** for vegetation communities observed in the Study Area.

3.2.2 SAR Bat Maternity Roost Habitat Suitability Assessment

Trees on, or within 50 m of, the Project's proposed concept were assessed during leaf-off conditions on April 16, 2021, to identify trees that meet the criteria to support potential maternal roosts of SAR bats (e.g., cavities, loose bark). Suitable habitat feature criteria for identifying candidate maternity roosts are outlined in Appendix A: Methods for Evaluating Bat Significant Wildlife Habitat of the NDMNRF's *Bat and Bat Habitats: Guidelines for Wind Power Project* (2011). Within the NDMNRF's (2011) protocol, the following criteria are identified to determine potentially suitable candidate maternity roosts within a vegetation community or site:

- Use ELC to determine the presence of mixed forests (FOM) or deciduous forests (FOD) ecosites



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

Results

September 14, 2021

- Within mixed forests or deciduous forests, the best candidate snag trees are selected according to the following criteria (in order of importance):
 - Tallest snag/ cavity tree
 - Exhibits cavities or crevices most often originating as cracks, scars, knot holes or woodpecker cavities
 - Has the largest DBH
 - Is within the highest density of snags/ cavity trees (e.g., clusters of snags)
 - Has a large amount of loose, peeling bark
 - Cavity or crevice is high in snag/ cavity tree (>10m)
 - Tree species that provide good cavity habitat (e.g., white pine, maple, aspen, ash, oak)
 - Canopy is more open (to determine canopy cover, determine the percentage of the ground covered by a vertical projection of the outermost perimeter of the natural spread of the foliage of trees)
 - Exhibits early stages of decay (decay Class 1-3)

As outlined in the NDMNRF's (2011) protocol, the above criteria to determine potentially suitable candidate maternity roosts are based on an ecosite/vegetation community (e.g., FOD) approach. Therefore, results from the ELC were used to determine suitable ecosite/vegetation communities that are considered to potentially support SAR bat maternity roost features as the above features were observed in the forested communities.

Both of the deciduous forest type communities within the Study Area (FODM5-11 and FODM7-2) were observed to provide potentially suitable candidate maternity roosts as described above. As the FODM7-2 feature was observed to be ravaged by the emerald ash borer, the canopy height coverage of the community is changing due to the loss of green ash trees. Though there are many trees that might meet the above criteria, this community is not considered to provide high-quality habitat (e.g., thermal relieve from canopy, protection from elements). The mature FODM5-11 vegetation community is considered to provide these high-quality features along with an abundance of potentially suitable maternity roost features and therefore SAR bats are anticipated to be present within this feature.

Additionally, the agricultural buildings and anthropogenic structures (IAGM1) within the Study Area may provide suitable maternity roost habitat for SAR bats.

No SAR bats were observed during Stantec's 2021 field program.

See **Figure 2, Appendix B** showing ELC mapping for the Study Area that is considered as potential SAR bat maternity roost habitat observed in the Study Area (FODM5-11 and FODM7-2).



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

Results

September 14, 2021

3.2.3 Butternut Search

Stantec completed a dedicated search for butternut trees within and adjacent to (50 m) the Site by meandering on foot through areas of potentially suitable habitat. Where permission to enter lands not owned by the Client within the Study Area was not provided, the areas were searched from the Site boundary or publicly accessible lands (e.g., pedestrian pathway) using binoculars. The butternut search was completed by a Forest Gene Conservation Association (FGCA) trained and MECP approved certified butternut health assessor for Ontario (BHA #520).

A total of eighteen (18) butternut (*Juglans cinerea*) were observed within 50m of the Site (**Figure 2, Appendix B**). Three trees were observed along the margin of the FODM7-2 community in the eastern portion of the Site (**Photo 13, Appendix C**), while the remainder of the trees were observed along the tree line separating the pedestrian pathway (CGL_2 community and former rail line) and the main OAGM2 community (**Photo 14, Appendix C**). It was observed that both black walnut (*Juglans nigra*) and butternut hybrids were interspersed between these butternut trees and therefore, there is a high probability of hybridity in the observed 'true' butternut trees.

Further discussion on potential permitting considerations related to butternut are provided below.

3.2.4 Fish and Fish Habitat Assessment

The main branch of Barnes Creek along with a tributary that bisects the Site was observed within the Study Area. Within the Study Area, the main branch of Barnes Creek is associated with the deciduous forest vegetation communities (FODM5-11 and FODM7-2) – as is an approximate 100 m section of the tributary. The remaining sections of the straightened tributary flow through the agricultural landscape of the Site and originate from Kemptville College lands west of County Road 44.

The section of Barnes Creek in the Study Area is a natural watercourse with a well-developed, forested riparian area. RVCA's *Kemptville Creek Subwatershed Report 2013: Barnes Creek Catchment* (2013) has classified Barnes Creek as a cool- and warmwater system based on water temperature data interpretation. Additionally, the Ministry of Northern Development, Mines, Natural Resources and Forestry's (NDMNR) Kemptville District indirectly identifies Barnes Creek and its tributary as having a restricted in-water activity window from March 15 to June 30 in any given year to protect spring spawning (warmwater) species (NDMNR 2013).

The following fish species, representing a warmwater fisheries community, were recorded by RVCA (2013) at fish sampling stations along the northern boundary (Concession Road) and southern boundary (College Road) of the Site:



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

Results

September 14, 2021

- Creek Chub (*Semotilus atromaculatus*)
- Brook Stickleback (*Culaea inconstans*)
- Central Mudminnow (*Umbra limi*)
- Common Shiner (*Luxilus cornutus*)
- Emerald Shiner (*Notropis atherinoides*)
- Etheostoma sp. (*Etheostoma*)
- Fallfish (*Semotilus corporalis*)
- Golden Shiner (*Notemigonus crysoleucas*)
- Largemouth Bass (*Micropterus salmoides*)
- Mottled Sculpin (*Cottus bairdii*)
- Northern Redbelly Dace (*Chrosomus eos*)
- Pumpkinseed (*Lepomis gibbosus*)
- Rock Bass (*Ambloplites rupestris*)
- Eastern White Sucker (*Catostomus commersonii*)

DFO's Aquatic Species at Risk Mapping (2019) does not identify Barnes Creek or tributaries as Critical Habitat or as potential habitat for aquatic species protected under the SARA.

Further discussion on fish and fish habitat is provided in the *Eastern Ontario Correctional Centre – Headwaters Drainage Features Assessment* (Stantec, 2021).

3.2.5 Breeding Bird Survey

Two breeding surveys were completed within the Study Area were completed by Stantec during the appropriate breeding bird season on May 28 and June 10, 2021, using a standard 10-minute point count approach with an unlimited radius, except where adjacent count circles overlap. These methods are consistent with previously approved methods by the Canadian Wildlife Service (CWS). All birds heard or seen, with the assistance of binoculars, during the ten-minute "count" were recorded. The highest level of breeding evidence observed (e.g., carrying food, nest with young), as defined in the *Ontario Breeding Bird Atlas* (Cadman et al., 2007), was recorded at each survey station for each species encountered.

In total, 36 species of bird were recorded during the breeding bird survey in the Study Area. Five (5) of the 36 species within the Study Area were observed to be SOCC (special concern) or SAR species (threatened or endangered):

1. Eastern Wood-pewee
2. Grasshopper Sparrow (*Ammodramus savannarum*), Special Concern (SARO), S4B
3. Eastern Meadowlark, S4B, S3N
4. Bobolink, S4B
5. Barn Swallow, S4B

The eastern wood-pewee was observed in the FODM5-11 vegetation community. The remaining species all were observed associating with the open, grassland habitats in the Study Area (OAGM2 and OAGM4).

See **Figure 3, Appendix B** for breeding bird survey locations and SOCC/SAR occurrences in the Study Area.



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

Results
September 14, 2021

3.2.6 Wildlife Habitat Assessment

Wildlife habitat assessments were completed in the Study Area concurrently during each of the surveys above. These assessments focused on the identification of wildlife habitat features, specifically Significant Wildlife Habitat (SWH) features as outlined in the NDMNRF's Criteria Schedules for Ecoregion 6E (NDMNRF 2015a). When encountered, these features were identified, recorded and assessed for significance. All wildlife species were observed by sight, sound and/or through distinctive signs (e.g., tracks, scat).

No specific significant wildlife habitat features (e.g., breeding amphibian ponds, snake hibernacula) were observed within the Study Area during Stantec's 2021 field program.

DRAFT



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

General Site Constraints and Recommendations
September 14, 2021

4.0 GENERAL SITE CONSTRAINTS AND RECOMMENDATIONS

4.1 GENERAL WILDLIFE PROTECTION

The following industry standard mitigation and protective measures for wildlife and wildlife habitat are recommended during the Project's activities:

- Construction should avoid sensitive timing windows when possible (e.g., migratory breeding bird period, bat maternity roosting period)
- If construction cannot avoid sensitive timing windows, they must follow appropriate mitigation measures to protect or avoid wildlife in the area (e.g., bird nest search, maternity roost bat survey)
- If possible, site clearing (i.e., vegetation removal) should proceed in phases with the most disturbed part of the site being cleared first and the least disturbed last
- Construction equipment and vehicles are to yield to wildlife
- Inform construction personnel to not threaten, harass or injure wildlife
- If wildlife species are encountered during construction, personnel are required to move away from the animal and wait for the animal to move off the construction site

4.2 PROTECTION OF MIGRATORY BIRDS

The *Migratory Birds Convention Act, 1994* (MBCA) provides legal protection of migratory birds and their active nests in Canada. The loss of migratory bird nests, eggs and or nestlings due to tree cutting or other vegetation impacts can be avoided by limiting impacts to vegetation (i.e., tree removal) and structures (i.e., building maintenance/demolition) to occur outside of the general nesting period for migratory birds in the region (C2) as identified by Environment and Climate Change Canada (ECCC) (i.e., between March 31 and August 27) (ECCC 2019). If work must be performed within this window, a pre-clearing survey for active nests or breeding activity must be conducted by a qualified biologist before work commences and additional mitigation measure (e.g., implementation of avoidance distance during construction) implemented, as required. Stantec considers a nest search to expire after seven (5) days due to the potential for birds to establish a nest after the survey. It is further recommended that a nest search occur within 48 hours of the start of planned construction activities within the migratory bird nesting period.

The above timing mitigation is also provided for SOCC and/or SAR species.



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

General Site Constraints and Recommendations
September 14, 2021

4.3 TREE AND VEGETATION PROTECTION

Where adjacent trees and naturalized areas are to be retained, the following best management practices should be followed when construction activities occur near trees:

- Erect a fence around the critical root zone (CRZ) of trees
- Do not attach any signs, notices, or posters to any tree
- Do not damage the root system, trunk, or branches of any tree
- Do not place any material or equipment within the CRZ of the tree
- Do not raise or lower the existing grade within the CRZ
- Do not direct exhaust fumes from equipment towards any tree's canopy
- Tunnel or bore when digging within the CRZ of any tree

DRAFT



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

Constraints and Recommendations
September 14, 2021

5.0 CONSTRAINTS AND RECOMMENDATIONS

5.1 NATURAL HERITAGE FEATURES

5.1.1 Watercourse (Permanent)

Development and/or encroachment (within 30 m) on the main branch of Barnes Creek is currently not being proposed as part of the Project.

The tributary to Barnes Creek that bisects the Site is currently proposed to be re-routed to accommodate the proposed concept. Approximately 120 m of this tributary is located within RVCA's regulated area. Further discussion on potential permitting considerations related to the proposed re-routing of the Barnes Creek tributary is provided below.

5.1.2 Natural Heritage System (Wooded Area)

Development within the boundaries of the wooded areas (FODM5-11 and FODM7-2) is currently not being proposed as part of the Project.

5.1.3 Natural Heritage System (Unevaluated Wetland)

Development within the boundaries of the unevaluated wetland is currently not being proposed as part of the Project. This unevaluated wetland is not considered to be a regulated wetland as per RVCA's wetland policies (RVCA 2018), however, further correspondence with the RVCA is recommended to confirm Stantec's interpretation.

5.2 SPECIES AT RISK

Grassland SAR birds (eastern meadowlark, bobolink, barn swallow) have been identified as occurring within the Site and butternut was found growing along the edges of the agricultural fields (OAGM2) of the Site. Furthermore, the Study Area was identified as providing potential habitat for additional SAR birds (wood thrush), turtles (Blanding's turtle) and mammals (eastern small-footed myotis, little brown myotis, northern myotis, tri-colored bat).

Further discussion on potential permitting considerations related to SAR are provided below.

Prior to any Project related construction (e.g., grading, vegetation clearing) the following general mitigation measures are recommended to protect SAR:

- Implement a worker awareness program for construction staff that includes SAR identification and suitable habitat characteristics
- Conduct a daily pre-activity search of the construction area to identify SAR, if present



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

Constraints and Recommendations

September 14, 2021

- If threatened or endangered species are seen in or near the work area, stop work immediately and contact a qualified professional for further advice
- Take photographs if possible, but do not interact with the animal

Species-specific SAR mitigation measures are provided below.

5.2.1 SAR Birds

Suitable nesting and foraging habitat (OAGM2 and OAGM4) was observed to support SAR birds (eastern meadowlark, bobolink, barn swallow) and potentially suitable nesting habitat was observed for wood thrush (FODM5-11 and FODM7-2).

Protections outlined above for migratory birds are considered sufficient mitigation for avoiding SAR birds.

Further discussion is provided below related to potential permitting considerations related to impacts to SAR bird habitat.

5.2.2 SAR Bats

As discussed above, there is the potential for SAR bats to occur in the forested, deciduous vegetation communities (FODM5-11 and FODM7-2) and the agricultural buildings (IAGM1) within the Study Area and therefore there is the potential for both direct and indirect impacts as a result of the Project.

To reduce the likelihood of harm to SAR bats, it is recommended that building maintenance/demolition and tree removal (i.e., trees ≥ 10 cm DBH) occur outside the bat maternity roost season. *Myotis* species typically give birth in late-May to early-June, and females fly with newborn young attached until they become excessively heavy. Young begin to fly in mid- to late-June, at age three to four weeks. Rearing is completed by August and bats move to hibernacula features in August or September (Broders et al. 2006, Cagle and Cockrum 1943, Gerson 1984). Therefore, building maintenance/demolition and/or tree removal is not recommended between May to August (MECP correspondence). If building maintenance/demolition and/or tree clearing is required within this window, maternity exit surveys may be conducted prior to determine if bats are using the buildings or trees.

Maternity exit surveys are conducted during evening hours and include visual and acoustic surveys following industry standard, accepted protocols as approved by the MECP.

If work is anticipated to impact SAR *Myotis* bats, ESA authorization may be required and is discussed further below.



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

Constraints and Recommendations
September 14, 2021

5.2.3 SAR Turtles

There is potential for SAR turtles (i.e., Blanding's Turtle) to be encountered within the Study Area during the Project's construction activities. Barnes Creek should be considered a potential migration corridor and there is a potential for SAR turtles to be encountered moving between habitats upstream and downstream of the Study Area. No critical habitat elements were observed within Study Area (e.g., overwintering habitat, nesting habitat) and no specific mitigation measures or permitting considerations related to SAR turtles are recommended.

DRAFT



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

Permitting Considerations
September 14, 2021

6.0 PERMITTING CONSIDERATIONS

6.1 CONSERVATION AUTHORITIES ACT

The Study Area is within the jurisdiction of the RVCA and is therefore subject to O. Reg. 174/06 under the *Conservation Authorities Act*. RVCA's GeoPortal (RVCA 2021) shows regulated lands, protected under O. Reg. 174/06 of the *Conservation Authorities Act*, surrounding Barnes Creek and associated tributary within the Study Area (**Figure 1, Appendix B**).

According to the concept provided, proposed development (e.g., site grading) is anticipated to occur within the regulated lands surrounding the lowest reach of the Barnes Creek tributary. Furthermore, the Barnes Creek tributary is being proposed to be re-routed northwest to accommodate the Project's concept. Correspondence with the RVCA related to potential permitting requirements under the *Conservation Authorities Act* for both activities is recommended.

To support RVCA's review of the Barnes Creek tributary proposed re-alignment, Stantec is developing a Headwaters Drainage Feature Assessment report following the guidance outlined in the *Evaluation, Classification and Management of Headwater Drainage Features Guidelines* (CVC and TRCA 2014).

6.2 FISHERIES ACT

The *Fisheries Act* (R.S.C., 1985, c. F-14) prohibits activities that result in the death of fish or the harmful alteration, disruption or destruction (HADD) of fish habitat (s.35[1]) unless authorized by the Minister of Fisheries and Oceans Canada (DFO). The above prohibitions apply to activities that occur within or near waterbodies that support fish and fish habitat.

Under the current fish and fish habitat protection provisions of the *Fisheries Act*, any works, undertaking or activity of a project must incorporate measures to avoid causing the death of fish and the HADD of fish habitat. To assist proponents with determining if their project will comply with the fish and fish habitat provisions, DFO has outlined measures to protect fish and fish habitat (DFO 2019b) as well as several standards and codes of practices (DFO 2021a). If a project cannot completely implement the measures to protect fish and fish habitat and if the standards and codes of practice are not applicable to the project, DFO recommends that the proponent request a review of the project by DFO. If a project can't avoid and/or mitigate impacts that will cause death of fish or the HADD of fish habitat, an Authorization under the *Fisheries Act* may be required (DFO 2021b).

As the Barnes Creek tributary was observed to provide intermittent direct fish habitat (e.g., feeding, cover) and indirect fish habitat towards Barnes Creek (e.g., nutrient inputs), the proposed re-routing of the tributary may be considered a HADD towards fish habitat. After completion of the proposed design and understanding the design considerations and potential impacts towards fish and fish habitat within the Barnes Creek tributary, a review by DFO under the *Fisheries Act* may be required.



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

Permitting Considerations
September 14, 2021

6.3 ENDANGERED SPECIES ACT, 2007

6.3.1 Eastern Meadowlark and Bobolink

Eastern meadowlark and bobolink were observed nesting within both the OAGM2 and OAGM4 vegetation communities within the Study Area. If activities associated with the Project (e.g., site grading, vegetation clearing) are anticipated to damage and/or destroy equal to or less than 30 hectares of suitable nesting habitat (OAGM2 or OAGM4), it is anticipated that the Project is eligible for registration under Section 23.6 – Bobolink, Eastern Meadowlark of O. Reg. 242/08 administered under the ESA.

If the Project is anticipated to damage and/or destroy greater than 30 hectares of eastern meadowlark and bobolink habitat, the development and submission of an Information Gathering Form to the MECP is recommended to illicit formal comment on additional permitting considerations under the ESA, if required.

6.3.2 Barn Swallow

Barn swallow were observed foraging over the OAGM2 and OAGM4 vegetation communities. Though observed associating with the agricultural buildings and service wires within the IAGM1 community, no active barn swallow nests were observed during Stantec's 2021 field program. There are additional potentially suitable anthropogenic structures within the Study Area that may be used for nesting purposes.

As such, an additional search for barn swallow nests should be completed closer to the proposed demolition date of the agricultural buildings within the Study Area. If active barn swallow nests are found during subsequent visits, it is anticipated that the Project is eligible for registration under Section 23.5 – Barn Swallow of O. Reg. 242/08 administered under the ESA.

6.3.3 Butternut

A total of eighteen butternut trees were observed within the Site and several are anticipated to be within 50 m of the Project's concept. After completion of the proposed design and understanding the design considerations and potential impacts towards butternut and their habitat, a butternut health assessment following the guidance outlined in the MDMNRF's *Butternut Health Assessment Guidelines: Assessment of Butternut Tree Health for the Purposes of the Endangered Species Act 2007* (2014) is recommended prior to land grading and/or vegetation clearing activities.

The results of a completed butternut health assessment will inform potential permitting requirements under the ESA. If no impacts to Category 3 and/or ten (10) or less Category 2 butternut trees, the Project is anticipated to be eligible for registration under Section 23.7 – Butternut of O. Reg. 242/08 administered under the ESA. If the Project is anticipated to impact a Category 3 and/or more than ten (10) Category 2 butternut trees, the development and submission of an Information Gathering Form to the MECP is recommended to illicit formal comment on additional permitting considerations under the ESA.



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

Permitting Considerations
September 14, 2021

6.3.4 SAR Bats

Potentially suitable maternity roost habitat for SAR bats was identified as occurring in the forested, deciduous vegetation communities (FODM5-11 and FODM7-2) and the agricultural buildings (IAGM1) within the Study Area.

Vegetation and building decommissioning is recommended to occur outside of the SAR bat maternity roost season (May – August), however, if the Project requires clearing/decommissioning activities to occur within these areas further consultation with the MECP is recommended. The development and submission of an Information Gathering Form to the MECP is recommended to illicit formal comment on additional permitting considerations under the ESA as it relates to SAR bats.

DRAFT



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

Conclusion
September 14, 2021

7.0 CONCLUSION

This natural heritage assessment to support IO's Phase II Development Feasibility Assessment of the proposed EOCC provides a high-level assessment of the potential impacts on the natural heritage features and functions within the Study Area based on the concept and information provided to date. The key natural heritage features identified within the Study Area which may be impacted by the Project's activities include the following:

- Watercourse (Permanent)
 - Damage or loss of function during proposed re-routing activities of the Barnes Creek tributary
- Species at Risk Habitat
 - Vegetation removal within the OAGM2 and OAGM4 vegetation communities will result in the removal of habitat for the provincially threatened eastern meadowlark and bobolink
 - Building removal/decommissioning may result in the removal of nesting habitat for the provincially threatened barn swallow, if present
 - Site grading and vegetation removal activities may result in the kill, harm, harassment of the provincially endangered butternut tree and/or their habitat

The following permitting considerations for the Project's proposed concept (**Appendix A**) and associated activities have been recommended:

- Ontario Regulation 174/06 under the *Conservation Authorities Act* (RVCA)
 - Site grading anticipated to occur within RVCA regulated lands
 - Re-routing of the Barnes Creek tributary
- *Fisheries Act* (DFO)
 - Re-routing of the Barnes Creek tributary
- Ontario Regulation 242/08 (s23.5) under the *Endangered Species Act, 2007* (MECP)
 - Impacts to 30 hectares or less of eastern meadowlark and bobolink habitat (OAGM2 and OAGM4 vegetation communities)
- Ontario Regulation 242/08 (s23.6) under the *Endangered Species Act, 2007* (MECP)
 - Impacts to barn swallow nesting structures (e.g., agricultural buildings and anthropogenic structures) (only if present during building decommissioning)
- Ontario Regulation 242/08 (s23.7) under the *Endangered Species Act, 2007* (MECP)
 - Only if Project is considered eligible and is based on the results of a butternut health assessment



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

Conclusion
September 14, 2021

If required, further consultation with the MECP, via the submission of an Information Gathering Form, is recommended if the Project's activities are not anticipated to be eligible for registration under O. Reg. 242/08 and/or if impacts to SAR bats are anticipated.

DRAFT



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

References

September 14, 2021

8.0 REFERENCES

- Broders H.G. Forbes G.J. Woodley S. Thompson I.D. 2006. Range extent and stand selection for forest-dwelling northern long-eared and little brown bats in New Brunswick. *Journal of Wildlife Management* 70:1174–1184.
- Cadman, M.D., et al. 2007. Atlas of the Breeding Birds of Ontario, 2001-2005. (eds) Bird Studies Canada, Environment Canada, Ontario Field Ornithologists, Ontario Ministry of natural resources, and Ontario Nature, Toronto, xxii + 706 pp.
- Cagle, F.R. and L. Cockrum. 1943. Notes on a summer colony of *Myotis lucifugus lucifugus*. *Journal of Mammalogy*, 24-4: 474-492.
- Dobbyn, J. 1994. Atlas of the Mammals of Ontario. Federation of Ontario Naturalists.
- eBird Canada. 2021. Retrieved from: <http://ebird.org/content/canada/>
- Endangered Species Act, 2007 (ESA)*. 2007. Retrieved from: <http://www.ontario.ca/laws/statute/07e06>
- Environment and Climate Change Canada (ECCC). 2019. General Nesting Periods of Migratory Birds in Canada. Retrieved from: <https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds/general-nesting-periods/nesting-periods.html>
- Environment and Climate Change Canada (ECCC). 2021. Species at Risk Public Registry. Retrieved from: <https://www.canada.ca/en/environment-climate-change/services/species-risk-public-registry.html>
- Fisheries Act*. 1985. Retrieved from: <https://laws-lois.justice.gc.ca/eng/acts/F-14/>
- Fisheries and Oceans Canada (DFO). 2019a. Aquatic species at risk map. Retrieved from <https://www.dfo-mpo.gc.ca/species-especies/sara-lep/map-carte/index-eng.html>
- Fisheries and Oceans Canada (DFO). 2019b. Measures to protect fish and fish habitat. Retrieved from: <http://www.dfo-mpo.gc.ca/pnw-ppe/measures-mesures-eng.html>
- Fisheries and Oceans Canada (DFO). 2021a. Standards and codes of practice. Retrieved from <http://www.dfo-mpo.gc.ca/pnw-ppe/practice-pratique-eng.html>
- Fisheries and Oceans Canada (DFO). 2021b. Projects Near Water. Retrieved from <http://www.dfo-mpo.gc.ca/pnw-ppe/reviews-revues/request-review-demande-d-examen-001-eng.html>
- Gerson, H. 1984. Habitat management guidelines for bats of Ontario. Ontario Ministry of Natural Resources.
- Google Earth Pro Ver. 7.3.3.7786. 2020. Google Earth.



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

References

September 14, 2021

iNaturalist Canada. 2021. Retrieved from: <http://inaturalist.ca>

Lee, H.T., W.D. Bakowsky, J. Riley, J. Bowles, M. Puddister, P. Uhlig and S. McMurray. 1998 (with 2008 ELC code updates). Ecological Land Classification for Southwestern Ontario: first approximation and its application. Ontario Ministry of Natural Resources, South Central Region, Science Development and Transfer Branch. Technical Manual ELC-005.

Migratory Birds Convention Act, 1994 (MBCA). 1994. Retrieved from: <https://laws-lois.justice.gc.ca/eng/acts/m-7.01/>

Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNRF). 2021a. Natural Heritage Information Centre (NHIC). Provincial status of plants, wildlife and vegetation communities database. Ministry of Natural Resources and Forestry, Peterborough. Retrieved from: <https://www.ontario.ca/page/make-natural-heritage-area-map>

Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNRF). 2021b. Land Information Ontario (LIO). On-line Natural Heritage Mapping and Natural Heritage Information Database. Retrieved from: <https://www.ontario.ca/page/land-information-ontario>

Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNRF). 2020. Ontario Regulation 230/08; *Endangered Species Act, 2007*. Species at Risk in Ontario List.

Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNRF). 2011. Bats and Bat Habitats: Guidelines for Wind Power Projects. Ontario Ministry of Natural Resources.

Ministry of Northern Development, Mines, Natural Resources and Forestry (NDMNRF). 2015a. Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E. January 2015.

Municipality of North Grenville. 2018. Official Plan of the Municipality of North Grenville.

Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA). 2020. Agricultural Information Atlas. Retrieved from: <http://www.omafra.gov.on.ca/english/landuse/gis/portal.htm>

Rideau Valley Conservation Authority (RVCA). 2013. Kemptville Creek Subwatershed Report: Barnes Creek Catchment.

Rideau Valley Conservation Authority (RVCA). 2018. Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourse (Ontario Regulation 174/06 under Section 28 of the *Conservation Authorities Act*, R.S.O. 1990, c. C.27): Wetland Policies.

Rideau Valley Conservation Authority (RVCA). 2021. RVCA GeoPortal. Retrieved from: https://gis.rvca.ca/html5/?viewer=rvcageoportal_staff#

Toronto Entomologists' Association. 2021a. Ontario Reptile & Amphibian Atlas. Retrieved from: <https://www.ontarioinsects.org/herp/>



EASTERN ONTARIO CORRECTIONAL CENTRE – PHASE II DEVELOPMENT FEASIBILITY ASSESSMENT – NATURAL HERITAGE ASSESSMENT

References

September 14, 2021

Toronto Entomologists' Association. 2021b. The Ontario Butterfly Atlas Online. Retrieved from:
http://www.ontarioinsects.org/atlas_online.htm

United Counties of Leeds and Grenville. 2016. Official Plan for the United Counties of Leeds and
Grenville.

DRAFT



APPENDIX A
Eastern Ontario Correctional Centre Concept

DRAFT



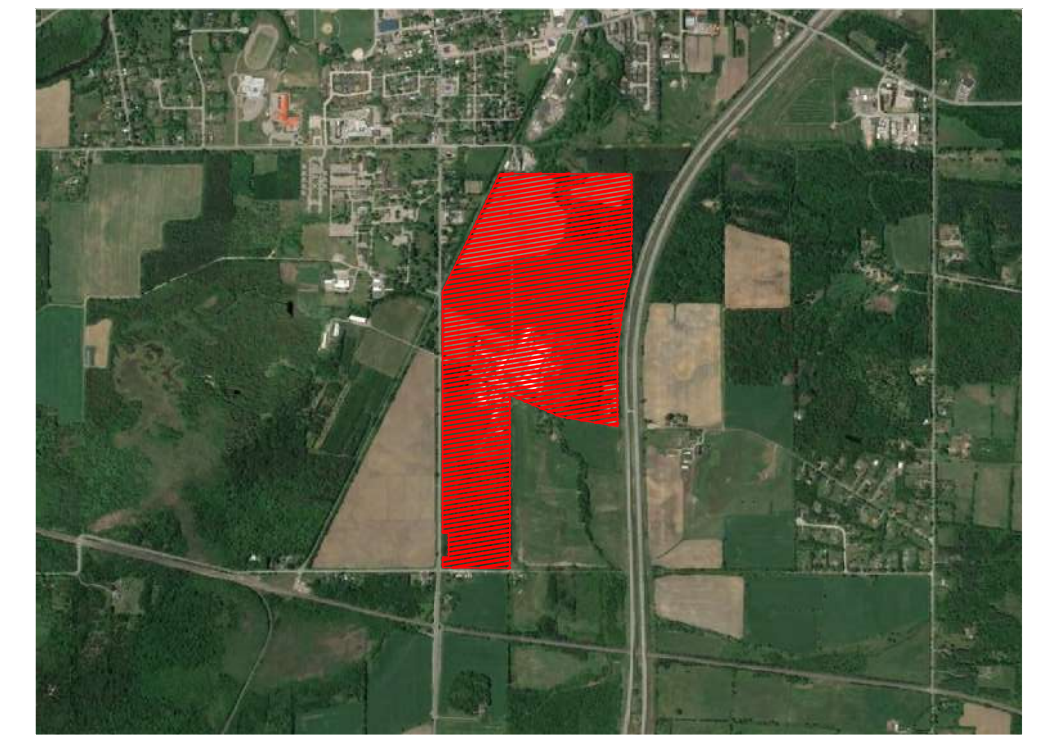


SITE INFORMATION

ZONING	INSTITUTIONAL (I)
SITE AREA	
Total Site Area:	722,068m ²
CORRECTIONAL CENTRE	
Building	15,959m ²
Outdoor Recreational Area	34,655m ²
PARKING RATES	
	RECOMMENDED
Correctional Centre	0.9 /inmate bed
Contingency	0.1 /inmate bed

1. This plan is conceptual and subject to all necessary studies, investigations and approvals.
2. This plan is intended to show potential location and orientation of the correctional facility template under study and highlight potential conflicts with existing environmental and built conditions with the single purpose of aiding further discussions. Further analysis, studies and approvals are required to validate the plan.
3. Lot lines, existing roads and surrounding areas are sourced from survey N00955-KAC-ORC-RPlan.

**KEMPTVILLE
CORRECTIONAL
CENTRE
OPTION 2**



Proposed Buildings to be Retained:

- 30 Calf Barn
- 33 Farm Shop
- 34 Implement Storage Building/Welding Shop
- 35 Equipment Drive Shed
- 39 Bull Testing Station/ Heifer Barn
- 45 Horse Barn
- 51 Agronomy Building

Proposed Buildings to be Removed:

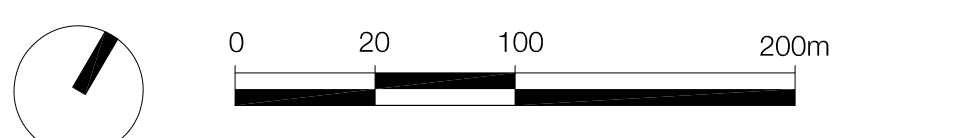
- 41 Pesticide Storage Building
- 42 Hay Storage
- 43 Horse Barn
- 44 Machinery Storage Building
- 46 AM Barr Display Arena

Not Identified for Retention or Removal

- 52 Farm Machinery Storage
- N/A = not identified, to be demolished*

LEGEND

	PROPOSED BUILDING
	LANDS IDENTIFIED FOR LOCAL GREEN INITIATIVE
	FLOOD PLAIN
	NON-PROGRAMMED OUTDOOR COURTYARD
	PROPERTY BOUNDARY
	CREEK
	RAIL TRAIL
	HYDRO LINE



No.	REVISION	DATE	BY
7	REVISIONS	2021.03.17	LC
6	REVISIONS	2021.03.16	LC
5	REVISIONS	2021.02.02	RP
4	NEW FOOTPRINT DRAFT	2021.02.01	LC
3	DRAFT	2020.10.27	LC
2	DRAFT	2020.10.26	LC
1	DRAFT	2020.10.23	LC

CLIENT
INFRASTRUCTURE ONTARIO

**FOTENN
Planning + Design**

396 Cooper Street, Suite 300, Ottawa ON K2P 2H7
613.730.5709 www.fotenn.com

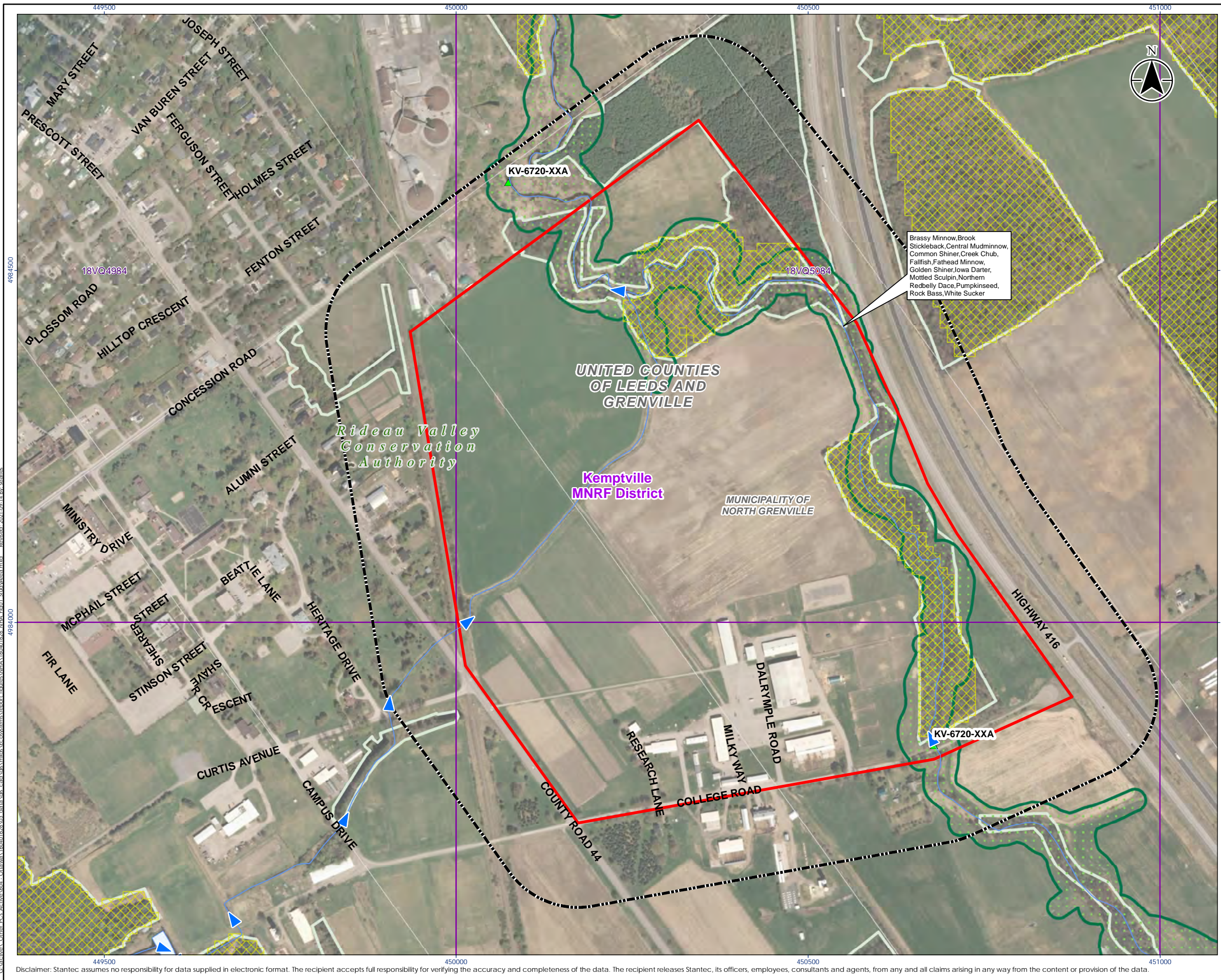
DESIGNED	UMG
REVIEWED	RP
DATE	2021.03.17

P2

APPENDIX B
Figures

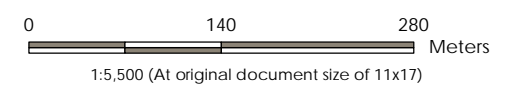
DRAFT





Legend

- Study Area
- 120m Buffer
- ▶ Flow Direction
- ▲ Fish Survey Point (ARA)
- Watercourse (Permanent)
- 1 km UTM Grid
- Lot
- Municipal Boundary, Lower
- Municipal Boundary, Upper
- RVCA Regulation Limit
- Significant Ecological Area
- Waterbody
- Wooded Area



Notes

1. Coordinate System: NAD 1983 UTM Zone 18N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2021.
3. RVCA Regulation Limit provided by Rideau Valley Conservation Authority Open Data. Accessed May 15, 2021.
4. Orthoimagery © First Base Solutions, 2021. Imagery Date, 2008.

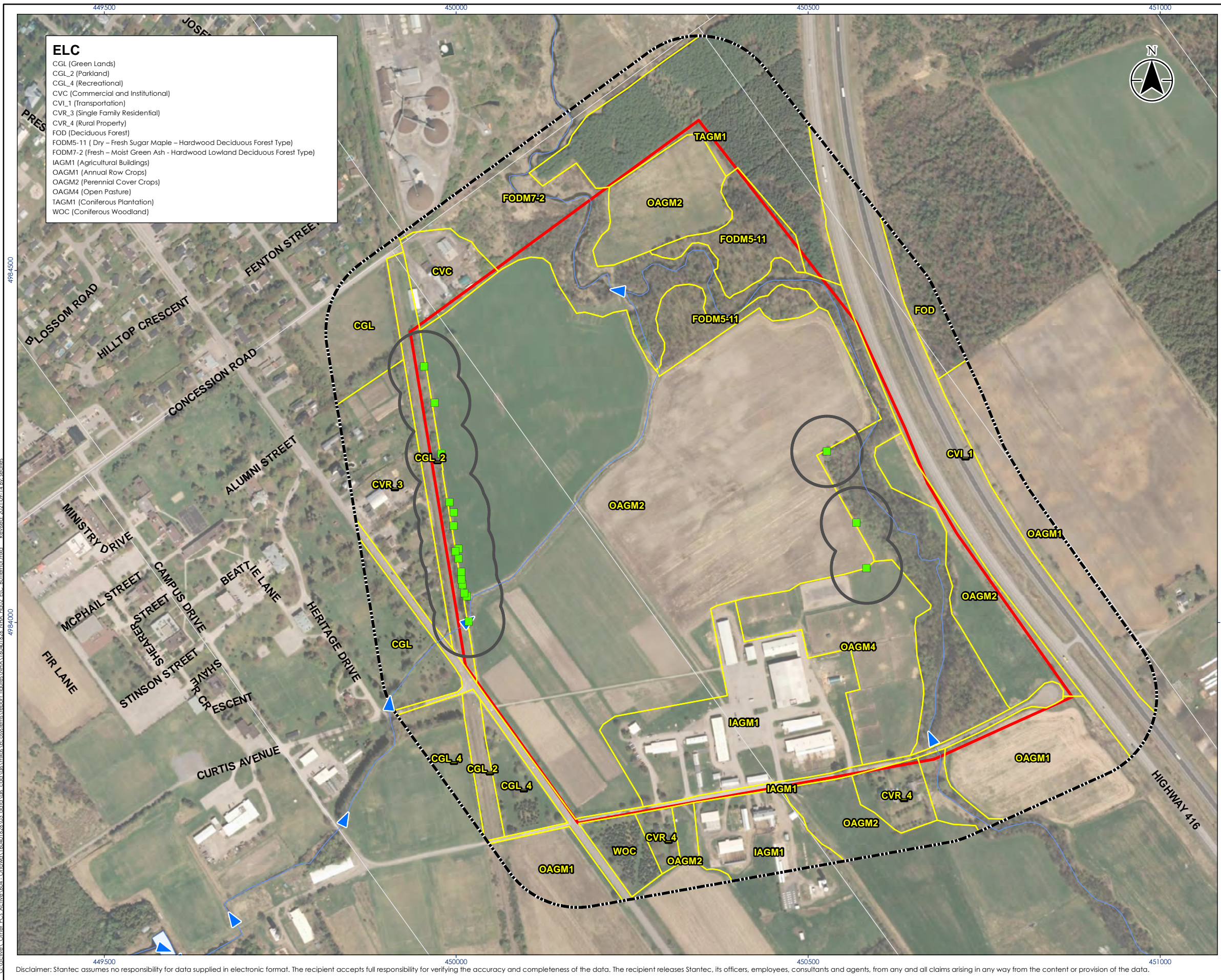


Project Location: Municipality of North Grenville
 Prepared by SPE on 2021-09-14
 Technical Review by DH on 2021-09-14
 160401626 REV4

Client/Project: INFRASTRUCTURE ONTARIO
 EASTERN ONTARIO CORRECTIONAL CENTRE
 NATURAL HERITAGE ASSESSMENT (NHA)

Figure No. 1

Title: Background Natural Heritage Features

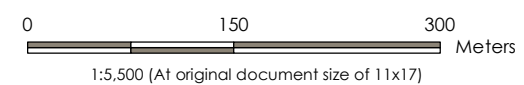


ELC

- CGL (Green Lands)
- CGL_2 (Parkland)
- CGL_4 (Recreational)
- CVC (Commercial and Institutional)
- CVL_1 (Transportation)
- CVR_3 (Single Family Residential)
- CVR_4 (Rural Property)
- FOD (Deciduous Forest)
- FODM5-11 (Dry - Fresh Sugar Maple - Hardwood Deciduous Forest Type)
- FODM7-2 (Fresh - Moist Green Ash - Hardwood Lowland Deciduous Forest Type)
- IAGM1 (Agricultural Buildings)
- OAGM1 (Annual Row Crops)
- OAGM2 (Perennial Cover Crops)
- OAGM4 (Open Pasture)
- TAGM1 (Coniferous Plantation)
- WOC (Coniferous Woodland)

Legend

- Study Area
- 120m Buffer
- Butternut Location
- Flow Direction
- Watercourse (Permanent)
- Butternut Buffer (50m)
- Ecological Land Classification (ELC)
- Lot
- Waterbody



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 18N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2021.
 3. RVCA Regulation Limit provided by Rideau Valley Conservation Authority Open Data. Accessed May 15, 2021.
 4. Orthoimagery © First Base Solutions, 2021. Imagery Date, 2008.



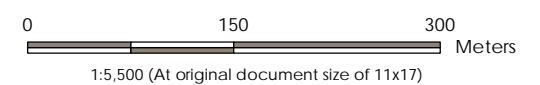
Project Location: Municipality of North Grenville
 Prepared by SPE on 2021-09-14
 Technical Review by DH on 2021-09-14
 160401626 REV4

Client/Project: INFRASTRUCTURE ONTARIO
 EASTERN ONTARIO CORRECTIONAL CENTRE
 NATURAL HERITAGE ASSESSMENT (NHA)

Figure No.: 2
 Title: Ecological Land Classification and Butternut Locations



- Legend**
- Study Area
 - 120m Buffer
 - Breeding Bird Survey Location
 - Barn Swallow (THR)
 - Bobolink (THR)
 - Eastern Meadowlark (THR)
 - Eastern Wood-pewee (SC)
 - Grasshopper Sparrow (SC)
 - Watercourse (Permanent)
 - Ecological Land Classification (ELC)
 - Lot
 - Potential Barn Swallow Nesting Habitat
 - Species at Risk Grassland Habitat
 - Waterbody



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 18N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2021.
 3. Orthoimagery © First Base Solutions, 2021. Imagery Date, 2008.



Project Location: Municipality of North Grenville
 Prepared by: SPE on 2021-09-14
 Technical Review by: DH on 2021-09-14

Client/Project: INFRASTRUCTURE ONTARIO
 EASTERN ONTARIO CORRECTIONAL CENTRE
 NATURAL HERITAGE ASSESSMENT (NHA)

Figure No.: 3
 Title: Species at Risk Observations and Habitat

APPENDIX C
Photographic Record of Site Conditions

DRAFT





Photo 1: Existing conditions observed within the FODM5-11 vegetation community. Identified as potential SAR bat maternity roost habitat. Looking northeast.



Photo 2: Existing conditions observed within the FODM5-11 vegetation community. Identified as potential SAR bat maternity roost habitat. Looking south.



Photo 3: Existing conditions of Barnes Creek and the adjacent FODM7-2 vegetation community. Note extent of dead green ash trees in canopy.



Photo 4: Existing canopy structure of the FODM7-2 vegetation community surrounding Barnes Creek on the eastern Site boundary. Looking east.



Photo 5: Existing conditions of the OAGM2 (hay field) vegetation community. Identified as eastern meadowlark and bobolink nesting habitat and barn swallow foraging habitat. Looking south.



Photo 6: Existing conditions of the OAGM2 (hay field) vegetation community. Identified as eastern meadowlark and bobolink nesting habitat and barn swallow foraging habitat. Looking northwest.





Photo 7: Existing conditions of the OAGM4 (pasture) vegetation community. Identified as eastern meadowlark nesting habitat and barn swallow foraging habitat. Looking northeast.



Photo 8: Existing conditions of IAGM1 community showing the agricultural buildings (#39 and #45). Identified as potential nesting habitat for barn swallow and potential SAR bat maternity roost habitat.



Photo 9: Existing conditions of IAGM1 community showing the agricultural buildings (#45, #46, #43 and coveralls).



Photo 10: Existing conditions of IAGM1 community showing the agricultural building #35.



Photo 11: Existing conditions of IAGM1 community along College Road showing the agricultural buildings (#33).



Photo 12: Existing conditions of IAGM1 community along College Road showing the agricultural buildings (#39 and #35).





Photo 13: Butternut trees (red) observed along the edge of the FODM7-2 vegetation community at the eastern boundary of the Site. Looking east.



Photo 14: Butternut trees (red) observed along the edge of the CGL_2 community at the western boundary of the Site.



Photo 15: Existing conditions of the main branch of Barnes Creek in the Study Area on June 6, 2021. Looking north across low-flow agricultural crossing.



Photo 16: Existing conditions of the main branch of Barnes Creek in the Study Area on July 30, 2021. Looking east (upstream).



Photo 17: Existing conditions of the Barnes Creek tributary bisecting the Study Area. Looking west (upstream).



Photo 18: Existing conditions of the Barnes Creek tributary bisecting the Study Area. Looking east (upstream) from existing gravel road crossing.



Appendix G COST ESTIMATE





**160401626: KEMPTVILLE CORRECTIONAL CENTER
OPINION OF PROBABLE COSTS**

PART 1.0 SANITARY	\$1,891,500.00
PART 2.0 STORM	\$146,500.00
PART 3.0 BIOSWALE	\$486,750.00
PART 4.0 DRY POND	\$674,875.00
PART 5.0 HEADWATER DRAINAGE FEATURE	\$200,750.00
PART 6.0 FILL EXISTING CHANNEL	\$123,300.00
PART 7.0 WATER	\$921,500.00
PART 8.0 ELECTRICAL	\$900,000.00
PART 9.0 EROSION CONTROL	\$50,000.00
SUB-TOTAL CONSTRUCTION	\$5,395,175.00
ENGINEERING SERVICES (ASSUMED 15%)	\$809,276.25
CONTINGENCY (ASSUMED 20%)	\$1,079,035.00
TOTAL:	\$7,283,486.25

160401626: KEMPTVILLE CORRECTIONAL CENTER

SCHEDULE OF UNIT PRICES (DRAFT)

Item	Spec No.	Description	Unit	Quantity	Unit Price	Total
PART 1.0 SANITARY:						
		200mm dia PVC Sanitary Sewer	m	400	\$ 300.00	\$ 120,000.00
		1200 mm dia concrete maintenance hole	ea	3.0	\$ 6,500.00	\$ 19,500.00
		Removal of existing sanitary sewer	m	75.0	\$ 200.00	\$ 15,000.00
		Pre-Manufactured Pump Station	LS	1	\$ 1,500,000.00	\$ 1,500,000.00
		Forcemain (150mm HDPE)	m	790	\$ 300.00	\$ 237,000.00
		TOTAL THIS SECTION:				\$ 1,891,500.00
PART 2.0 STORM:						
		600mm x 600mm street catch basin	ea	8.0	\$ 4,500.00	\$ 36,000.00
		1200 mm dia concrete maintenance hole	ea	17.0	\$ 6,500.00	\$ 110,500.00
		TOTAL THIS SECTION:				\$ 146,500.00
PART 3.0 BIOSWALE:						
		Excavation (excess off site)	m ³	4,800.0	\$ 25.00	\$ 120,000.00
		200mm Subdrain, perforated	m	1,200.0	\$ 200.00	\$ 240,000.00
		200mm Subdrain, unperforated	m	100.0	\$ 125.00	\$ 12,500.00
		500mm CSP	m	100.0	\$ 750.00	\$ 75,000.00
		100mm Topsoil, Seed, ECB	m ²	3,140.0	\$ 12.50	\$ 39,250.00
		TOTAL THIS SECTION:				\$ 486,750.00
PART 4.0 DRY POND:						
		Excavation (excess off site)	m ³	21,770.0	\$ 25.00	\$ 544,250.00
		100mm Topsoil, Seed, ECB	m ²	7,720.0	\$ 12.50	\$ 96,500.00
		Hickenbottom Drain	LS	1.0	\$ 2,500.00	\$ 2,500.00
		200mm PVC DR35 Storm Pipe	m	15.0	\$ 275.00	\$ 4,125.00
		Headwall	ea	1.0	\$ 25,000.00	\$ 25,000.00
		Allowance for Rip Rap	m ²	25.0	\$ 100.00	\$ 2,500.00
		TOTAL THIS SECTION:				\$ 674,875.00
PART 5.0 HEADWATER DRAINAGE FEATURE:						
		Excavation (excess off site)	m ³	3,330.0	\$ 25.00	\$ 83,250.00
		Allowance for trees, ponds, riffles, and other waterway features	LS	1.0	\$ 75,000.00	\$ 75,000.00
		100mm Topsoil, Seed, ECB	m ²	3,400.0	\$ 12.50	\$ 42,500.00
		TOTAL THIS SECTION:				\$ 200,750.00
PART 6.0 FILL EXISTING CHANNEL:						
		Engineered Fill	t	1,940.0	\$ 25.00	\$ 48,500.00
		General Fill	t	3,740.0	\$ 20.00	\$ 74,800.00
		TOTAL THIS SECTION:				\$ 123,300.00
PART 7.0 WATER:						
		150mm PVC Watermain connection to proposed building	m	80.0	\$ 200.00	\$ 16,000.00
		Fire hydrant as per W19	ea	3.0	\$ 8,500.00	\$ 25,500.00
		Water storage tanks, 0.95ML includes all appurtenances	LS	1.0	\$ 880,000.00	\$ 880,000.00
		TOTAL THIS SECTION:				\$ 921,500.00
PART 8.0 ELECTRICAL:						
		Relocation of existing Hydro-one line	ea	1.0	\$ 900,000.00	\$ 900,000.00
		TOTAL THIS SECTION:				\$ 900,000.00
PART 9.0 EROSION CONTROL:						
		Erosion Control and ESC Monitoring	LS	1.0	\$ 50,000.00	\$ 50,000.00
		TOTAL THIS SECTION:				\$ 50,000.00
		TOTAL ALL SECTIONS:				\$ 5,395,175.00
		15% ENGINEERING FEE:				\$ 809,276.25
		20% CONTINGENCY:				\$ 1,079,035.00
		TOTAL:				\$ 7,283,486.25

NOTES:

General

- Unit pricing of major infrastructure based on opinion of probable costs and may vary upon further investigation. Does not include rock excavation, earthworks, site works, asphalt, building or reinstatement estimates
- Prices are based on a design schematic, and are subject to change.
- Volatile prices fluctuations in 2021 may mean large deviations from estimate due to uncertainty over inflation
- Prices do not include HST
- Assumed existing channel through forested area will remain.
- Assumed General Fill may be used outside the building envelope.

Sanitary

- Total estimated population = 528 persons
- A daily rate of 400L/cap/day for inmates ad 50 L/cap/day
- Peaking Factor per Harmon equation (max. 4.0, min. 2.0)
- Cost of pump station is dependent on study of existing pump station (no off-site cost included)

Storm

- Based on SWM plan to meet the RVCA Water balance and Thermal mitigation criteria

Water

- Based on an average day (AVDY) demand rate of 400 L/p/day was applied for inmates and 50 L/p/day for staff
- Maximum day (MXDY) demands = 2.75 * AVDY, Peak hour
- (PKHR) demands = 4.13 * AVDY

Electrical

- Worst case scenario Based on correspondence with HINO (\$600,000 +/-50% of class C cost estimate)

Appendix H FUNCTIONAL DRAWINGS (PRELIMINARY)



VICTOR LACHANCE AND ALBERT KIRK

v.

SOLICITOR GENERAL OF ONTARIO AND ATTORNEY
GENERAL OF ONTARIO

Applicants

Respondents

**ONTARIO
SUPERIOR COURT OF JUSTICE
(DIVISIONAL COURT)**

PROCEEDING COMMENCED AT TORONTO

**RECORD OF PROCEEDING
VOLUME 1 OF 2**

MINISTRY OF THE ATTORNEY GENERAL

Crown Law Office – Civil
720 Bay Street – 8th Floor
Toronto, ON M7A 2S9

Susan Keenan, LSO #50784Q

Email: Susan.Keenan@ontario.ca

Tel: 416 898 1301

Fax: 416 326 4181

Shayna Levine-Poch, LSO #815150

Email: Shayna.Levine-Poch@ontario.ca

Tel: 416 895 9333

Fax: 416 326 4181

Counsel for the Respondents
The Solicitor General of Ontario and
The Attorney General of Ontario