

October 18, 2013

Mr. Don Cunningham
County of Brant
Development Services Department
66 Grand River Street North
Paris, ON N3L 2M2

Mr. Cunningham,

Re: D08-St. George Area Study Peer Review Comments by Ainley Group dated May 15, 2013

The following are responses to peer review comments provided by Ainley Group Consulting Engineers Planners regarding the St. George Area Study (their File # 213012) submitted to the St. George Land Owners Group.

The numbers below correspond with the Plan Review Report prepared by T. Kalimootoo, Vice-President & Branch Manager at Ainley Group, dated May 15, 2013.

1.0 Preliminary Water Supply & Distribution Study (September 2012) – MTE

- 1.1 - 1.3: see comments provided by MTE (attached)
- 1.4 (a) and (b): see comments provided by Norbert Woerns and MTE (attached)
- 1.5 - 1.11: see comments provided by MTE (attached)

2 Wastewater Conveyance Review

- 2.1-2.5: see comments provided by MTE (attached)

3 St George Water Pollution Control Plan Optimization Study

- 3.4 Noted; the recommendations currently outlined in the report are preliminary and will be confirmed through a full Class EA completed by one of three County approved shortlisted consultants.
- 3.5 Noted; a pilot study that confirms the preferred option prior to the design phase can be completed as part of the Class EA.

4 Background Area Study

- 4.1 A review of the transportation network was completed by Paradigm Transportation Solutions Limited, dated October, 2013 and is attached. Impacts and potential upgrades to existing infrastructure as recommended by this report have been included in the revised financial analysis by Altus Group.
- 4.2
 - (a) Historically growth in St. George has been stunted because of a lack of servicing available for new homes; as a result housing completion rates do not reflect true potential and market demand is unknown. Furthermore, the historical housing

supply has been on larger lots. The addition of a variety of housing typologies including mixed use apartments, townhouses and single detached lots of varying sizes will open the St. George housing market to a wider variety of purchasers. As noted in the report, various factors can alter the conceptual schedule such as servicing staging, County priorities, development applications, market demands, etc.

- (b) The Background Area Study report now clarifies that although upgrades to existing servicing in St. George as contemplated by the Area Study could accommodate a certain population increase in St. George by 2031, this does not mean that ~60% of all growth anticipated in the County will occur here (only that the infrastructure is available to serve such a population). Allocation is subject to Council consideration and County priorities.
- 4.3 The Background Area Study report has been revised to identify 350 L/c/d as the County's current design standard (not the "old" design standard of 400 L/c/d).
- 4.4 The Area Study submission has been revised and now includes a Drainage Overview completed by MTE that includes information and basic mapping outlining drainage in and around St. George.
- 4.5 Noted and corrected.
- 4.6 References in the St. George Market Study to a dwelling of \$350,000 for the County of Brant are based on CMHC data for the prices of absorbed single-detached units. These data are only published for the County as a whole and are based on the actual prices of the single-detached units absorbed in the applicable year. The CMHC data do not take into account the proposed subdivisions in St. George since these data are for units that are already completed, not proposed units.
- 4.7 As noted in 4.4 above, the Area Study submission has been revised to include additional information on drainage in St. George and the surrounding area. Supplementary and more detailed information regarding soils and groundwater levels can be provided as part of site specific development applications through the provision of site specific studies/reports etc (eg. EIS's and detailed engineering designs).

5 Municipal Financial Impact Analysis

- 5.1 Noted; we agree that costing is premature however it was a requirement of the submission. Final financial analysis and review will be completed following completion or as part of the necessary EAs that will identify details of the preferred system upgrades.
- 5.2 Noted; this discrepancy has been resolved.
- 5.3 If a pumping station is required in the southern portion of St. George (ie/ to facilitate construction of the Riverview Highland development) it will be a *private* pumping station; therefore, costs will not be the responsibility of the County and should not be included in the overall financial analysis. Otherwise, St. George will be serviced by the existing (but upgraded) sewage treatment plant; financial impact of upgrades to this plant have been incorporated into the Altus review;

- 5.4 Upgrades to the existing St. George transportation system (roads, intersections etc) recommended by the Paradigm transportation review have been included in the revised financial analysis by Altus Group.
- 5.5 The financial analysis has been revised to reflect the County's revised design standard of 350 L/c/d (and not the "old" design standard of 400 L/c/d); user fees have been calculated using this revised standard.
- 6 Water Supply Investigation, Phase 1
 - 6.1 No comments
- 7 Water Supply Investigation, Phase 2 Test Drilling Results
 - 7.1 Noted; further investigation will be completed as part of the St. George Water Supply and Distribution Class EA.

To confirm, the Terms of Reference for the St. George Area Study (approved by Staff in January 2009) did not contemplate the completion of a servicing Master Plan and therefore we will not carry out this study.

Regards,



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