

**C.C. Tatham & Associates Ltd.**  
Consulting Engineers

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September 20, 2016

via e-mail & mail  
CCTA File 116026

**Glenn J. Wellings**

Wellings Planning Consultants Inc.  
513 Locust Street, Unit B  
Burlington, ON L7S 1V3

**Re: Sarah Properties Ltd., Waldemar, Township of Amaranth  
Response to Comments on Application**

Dear Mr. Wellings:

Further to your letter to Mr. Dave Hannam dated September 7, 2016 regarding the combined planning applications for the proposed Sarah Properties Ltd. development in Waldemar, we can provide the following information in response to your request for a strategy to address Class EA requirements and for information on the proposed water servicing infrastructure upgrades.

CCTA has been retained by Sarah Properties Ltd. to conduct a Municipal Class Environmental Assessment study (Schedule C Class EA) to identify the preferred solution and design concept for wastewater servicing for the Waldemar subdivision.

CCTA had also proposed to conduct a water servicing Class EA alongside the wastewater study; however, the Township's Engineers have indicated the Township would prefer that water system infrastructure upgrades needed to service both the proposed Sarah Properties development and the adjacent Centurion Homes be determined following a study completed by the Township. Sarah Properties and CCTA will work with the Township's Engineers to define the preferred water servicing infrastructure.

The proposed Problem Statement for the wastewater Class EA is as follows:

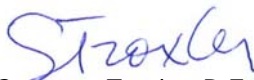
*Sarah Properties Ltd. is initiating a Municipal Class Environmental Assessment to determine the preferred wastewater treatment and effluent disposal approach and design concept for the proposed Waldemar residential development in the Township of Amaranth. The wastewater treatment and effluent disposal system must have sufficient capacity to service the proposed 35 ha development area, comply with MOECC requirements, meet environmental protection objectives, and be cost-effective to operate and maintain.*

As required by the Municipal Engineers Association (MEA) Municipal Class EA document, the Class EA study will develop and evaluate wastewater servicing alternatives (i.e. individual septic systems or communal wastewater treatment system, etc.), and then design concepts for the preferred servicing solution. A summary of existing social, economic, and natural environment conditions in the area of the proposed WWTP and effluent discharge will be prepared based on a review of existing reports, including the stream assimilative capacity study completed by XCG. The alternatives will be compared and evaluated in terms of potential impacts on the natural environment and groundwater and surface water resources, as well as potential impacts to the adjacent properties and residents, land requirement and impact on the development proposal, flexibility to accommodate planning changes, ease of expansion, reliability, operational requirements, relative costs, and implementation and approval requirements.

The Class EA will be carried out using the Integrated Approach as outlined in section A.2.9 of the MEA Municipal Class EA document for meeting the requirements of the *Environmental Assessment Act* and for approval under the *Planning Act*. Enclosed is a diagram developed to show the proposed process for the Waldemar Class EA Study. This process is designed to streamline efforts and more effectively meet the requirements of both the *Planning Act* and the Municipal Class EA. The study will include combined *Planning Act*/Class EA notices and a combined public consultation meeting. Following this, the Class EA will proceed to consider alternative design concepts and complete an Environmental Study Report. Implementation of the preferred wastewater design will proceed only once all necessary *Planning Act* approvals are obtained, and the Class EA requirements have been met.

We trust that the proposed Class EA process is satisfactory to the Township and that this information will serve to advance the combined planning applications of Sarah Properties Ltd. Please do not hesitate to contact me should you have any questions.

Yours truly,  
C.C. Tatham & Associates Ltd.



Suzanne Troxler, B.Eng., M.Sc. P.Eng.  
Director, Manager – Environmental Engineering  
ST:rlh

Encl. (Waldemar WWTP Integrated Class EA Process Diagram)

copy: Walter Broos, Sarah Properties Ltd. (via e-mail wbroos@rogers.com)  
Dave Hannam, Zelinka Priamo (via e-mail dave.h@zpplan.com)  
Gord Feniak, R.J. Burnside & Associates Limited (via e-mail Gord.Feniak@rjburnside.com)

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