

Regular Council  
**Community  
Development Services  
Report**



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**To:** Mayor and Members of Council  
**Department:** Community Development Services  
**Meeting Date:** March 10, 2021  
**Subject:** I&D 2021-05 "Endorsement of MoECP ECA, Gravity Sanitary Sewers, Colgan 1 & 2, Tribute Development"

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**RECOMMENDATION**

THAT Infrastructure & Development Report #2021-05 Dated March 10th, 2021 entitled "Endorsement of MoECP ECA, Gravity Sanitary Sewers, Colgan 1 & 2, Tribute Development" be received; and further,

THAT staff be authorized to sign the Colgan 1 & 2, Tribute Development MoECP (Ministry of Environment, Conservation & Parks) ECA (Environmental Compliance Approval) application forms, on behalf of the Township of Adjala-Tosorontio, to allow for commencement of the Ministry's review and approval.

**PURPOSE/BACKGROUND**

The Colgan 1 & 2, Tribute Development proposal has approved Conditions of Draft Plan Approval which include the requirement to design and construct, at their expense, the necessary Water, Wastewater & Stormwater facilities, to the satisfaction of the Township, to accommodate their development. All municipal Sewage & Water facilities to be constructed in Ontario require advance approval of the MoECP in the form of an approved ECA (under the OWRA (Ontario Water Resources Act) and SDWA (Safe Drinking Water Act) prior to any construction commencement.

The Ministry requires that prior to reviewing any application for municipal water and/or sewage services submitted by a private entity, the host municipality must endorse the application. This endorsement requirement ensures that the Municipality has had the opportunity to review the proposed plans and application in advance of an ECA being issued for the proposed facilities.

**ANALYSIS AND DISCUSSION**

The Colgan 1 & 2 proposed developments, by Tribute have approved Draft Plan Conditions that require "Full Servicing" (i.e. Municipal communal Water, Wastewater & Storm facilities) to be provided as some of the elements necessary to fulfill their Draft Plan Conditions.

These services must be designed by Professional Engineers in accordance with Guidelines for these systems established by the MoECP. The Draft Plan Conditions provide that the services must meet the requirements of the Township.

Site specific servicing design has been progressing for a number of years by Engineers working for the Developer and their designs have undergone review and requisite revisions as dictated by Engineers working on behalf of the Township.

The design details for the Gravity Sanitary Sewer system have now reached the point of approval by our Township's peer review Engineers and the plans are in a state of readiness for review and approval by the MoECP in order to obtain a requisite ECA which will govern the construction and operation of these gravity Sanitary Sewers.

With Respect to Attachments:

The ECA application packages which have been assembled to meet the requirements of the MoECP are very voluminous and too large to include within a Staff Report. The four (4) ECA application forms themselves, related to the four segregation areas of the proposed Developments, are some forty (40) pages each, plus each form is accompanied by approximately sixteen (16) background items (plans spreadsheets etc.) rendering them far too voluminous for inclusion herein.

Should Councillors wish to review any or all of the background information please be aware that they are available in the Township's digital records. Arrangements to review these in detail can be made by contacting the Infrastructure and Development department.

Included herein are the pages from the ECA applications packages which require Municipal endorsement prior to the MoECP commencing their review.

Appendix "A" – excerpts from the ECA Application packages for the proposed gravity Sanitary Sewage system to service the Colgan 1 & 2, Tribute Development(s):

Appendix "B" - E-mail from Greenland to Adjala-Tosorontio Recommending ECA Application endorsement

## **LEGAL IMPLICATIONS**

Ontario statutes require a developer to hold approved Draft Plan Conditions and be in possession of appropriate ECAs, as well as being party to an executed Development Agreement prior to construction of municipal communal Water, Wastewater and Stormwater facilities. The Ministry requires endorsement by the host municipality to process an ECA applications for these works. This is a necessary step in the Development process.

## **FINANCIAL IMPLICATIONS**

There are no direct costs to the Municipality related to endorsing these applications. All peer review costs leading to plan finalization are the responsibility of the Developer.

## **POLICY IMPLICATIONS**

N/A

## **COMMUNITY BASED STRATEGIC PLAN IMPLEMENTATION**

Effective Governance - to provide governance that is responsive to the needs of its residents in a manner that is open, transparent and fiscally responsible.

## **CONSULTATIONS**

Greenland International - Township Peer Review Consultants

Developer Representatives including their Engineers

## **NEXT STEPS**

Once the Developer's detailed plans for the remaining requisite Water, Wastewater & Stormwater facilities achieve recommendation of sufficiency by the Township's Peer Review Engineers, additional ECA applications will require municipal endorsement to receive requisite provincial approval for construction and operation.

Development Agreement(s) between the Township and Developer must be negotiated and executed prior to construction commencement.

All draft Plan Conditions must be satisfied prior to registration.

## **CONCLUSION**

That a motion in the form of the "Recommendation" above be considered by Council to allow for the advancement of the ECA review for this Development.

## **ATTACHMENTS:**

[Colgan 2 Phase 2 ECA Signature Page](#)  
[Colgan 2 Phase 1 ECA Signature Page](#)  
[Colgan 1 Phase 2 ECA Signature Page](#)  
[Colgan 1 Phase 1 ECA Signature Page](#)  
[Greenland Email](#)

**Prepared By:** John Thompson, Director of Infrastructure

**Approved By:**  
Rhonda Bunn, CAO

Approved - 01 Mar 2021

## 7. Authorization

### 7.1 Statement of the Applicant

I am authorized to prepare and submit this application and to make this certification. I have reviewed the complete application and I have made all inquiries that are necessary to declare to the best of my knowledge, information and belief:

- The information contained in this application is complete and accurate.
- The Technical Contact(s) identified in this application has/have been authorized to prepare certain technical material, and act on behalf of the applicant to discuss this application with the Ministry of the Environment and Climate Change and to provide additional information about this application to the Ministry on request.
- The information provided to the Technical Contact(s) in relation to this application is complete and accurate.

Name of Signing Authority (Please print) \*

Steven Libfeld

Title \*

CEO

Telephone Number

905-839-3500

ext.

Mobile Number

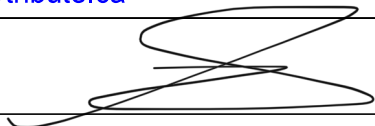
416-670-9116

Fax Number

Email Address

steve.l@mytribute.ca

Signature



Date (yyyy/mm/dd)

2020/11/27

✓ Completion Status (7.1 Statement of the Applicant)

### 7.2 Statement of the Municipality N/A

I, the undersigned hereby declare on behalf of the Municipality, that the Municipality has no objection to the construction of the works in the Municipality.

Name (Please print) \*

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Title \*

.

Name of Municipality \*

Township of Adjala-Tosorontio

Signature

Date (yyyy/mm/dd)

✓ Completion Status (7.2 Statement of the Municipality)

### 7.3 Statement of Technical Contacts

#### Technical Contact 1

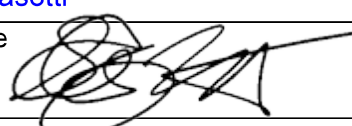
I have been authorized by the applicant to prepare the technical materials for the area(s) of responsibility identified in section 2.6 that are included in the application. I have reviewed those technical materials and I have made all inquiries that are necessary to declare to the best of my knowledge, information and belief:

- The technical materials contained in this application in respect of the area(s) of responsibility identified in section 2.6 are complete and accurate.
- I have the relevant education and experience necessary to provide this certification.

Name of Technical Contact (Please print) \*

Geoff Masotti

Signature



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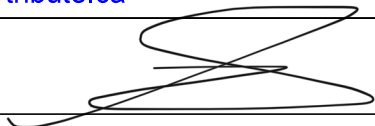
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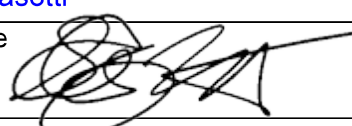
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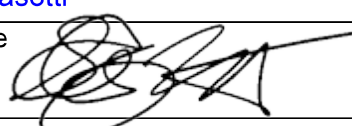
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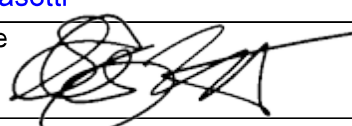
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E-mail from  
Greenland to Adjala-Tosorontio  
Recommending ECA Application endorsement

Thu 2021-02-25; 3:04 PM

Recommendation for Colgan 1 and Colgan 2 gravity Sanitary Sewers ECA Applications

Good afternoon John,

Greenland Consulting Engineers (Greenland) has reviewed all relevant technical information associated with the sanitary collection system ECA Applications for Colgan 1 (Phase 1 & 2) and Colgan 2 (Phase 1 & 2) and Greenland has found the applications to be in conformance with the Township of Adjala-Tosorontio (Township) Standards and acceptable for submission.

Please consider this email as Greenland's recommendation that the Township proceed with endorsement and signature of these sanitary collection system ECA Applications for submission by the proponent (Tribute Homes) to the MECP.

We note that some minor comments remain outstanding on the sanitary collection system design, but these comments do not have any impact on the ECA applications. Greenland would instead recommend that the remaining minor comments be addressed as part of the 4<sup>th</sup> Engineering submission and prior to execution of the subdivision agreement by the Township.

Sincerely,

**Josh Maitland, P.Eng.**  
Project Manager  
(705) 790 6300 (Mobile)



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