Halton Hills #4 Wastewater Pumping Station Schedule B Municipal Class Environmental Assessment

Project File Report

Final

September 18, 2025

Prepared for:

Halton REGION

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September 18, 2025

Halton Region
Infrastructure & Environmental Services
Public Works
1151 Bronte Rd
Oakville, ON L6M 3L1

Attention: Mr. Christopher Pasquale, P.Eng., PMP

Dear Mr. Pasquale:

Re: Halton Hills #4 Wastewater Pumping Station Schedule B Municipal Class Environmental Assessment
Project File Report – Final

Please find enclosed the final copy of the Project File Report for the Halton Hills #4 Wastewater Pumping Station Schedule B Municipal Class Environmental Assessment.

Please do not hesitate to contact the undersigned if you have any questions.

Yours very truly,

R.V. ANDERSON ASSOCIATES LIMITED

Freya Wu, M.A.Sc.
Project Designer

Jonathan Rudyk, P.Eng.
Project Manager

Encls.

Halton Hills #4 Wastewater Pumping Station Schedule B Municipal Class Environmental Assessment

Project File Report

Final

Regional Municipality of Halton

RVA 236814

September 18, 2025

In Association With:

HALTON HILLS #4 WASTEWATER PUMPING STATION SCHEDULE B MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT

PROJECT FILE REPORT

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EXECUTIVE SUMMARY

Project Overview and Objective

The Regional Municipality of Halton (Halton Region) initiated this Schedule B Municipal Class Environmental Assessment (MCEA) to identify the preferred location for the new Halton Hills #4 Wastewater Pumping Station (WWPS). R.V. Anderson Associates Limited (RVA), in association with LHC Heritage Planning & Archaeology Inc. (LHC) were retained to assist in undertaking this study.

The need for a new WWPS was identified in Halton Region's 2008 and 2011 Water and Wastewater Master Plans to service Phase 2B of the Premier Gateway Employment Area (PGEA) for future commercial and industrial growth. The Phase 2B area is bordered by Winston Churchill Boulevard to the east, Sixteen Mile Creek to the west, Steeles Avenue to the south, and extends about 500 m north of Steeles Avenue. The Phase 2B PGEA is also bisected by the Highway 413 Corridor Protection Zone (CPZ).

The Halton Hills #4 WWPS is required to service portions of the PGEA and surrounding areas east of the Highway 413 CPZ along Steeles Avenue. Ultimately, wastewater generated from the area will be discharged into the new Eighth Line / Trafalgar Road Trunk Sewer, which is expected to be completed by the end of 2025.

The publication of this Project File Report (PFR) represents the conclusion of Phases 1 and 2 of the Schedule B MCEA process, including public and agency consultation. The objective of this PFR is to document the results of the MCEA process pertaining to the project justification, the problem/ opportunity statement, identification and evaluation of alternative solutions, and recommendation of the preferred solution including related mitigation measures. In addition, consultation and engagement with the public, technical and government agencies, First Nation and Indigenous Communities and other interested parties undertaken during the MCEA process are documented in this report.

Relevant Studies and Planning and Policy Context

Various servicing studies relevant to the PGEA were considered throughout the MCEA study and are referenced in this PFR (Section 2.1). They include the 2008 and 2011 Water and Wastewater Master Plans undertaken by Halton Region as well as the PGEA Phase 2B Area Servicing Plan completed in 2023 for the Town of Halton Hills.

Local and provincial plans were also reviewed and summarized in terms of relevance to this study. These documents are: Provincial Planning Statement (2024) and Local Official Plans.

Environmental Assessment Process and Problem/Opportunity Statement

This study was carried out in accordance with Schedule B of the Municipal Engineers Association's MCEA process (Municipal Engineers Association, 2000, as amended in 2007, 2011, 2015, 2023 and 2024) which is an approved planning and design process for municipal projects under the *Ontario Environmental Assessment Act* (EAA). The MCEA process enables proponents to evaluate the environmental impacts of a project and alternative methods of carrying out the project. Projects subject to the MCEA process are categorized by Schedule based on the magnitude of their anticipated environmental impact. A key component of the MCEA process is consultation with the public, First Nations and Indigenous Communities, and regulatory agencies.

Based on the MCEA process, the construction of a new WWPS falls under Schedule B. Therefore, only Phases 1, 2 and 5 of the MCEA process are required.

- Phases 1: Problem/ Opportunity
- Phase 2: Alternative Solutions
- Phase 5: Implementation (Design & Construction).

Problem/Opportunity Statement

The problem/opportunity statement for this MCEA is as follows:

"To select the location of the new Halton Hills #4 Wastewater Pumping Station to allow for the development of the Premier Gateway Employment Area."

Study Area and Existing Conditions Inventory

The study area is a 4.3 ha rectangular shaped area (430m by 100m) located to the north-west of the Winston Churchill Boulevard and Steeles Avenue intersection. An inventory of the existing conditions within the study area included reviews of the social and cultural environment (Section 4.1), natural environment (Section 4.2), and existing wastewater systems (Section 4.3).

As part of the social and cultural environment, a Stage 1 Archaeological Assessment was conducted (Section 4.1.1) and a Cultural Heritage Resource Assessment was reviewed (Section 4.1.2).

The Stage 1 Archaeological Assessment found the study area to exhibit archaeological potential but did not require additional studies based on previous Stage 1 and 2 Archeological Assessments undertaken by the current landowner (Section 4.1.1). The Cultural Heritage Resource Assessment completed as part of the Halton Hills PGEA Secondary Plan did not find significant cultural heritage resources within the study area (Section 4.1.2).

As part of the existing natural environment inventory, a Natural Heritage Study was conducted (Section 4.2.1). One section of the study area was found to contain wildlife habitat of Monarch Butterflies, which is a species of special concern, therefore concluding that the project is in an environmentally sensitive area and cannot be exempt from the requirements of the EAA through the Archaeological Screening Process. It was also determined that the natural environment features within the study area are limited to suitable rearing habitat for Monarch butterflies (common milkweed), as well as habitat for wildlife species tolerant of human-modified landscapes. Furthermore, based on the Credit Valley Central Lake Ontario Source Protection Committee mapping, the study area is not within any source water protection areas or regulated areas. However, some private wells are noted within the Phase 2B PGEA (Section 4.2.2).

The study area is located at the southeast corner of the Phase 2B PGEA lands. The study area is situated near the lowest points of the entire Secondary Plan Area, which naturally facilitates the gravity-fed drainage system required to support development of the PGEA and the WWPS. A gravity-based drainage system is the most efficient option for conveying wastewater to a WWPS and topography is a key consideration (Section 4.2.3).

There is no existing municipal sanitary sewer system within the study area, with existing properties being serviced by onsite septic systems (Section 4.3). Future works outside of this MCEA study will include new sanitary sewers along Steeles Avenue to service the Phase 2B PGEA.

Alternative Solutions Development and Evaluation

Three alternative solutions to address the problem/opportunity statement have been developed within the study area. The alternatives considered were:

- Alternative 1: Do Nothing. This alternative maintains the existing conditions. It does not address the problem/opportunity statement objective to provide wastewater servicing to the PGEA up to its ultimate buildout capacity.
- Alternative 2: East Side. The proposed WWPS site is located on the east side of the study area.
- Alternative 3: West Side. The proposed WWPS site is located on the west side of the study area.

Each of the alternatives were evaluated according to six evaluation criteria: social, environmental, technical, legal, economic and climate change.

Alternative 1 did not meet the problem/opportunity statement and was not considered further.

Alternative 2 was identified as the preferred solution over Alternative 3 based on an evaluation, as detailed in Sections 5.4 and 5.5 of this report. Alternative 2 requires a shallower WWPS, which

simplifies construction and reduces the amount of excess soil requiring removal. This not only minimizes construction challenges but also lowers associated risks and construction duration. Alternative 2 is located at an available site and the capital cost is lower than that of Alternative 3. This is largely because of the shallower WWPS and reduced infrastructure requirements leading to lower costs in both construction and site preparation. These advantages collectively contributed to Alternative 2 receiving higher scores in the technical, legal and economic evaluation criteria categories compared to Alternative 3.

Description of Preferred Solution

The new Halton Hills #4 Wastewater Pumping Station will have a dry well that houses pumps, two underground wet well cells for sewage collection and storage, an electrical room, an odour control room, and an underground tank to store excess sewage during severe wet weather events. Access to the wastewater pumping station site will be from Steeles Avenue with a right-in/right-out access.

Mitigation Measures

Potential impacts as a result of the preferred solution were identified as part of the MCEA study. To address these impacts, mitigation measures, such as landscaping of the site using native plants, and minimizing dust and noise concerns during construction and future operation were proposed. A detailed list of these impacts and their mitigation measures is included in Section 6.0. The mitigation measures outlined will be implemented during the design, construction, and operation of the new station.

Consultation and Engagement

Consultation and engagement with the public, First Nations and Indigenous Communities, and regulatory agencies was a key component of this MCEA study. The Notice of Commencement was published on halton.ca/news in July 2024, sent to the Halton Region project contact list, advertised through the Metroland Digital News Network, and made available on the project webpage on halton.ca. A Virtual Public Information Centre (PIC) was held from October 23, 2024, to November 23, 2024, to provide an opportunity for the public and interested parties to review and comment on the following:

- Project Background and Existing Conditions
- Problem/Opportunity Statement
- MCEA Process
- Alternative Site Locations and Evaluation Criteria
- Evaluation of Alternative Site Locations

- Preliminary Preferred Solution

The Notice of PIC was published on halton.ca/news in October 2024, sent to the Halton Region project contact list, advertised through the Metroland Digital News Network, and made available on the project webpage on halton.ca. The PIC materials consisted of a narrated video, video transcript, presentation slides, and a survey. These materials were available for review and comment for 30 days.

First Nations and Indigenous Communities were engaged separately by email. A record of consultation is outlined in Section 7.1, **Appendix 6-1** and **Appendix 6-4**.

Next Steps

The Project File Report will be available for 30 days of public review upon the first issuance of the Notice of Completion. Following this period, and until at least 30-days after the end of the review period, if no section 16(6) order requests have been received by the MECP, the Region may proceed to implement the project. These next steps would include the preliminary and detailed design stages, property acquisition, and construction based on the preferred solution.

1.0 Introduction

The Regional Municipality of Halton (Halton Region) has retained R.V. Anderson Associates Limited (RVA) to assist in the undertaking of a Schedule B Municipal Class Environmental Assessment (MCEA) to identify the preferred location for the new Halton Hills #4 Wastewater Pumping Station (WWPS). The new WWPS will service portions of the Premier Gateway Employment Area (PGEA) in the Town of Halton Hills and surrounding areas east of the Highway 413 Corridor Protection Zone (CPZ) along Steeles Avenue. Figure 1-1 shows the lands to be serviced: Lands North of the PGEA, a portion of PGEA Phase 2B, and a portion of PGEA Phase 2A. Lands North of the PGEA were included in the study to consider future areas that will be serviced by the WWPS.

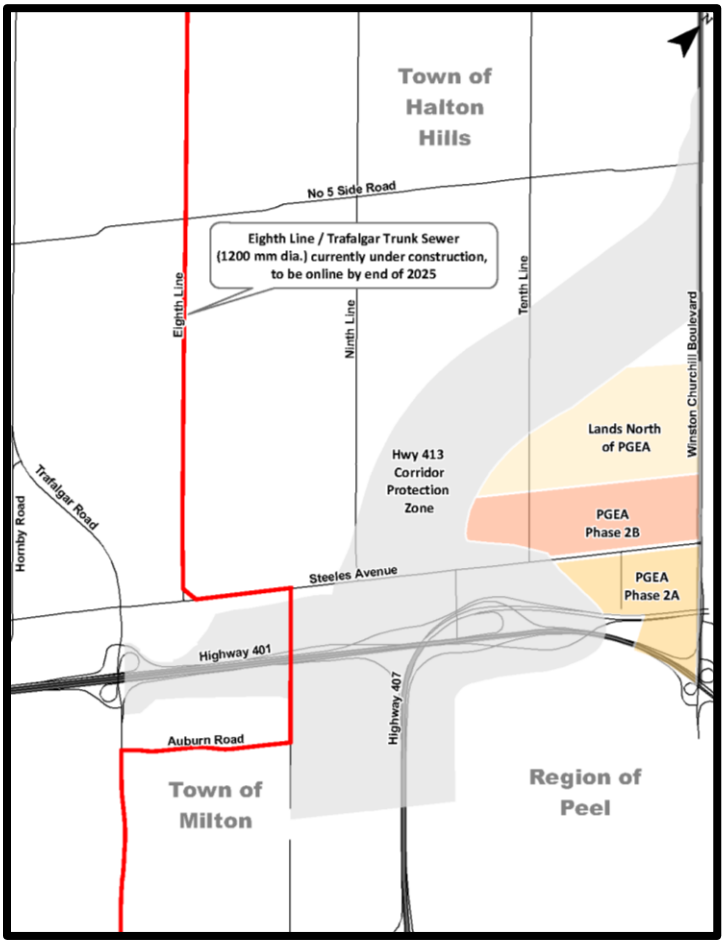

Figure 1-1 – Schematic of the Areas to be Serviced by the New Wastewater Pumping Station

1.1 Study Area

The study area, shown in Figure 1-2 and within which the new WWPS will be located, is an 4.3 hectare rectangular shaped area (430m by 100m). It is located on the north-west side of Steeles Avenue between Tenth Line and Winston Churchill Boulevard. The study area was established based on a few key considerations. These key considerations include the natural topography of the land, the Highway 413 Corridor Protection Zone (CPZ), and the location/proximity of the Steeles Avenue corridor.

- **Natural Topography:** The natural topography of the land is one of the most significant factors in determining the location of a WWPS. The lands within the study area are situated near the lowest points of the entire Secondary Plan Area, which naturally facilitates the gravity-fed drainage system required for the WWPS. This positioning minimizes the depth of infrastructure that needs to be installed. The gravity-based drainage system is the most efficient option for conveying wastewater to the WWPS and choosing a location with favorable topography is a critical consideration.
- **Highway 413 CPZ:** The Highway 413 CPZ encompasses the area surrounding the preferred route for the proposed Highway 413. By selecting a study area outside of this zone and north of Steeles Avenue, the project avoids potential conflicts with the development of the Highway 413 corridor.
- **Location/proximity of the Steeles Avenue corridor:** The location of the existing Steeles Avenue corridor was another key consideration when selecting the study area. Steeles Avenue provides an established and accessible route to reach the WWPS site and connect to the trunk infrastructure requiring the WWPS. The right-of-way offers direct access from Steeles Avenue.

In summary, these three key considerations—natural topography, the Highway 413 CPZ, and proximity to the Steeles Avenue corridor—were critical to the identification of the study area.

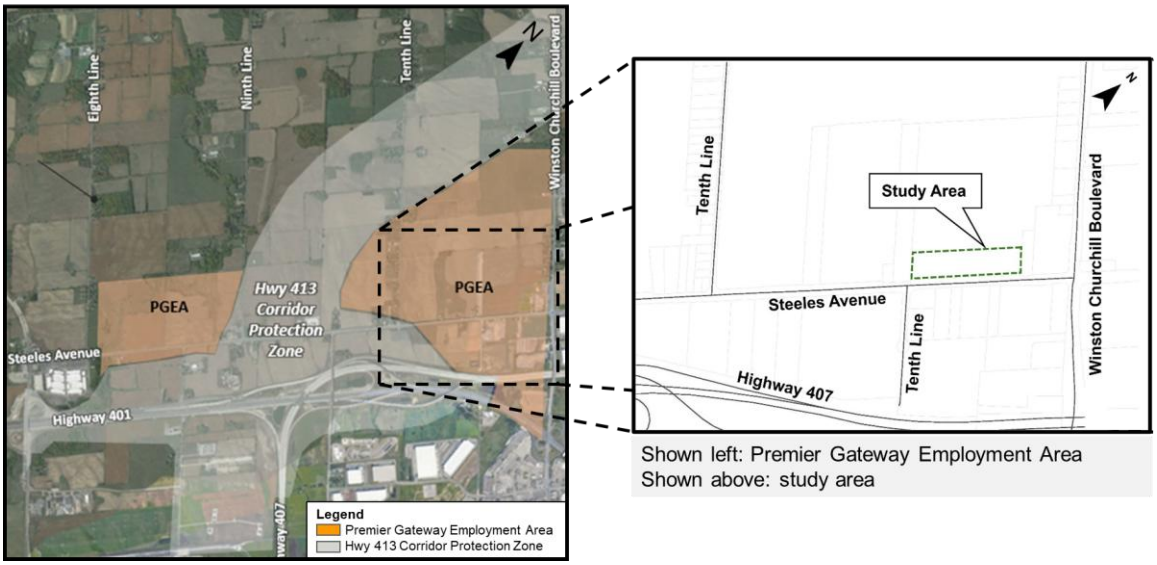

Figure 1-2 – Map of Study Area

1.2 Premier Gateway Employment Area Overview

The PGEA is an important employment area in the Town of Halton Hills located in the western GTA/Highway 401/407 corridor. The PGEA is located along Steeles Avenue north of Highways 401 and 407, west of Winston Churchill Blvd, and east of James Snow Parkway. The PGEA consists of four distinct Phases: 1A, 1B, 2A and 2B. Refer to Figure 1-1.

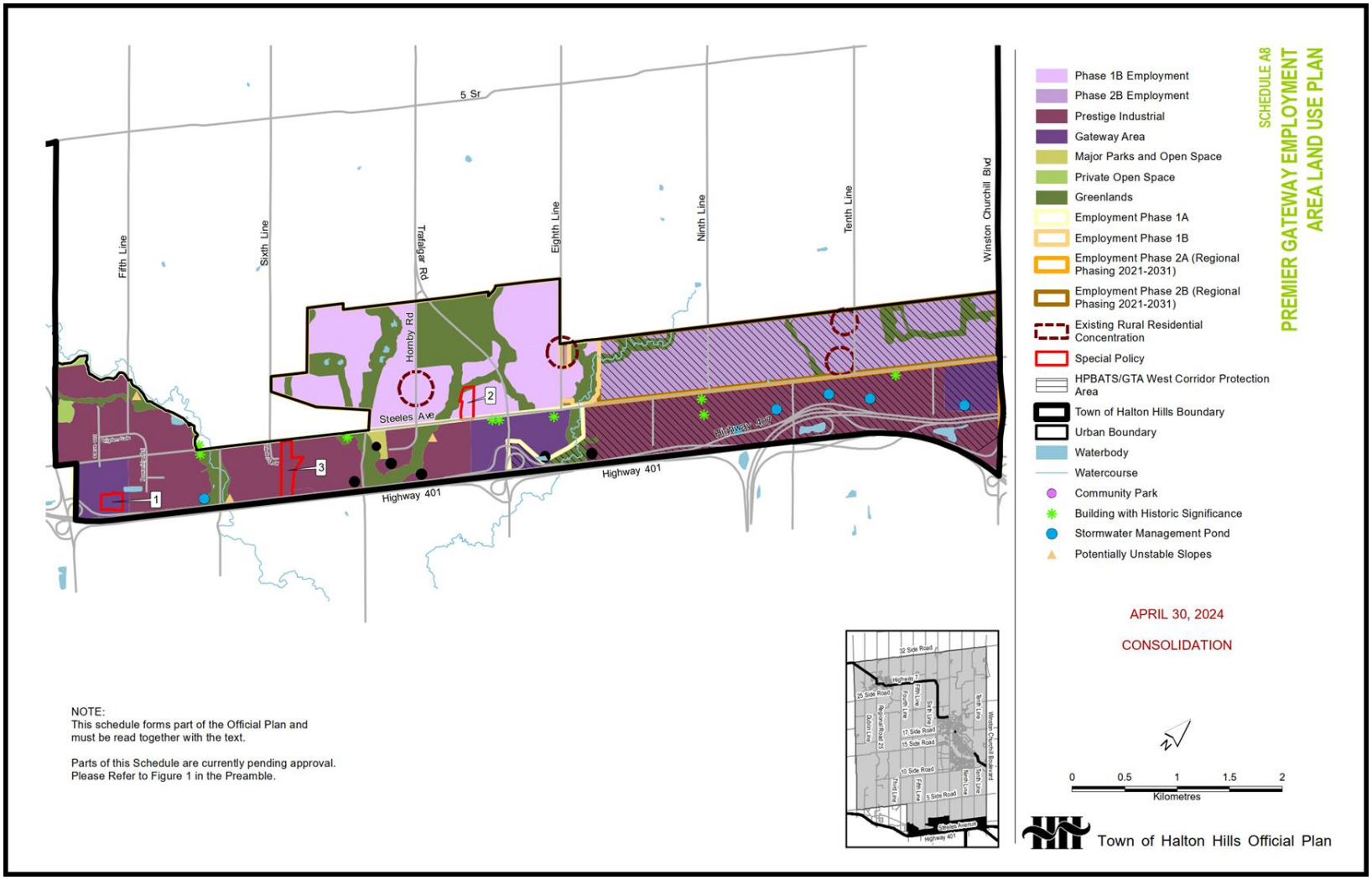

Figure 1-3 - Premier Gateway Employment Area (Schedule A8, Premier Gateway Employment Area Land Use Plan, Town of Halton Hills Official Plan, Town of Halton Hills, 2024

The existing land use within the PGEA Phase 2B service area between the Highway 413 CPZ and Winston Churchill Boulevard currently consists of largely vacant lands, agricultural lands and a few areas of commercial and residential uses. Commercial properties are located around the Steeles Avenue and Winston Churchill Boulevard intersection, while residential rural areas are located along Tenth Line and Winston Churchill Boulevard.

Areas in the PGEA are designated as Prestige Industrial Area with the intention to form an economically competitive and attractive employment area. PGEA Phase 2B has been identified as a Provincially Significant Employment Zone.

The total area to be serviced by the Halton Hills #4 WWPS is 317 hectares which includes the highlighted portions in Figure 1-1 of PGEA Phases 2A and 2B and the Lands North of PGEA.

2.0 Background Information

2.1 Relevant Studies

2.1.1 Premier Gateway Phase 2B Area Servicing Plan (GM BluePlan, 2023)

Area Servicing Plans are undertaken to identify the preferred water and wastewater servicing strategies to support planned population and employment growth within designated growth areas. Area Servicing Plans are required technical studies to support the development of Secondary Plan Areas. Area Servicing Plans expand on the water and wastewater servicing strategies identified in the most recent version of Halton Region's Water and Wastewater Master Plan to guide future growth and development. Specifically, Area Servicing Plans provide water and wastewater servicing framework to support completion of Functional Servicing Reports. An Area Servicing Plan is the critical link that connects servicing strategies outlined in the most recent version of Halton Region's Water and Wastewater Master Plan with those developed as part of Functional Servicing Reports. The Phase 2B Area Servicing Plan was completed in 2023 for the Town of Halton Hills by the engineering consulting firm GM BluePlan. Through the PGEA Phase 2B Area Servicing Plan, three options were identified for wastewater servicing:

1. Deep gravity sewer
2. WWPS and forcemain discharge to the new Eighth Line Trunk Sewer
3. WWPS and forcemain discharge to a high point, where the forcemain discharges into a gravity sewer that flows to the new Eighth Line Trunk Sewer

The preferred wastewater servicing strategy for PGEA Phase 2B identified through the Area Servicing Plan was Option 3 – WWPS and forcemain discharge to a high point, where the forcemain discharges into a gravity sewer that flows to the new Eighth Line Trunk Sewer.

2.1.2 Existing Master Plans

The Region completed the *South Halton Water and Wastewater Master Plan Update* in 2008 and the *Sustainable Halton Water and Wastewater Master Plan* in 2011. Both Master Plans identified preferred wastewater servicing strategies throughout the Region to support future growth and development. Specifically, both Master Plans identified the need for a future WWPS in the vicinity of the study area for this MCEA, along with a gravity sewer and forcemain on Steeles Avenue, to service PGEA Phase 2A, 2B and the Lands North of PGEA.

2.2 Planning and Policy Context

As part of the MCEA process, local and provincial policies and plans were reviewed, and are summarized in the below sections in terms of relevance to the MCEA.

2.2.1 Provincial Planning Statement (2024)

The planning and proposed design solutions for wastewater servicing must be consistent with the Provincial Planning Statement (PPS) (2024). Policy 3.6 states that, *planning for sewage and water services shall:*

a) *Accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing:*

    1. *Municipal sewage services and municipal water services; and*

    2. *Private communal sewage services and private communal water services.*

b) *Ensure that these services are provided in a manner that:*

    1. *Can be sustained by the water resources upon which such services rely;*

    2. *Is feasible and financially viable over their lifecycle;*

    3. *Protects human health and safety, and the natural environment, including the quality and quantity of water; and*

    4. *Aligns with comprehensive municipal planning for these services, where applicable.*

c) *Promote water and energy conservation and efficiency;*

d) *Integrate servicing and land use considerations at all stages of the planning process;*

e) *Consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support housing supply; and*

f) *Be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5*.

2.2.2 Regional and Local Official Plans

2.2.2.1 HALTON REGION OFFICIAL PLAN

As of July 1, 2024, the Halton Region Official Plan is no longer an official plan for the Regional Municipality of Halton as the Planning Act identifies the Region as an "upper tier municipality without planning responsibilities". Instead, it is now deemed an official plan of each of the Local Municipalities in Halton (e.g. Town of Halton Hills) until such time as it is revoked or amended by the respective municipality.

The *Halton Region Official Plan* (2022) outlines a long-term vision for Halton's physical form and community character, through setting goals and objectives to accommodate growth. The Plan designates the study area as Urban Area and Employment Area.

The Official Plan identifies Steeles Avenue and Winston Churchill Boulevard as "Major Arterial" roads. These roadways are critical components of the Region's transportation network, facilitating efficient movement of people and goods.

2.2.2.2 TOWN OF HALTON HILLS OFFICIAL PLAN

The Town of Halton Hills Official Plan (OP), last consolidated on April 30, 2024, sets out the Town's policies for growth and development through to 2031, and applies to all lands within the Town. The Official Plan serves as the guiding document for all planning activities within the Town, providing a framework for land use, housing, employment, infrastructure, and environmental stewardship. The planning horizon of 2031 is essential for forecasting the Town's future needs, with estimates suggesting a total population of 94,000 and 43,000 employees by that year. These figures reflect the Town's ambitions for growth and its commitment to creating a balanced, thriving community that accommodates both residential and economic development.

The study area for this MCEA is identified as Employment Area in the Town of Halton Hills Official Plan (Schedule A8 of Town of Halton Hills OP, 2024). The Employment Area

designation is significant because it identifies land that is reserved for employment-generating uses, including industrial, commercial, and business park developments. The Official Plan's policies for Employment Areas aim to support the development of a diverse and competitive local economy while maintaining compatibility with surrounding land uses and ensuring sustainable development practices are followed.

2.2.2.3 TOWN OF HALTON HILLS PREMIER GATEWAY EMPLOYMENT AREA PHASE 2B SECONDARY PLAN

The Premier Gateway Employment Area (PGEA) Phase 2B Secondary Plan is a planning tool for managing development and ensuring that growth aligns with the Town's broader development goals, as outlined in the Town's Official Plan. The Secondary Plan is structured to consider existing natural heritage features, such as wetlands, woodlands, and wildlife habitats, as well as cultural heritage resources that may require preservation or mitigation.

The PGEA Phase 2B Secondary Plan also provides detailed policies regarding land use compatibility, agricultural impacts, and transportation planning, among other key issues. One of the core components of the plan is the Area Servicing Plan, outlined in Section 2.1.1 of this report, which ensures that adequate infrastructure, such as water and wastewater, are in place to support future development. This infrastructure planning is critical to facilitating sustainable development and ensuring that the area can accommodate the projected growth forecasted by the Town.

Development will be staged, with the lands within Phase 2B being developed first, followed by the lands to the north.

3.0 Environmental Assessment Process

The Environmental Assessment process is a federally and provincially mandated process for planning and designing municipal infrastructure projects that may have an impact on the area's surrounding natural heritage and social heritage systems. The sections below provide summaries of the different types of environmental assessments, which may be relevant to this project.

3.1 Canadian Impact Assessment Act

Municipal projects may be subject to the *Canadian Impact Assessment Act (CIAA)*, if the federal government is any of the following:

- A proponent of the project

- Provides financial assistance to the project
- Makes federal lands available for the project
- Issues a permit, license, or other form of approval pursuant to a statutory or regulator provision referred to in the Law List Regulations

This list has been extracted from the Municipal Engineers Association MCEA Manual. Based on a review of the study area and type of project being considered, this study does not fall under the CIAA.

3.2 Municipal Class Environmental Assessment (MCEA)

The Municipal Class Environmental Assessment (MCEA) is an approved planning process that municipal proponents can follow to meet the requirements of the *Ontario Environmental Assessment Act* (EAA). The MCEA process enables proponents to evaluate the environmental impacts of a project and alternative methods of carrying out the project. A key component of the MCEA process is consultation with the public, First Nations and Indigenous Communities, and regulatory agencies.

Since municipal infrastructure projects can vary in their potential for environmental effects, projects are classified into one of four Schedules as outlined in MCEA process. Projects subject to the MCEA process are categorized based on the magnitude of their anticipated environmental impact. The four Schedules are outlined in Table 3-1.

Table 3-1 – Summary of the MCEA Undertakings

Schedule	
	These projects, most of which were formerly classified as Schedule A and A+ projects, include various municipal maintenance, operational activities, rehabilitation works, minor reconstruction or replacement of existing facilities, and new facilities that are limited in scale and have minimal adverse effects on the environment. These projects are exempt from the requirements of the *Environmental Assessment Act (EAA)*.
	Some projects may be eligible for exemption based on the results of a screening process. Proponents may choose to complete the applicable screening process to determine whether their project is eligible for exemption from the EAA or proceed with the applicable Schedule B or C process. Projects that are identified as eligible for screening, subject to the Archaeological Screening Process, may be exempt from the requirements of the EAA as determined by the Archaeological Screening Process. In order to proceed with a project that is identified as eligible for screening, a proponent must either (i) carry out the process for a Schedule B/C project; or (ii) complete the Archaeological Screening Process and follow the directions set out in the screening process and confirm that there are no archaeological or natural environmental impacts.
	These projects have the potential for some adverse environmental effects. The proponent is required to undertake the first two phases of the MCEA process, involving mandatory contact with the public and relevant review agencies, to ensure that they are aware of the project and that their concerns are identified and considered. A Project File Report must be prepared and made available for review by any interested person or party. If there are no outstanding concerns, then the proponent may proceed to implementation once the regulatory process has been completed. Schedule B projects generally include improvements and minor expansions to existing facilities or smaller new projects.
	These projects have the potential for more significant environmental effects than a Schedule B project and as such a proponent is required to complete the full planning and documentation process set out in the MCEA process. For Schedule C projects, proponents are required to prepare an Environmental Study Report for review by the public and review agencies. If there are no outstanding concerns, the proponent may proceed to implementation once the regulatory process has been completed. Schedule C projects generally include the construction of new facilities and major expansions to existing facilities.

The five phases of the MCEA process are as follows:

- Phase 1: Definition of Problem or Opportunity, Optional Public Consultation
- Phase 2: Identification and Evaluation of Alternative Solutions, Mandatory Public Consultation
- Phase 3: Identification and Evaluation of Alternative Design Concepts for Preferred Solution, Mandatory Public Consultation
- Phase 4: Completion of the Environmental Study Report, Mandatory Public Consultation
- Phase 5: Implementation of the Works (i.e., design and construction), Optional Public Consultation

Based on the MCEA guidelines, the construction of a new WWPS falls under Schedule B. Therefore, only Phases 1, 2 and 5 are required. The MCEA planning and design process is shown in Figure 3-1. Phases 1, 2, and 5 are summarized in Table 3-2.

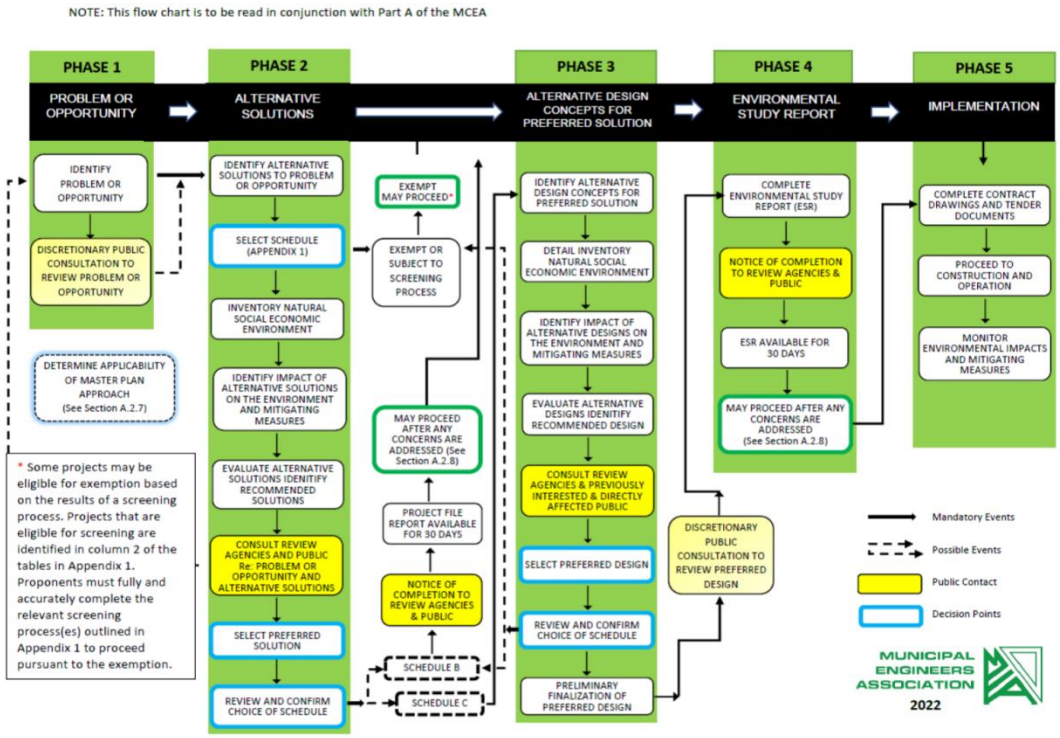

Figure 3-1 – MCEA Planning and Design Process (Municipal Class Environmental Assessment, Municipal Engineers Association, 2024)

Table 3-2 – Schedule B Phases of the MCEA Process

Phase	Description
Phase 1	• Identify the problem (deficiency) or opportunity.
Phase 2	• Identify a list of alternative solutions to address the problem (deficiency) or opportunity and determine the appropriate Schedule. • Evaluate alternative solutions taking into consideration existing environments including social, natural, technical, legal, economic, and climate change. Select the preferred solution and reconfirm the choice of Schedule. • Present alternative solutions and evaluation of alternative solutions in the form of a Public Information Centre (PIC) to relevant technical agencies, First Nations and Indigenous Communities, and the public. Clearly highlight the preferred solution as part of the PIC. • Prepare a Project File Report and submit to technical agencies for review and comment. • Publish the Project File Report for 30 days of review by the public, First Nations and Indigenous Communities, and relevant technical agencies.
Phase 5	• Implement the preferred solution by proceeding to design and construction.

3.3 Problem/Opportunity Statement

Phase 1 of the MCEA process includes the identification and development of a problem (deficiency) or opportunity statement. Generally, a project may be initiated because an issue or problem has been identified, or because an opportunity to improve a given system has been identified. Usually, these problems or opportunities have been identified in previous studies, as is the case in the previous PGEA servicing studies described in Section 2.1.

The Problem/Opportunity statement for this MCEA is as follows:

"To select the location of the new Halton Hills #4 Wastewater Pumping Station to allow for the development of the Premier Gateway Employment Area."

3.4 Confirmation of Project Schedule

In 2023, the Archaeological Screening Process was introduced into the MCEA process, which may allow for specific projects to be exempt from the requirements of the EAA. Per Table B, Line 24d, the new Halton Hills #4 WWPS may be eligible for screening based on this new process if the area proposed is not located in or adjacent to an environmentally sensitive area, residential or other sensitive land use, or on land with cultural heritage or archaeological potential.

An Archaeological Screening Process was initiated, and it was identified that one of the alternative locations for the proposed site of the new Halton Hills #4 WWPS is partly in a cultural meadow ecosite (refer to Section 5.0). The cultural meadow is a confirmed Monarch butterfly migratory habitat, and a significant wildlife habitat of species of special concern. Therefore, the project is not exempt from the requirements of the EAA, and a Schedule B MCEA is required.

4.0 Existing Conditions Inventory

The purpose of this section is to identify the relevant social and cultural, environmental and infrastructure related conditions of the study area to provide a basis with which to compare the different alternative locations against, as part of Phase 2 of the Schedule B MCEA process.

4.1 Social and Cultural Environment

The social and cultural environment in the existing study area may include cultural heritage resources, including archaeological resources, built heritage resources, and cultural heritage landscapes.

4.1.1 Archaeological Assessment – PIF: P051-0292-2023; P051-0322-2024

A Stage 1 Archaeological Assessment (AA) was conducted by LHC for the study area. This Stage 1 AA was also informed by a previously completed Stage 1 and Stage 2 AA on the same area. While this LHC Stage 1 AA was completed for the Region in support of this MCEA, the previous AAs were completed by the landowner. A Stage 1 and 2 AA consist of a review of geographic, land use and historical information for the property and the relevant surrounding area, a site visit, and contacting Ministry of Citizenship and Multiculturalism

(MCM) to find out whether, or not, there are any known archaeological sites on or near the property. Its purpose is to identify areas of archaeological potential and further archaeological assessment (e.g., Stage 3 and 4) as necessary.

The findings of the LHC Stage 1 AA as described in the reporting are as follows:

Based on the results of the Stage 1 AA, the report finds that the study area exhibits archaeological potential, however, does not require any additional assessment based on the results of The Archaeologists Inc. 2021 Stage 1 and 2 AAs of the property (PIF P052-1083-2021). The following recommendations are made:

- That no additional archaeological investigations are required.
- It is requested that the MCM enter this report into the Ontario Public Register of Archaeological Reports. (LHC, 2023)

Furthermore, the Region was instructed by the MCM not to complete a second Stage 2 AA as the area have been previously cleared of archaeological concerns. The LHC Stage 1 AA can be found in **Appendix 1**.

4.1.2 Built Heritage Resources and Cultural Heritage Landscapes – Cultural Heritage Resources Assessment from PGEA Phase 2B Secondary Plan

A Cultural Heritage Resource Assessment was completed as part of the PGEA Phase 2B Secondary Plan, described in Section 4.1.2 of this report. A Cultural Heritage Resource Assessment's objective is to identify known (previously recognized) and potential built heritage resources and cultural heritage landscapes within the study area. The report, completed by ASI Heritage in January 2021, identifies six cultural heritage resources in or adjacent to the Secondary Plan Area, but not within the limits of this MCEA study area. A copy of this report is available here: EmployHH: Premier Gateway Phase 2B Secondary Plan - Halton Hills.

Since the MCEA study area was found not to contain any known or potential built heritage resources and cultural heritage landscapes, the Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes included in **Appendix 2** reflects this, and no further cultural heritage works are recommended.

4.2 Natural Environment

4.2.1 Natural Heritage

The Natural Environment in the study area was evaluated and reviewed in 2023 and 2024 as part of this MCEA. No provincially or locally designated reserves or Areas of Natural or Scientific Interest (ANSI) were identified.

Following analysis of data collected from the desktop and field studies, an understanding of the natural features present in the study area was established. The desktop review involved the examination of existing environmental databases, land use mapping, aerial imagery, and information obtained from local and provincial natural heritage inventories, including records from the Natural Heritage Information Centre (NHIC) and Land Information Ontario (LIO). This preliminary assessment helped to identify areas of potential ecological interest and guided the planning of on-site investigations.

Subsequent field studies were carried out during the appropriate seasonal windows to observe vegetation, wildlife, and habitat conditions directly. These site visits involved systematic surveys of flora and fauna, habitat characterization, and assessments of potential ecological connectivity. Particular attention was given to identifying species at risk and regionally significant species, as well as evaluating the quality and extent of habitat types present.

Based on the findings from both the desktop and field components, it was determined that natural environment features within the study area are limited. The area primarily supports early successional and disturbed habitat types, such as agricultural fields and roadside edges. These areas include suitable rearing habitat for Monarch butterflies (*Danaus plexippus*), specifically the presence of common milkweed (*Asclepias syriaca*), a known host plant for Monarch caterpillars. In addition, habitat was found to support a range of wildlife species that are tolerant of human-modified environments. These include generalist bird and mammal species that are capable of utilizing fragmented green spaces and edge habitats to carry out essential life cycle functions, such as foraging, nesting, and shelter.

A copy of the Natural Heritage Report, containing detailed methodology, data tables, species lists and mapping, is available in **Appendix 3** for more information.

4.2.2 Source Water Protection

The study area falls within the Credit Valley Conservation Authority, which in turn is part of the Credit Valley – Toronto and Region – Central Lake Ontario (CTC) Source Protection Area. The CTC has developed the source water protection approach for this area and reviews and

evaluates the implementation of the Source Protection Plan. Based on the CTC mapping, the study area is not within any source water protection areas or regulated areas. In reviewing well records of the study area, some wells are noted in the vicinity. At this time, the status of these wells are not known, and as part of the implementation of the project a hydrogeological assessment and well monitoring program will be conducted to mitigate and monitor any impacts to wells near the preferred site.

4.2.3 Natural Topography

The study area is in the southeast corner of the Phase 2B PGEA. The lands within the study area are situated near the lowest points of the entire Secondary Plan Area, which naturally facilitates the gravity-fed drainage system required for the WWPS. This area minimizes the depth of infrastructure required. The gravity-based drainage system is the most efficient option for conveying wastewater to the WWPS. As such, this was one of the key considerations for identifying the study area as a potential location for the new Halton Hills #4 WWPS.

4.3 Existing Wastewater Systems

Currently, there is no wastewater collection or pumping system within the study area. Beyond the study area, Halton Hills Pumping Station #3 currently services the sewershed area west of the study area but is planned to be decommissioned once the Eighth Line Trunk Sewer is constructed and commissioned. This new deep trunk sewer will divert wastewater flows from Georgetown and Acton to the Mid-Halton Wastewater Treatment Plant. To the east of the study area, the Regional Municipality of Peel has their own wastewater collection system.

Parcels within the study area are not currently serviced by the municipal wastewater system, but existing developments have onsite septic systems. Future developments in the Phase 2B area and lands to the North of Phase 2B will be serviced by local sewer networks, that will ultimately discharge into the new Halton Hills #4 WWPS.

5.0 Alternative Solutions Development and Evaluation

Phase 2 of the MCEA process is the development, review, and evaluation of the different alternatives to address the Problem/ Opportunity Statement (“To select the location of the new Halton Hills #4 WWPS to allow for the development of the Premier Gateway Employment Area”). The alternative locations were evaluated against six evaluation criteria: social, environmental, technical, legal, economic, and climate change.

This section also provides a design basis to estimate the footprint required for the new WWPS site and to support the evaluation of the alternative locations.

5.1 Design Basis

Based on population projections outlined in the Area Servicing Plan for the Premier Gateway Phase 2B Employment Area, the proposed capacity of the new Halton Hills #4 WWPS is 196 L/s. In consideration of the required capacity and the Halton Region Facilities Design Guidelines *(Halton Region Water and Wastewater Facilities Design Manual, Section 19 – Sewage Pumping Stations)* as well as industry best practices, the anticipated footprint of the facility is approximately 525 m^2 or 0.0525 hectares (35 m by 15 m). The facility access will need to consider ease of access to equipment, and to accommodate requirements during bypass operations and haulage truck parking. The total footprint of the site considering construction laydown area and any future WWPS expansion requirements is 10,000 m^2 or 1 hectare (100 m by 100 m). A copy of a conceptual site plan has been provided in **Appendix 4**. This 10,000 m^2 or 1 hectare (100 m by 100 m) footprint will be carried for each of the three alternative locations.

5.2 Evaluation Criteria

The following six categories were used for the evaluation of the alternative solutions identified during Phase 2 of the MCEA process. Each category is weighed equally:

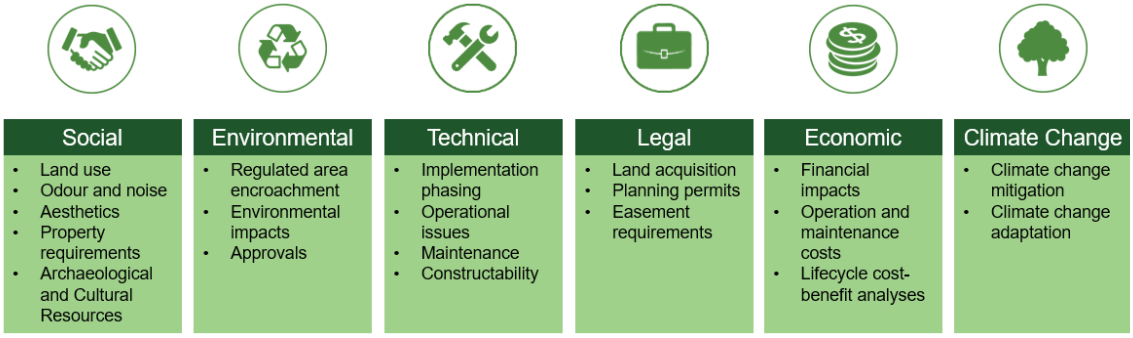

Figure 5-1 – Summary of Evaluation Criteria from PIC

- Social, which includes the following sub-criteria:
    - Land Use: Aligns with the designated land use of the study area.
    - Aesthetics: Impacts to local residents and businesses.

  - Odour and Noise: Impacts to local residents and businesses.
  - Property Requirements: Regulations, permits and approvals.
  - Archaeological Resources: Impacts to archaeological resources, First Nations and Indigenous Communities.
  - Cultural Resources: Impacts to cultural heritage resources, First Nations and Indigenous Communities.
- Environmental, which includes the following sub-criteria:
  - Regulated Area Encroachment: Regulated limits of conservation authorities.
  - Ecological Impacts: Potential to affect species at risk (SAR) and/or Significant Wildlife Habitats and impacts to terrestrial and/or aquatic environments.
  - Environmental Approvals: Ability of the alternative to align with environmental approvals and permitting.
- Technical, which includes the following sub-criteria:
  - Implementation Phasing: Ability for the alternative solution to be implemented in phases and according to the planned growth.
  - Footprint and Site Access: Sufficient space to implement the alternative solution and offers adequate temporary and permanent access.
  - Operational Concerns: Ability to accommodate operational requirements of the alternative solution and troubleshoot in case of issues.
  - Maintenance: Ability to accommodate maintenance requirements of the alternative solution.
  - Constructability: Ease of construction and impacts to existing wastewater collection system.
- Legal, which includes the following sub-criteria:
  - Land Acquisition: Requirements to implement the facility at the identified location.
  - Planning Permits: Ability of the alternative solution to align with approval and permitting processes.

- Easements: Requirements to implement the alternative solution.

- Economic, which includes the following sub-criteria:
  - Financials: Impacts related to capital costs (e.g. construction and commissioning of the facility) and operation and maintenance costs.
  - Lifecycle Cost-Benefit Analyses

- Climate Change, which includes the following criteria:
  - Mitigation: Ability of the alternative solution to mitigate climate change impacts.
  - Adaptation: Ability of the alternative solution to adapt to climate change.

5.3 Identification of Alternative Solutions

The following three alternative solutions were developed and subsequently reviewed in detail:

- Alternative 1: Do Nothing. This alternative maintains the existing conditions. This approach is common in MCEA studies, as it allows for comparing the other alternative solutions against the existing conditions or status quo.
- Alternative 2: East Side. In this alternative, the proposed WWPS site is located on the east side of the study area as shown in blue in Figure 5-2.
- Alternative 3: West Side. In this alternative, the proposed WWPS site is located on the west side of the study area as shown in yellow in Figure 5-2. This alternative location has slightly higher ground elevations than Alternative 2 (three meters on average).

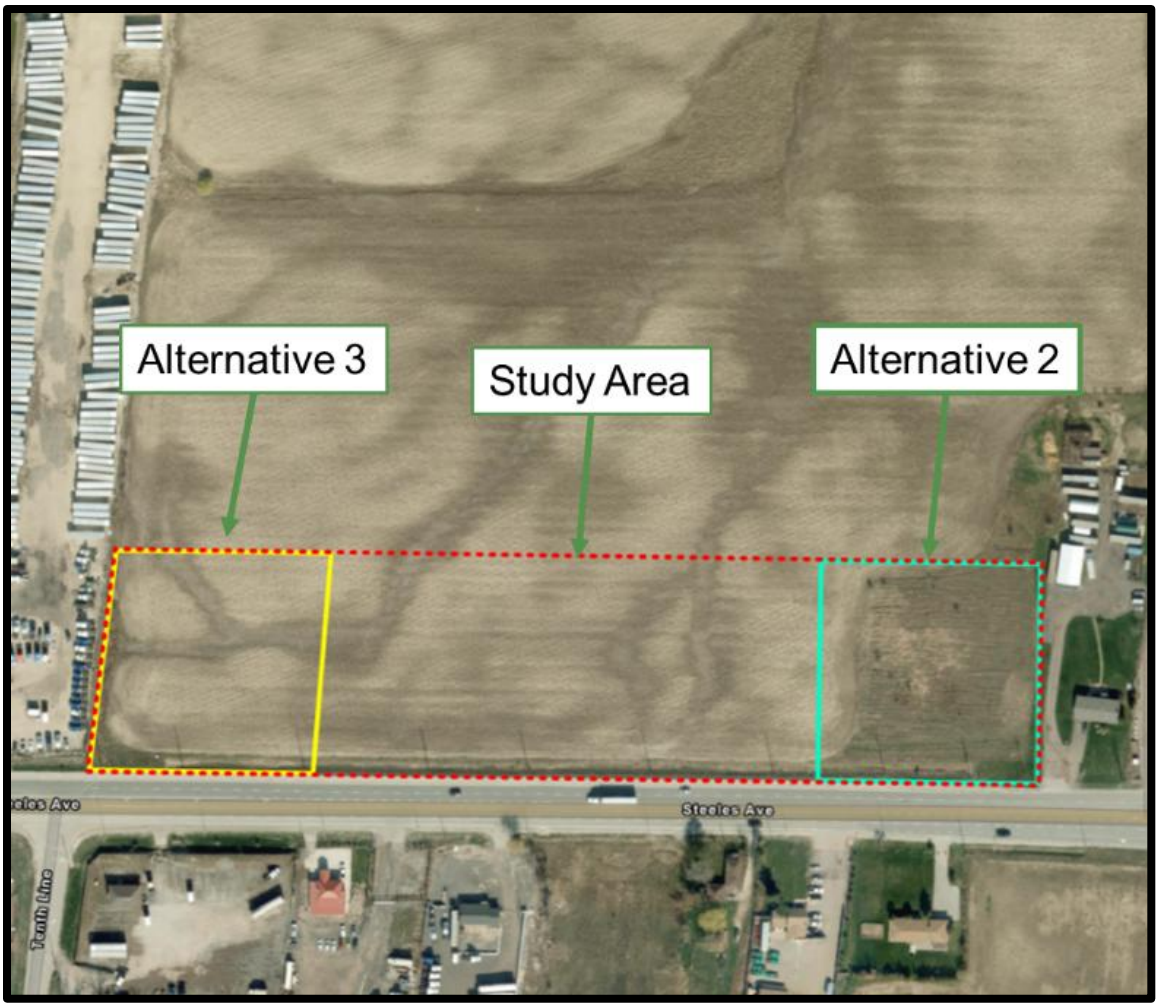

Figure 5-2 – Alternative Solutions

Alternatives 2 and 3 are both located on the same property parcel within PGEA Phase 2B and front Steeles Avenue. More precisely, they are located north-west of the intersection of Steeles Avenue and Winston Churchill Boulevard. Both alternative solutions have a total footprint of 10,000 m^2 or 1 hectare (100 m by 100 m).Additional considerations that supported the identification of Alternatives 2 and 3 were the following:

- Natural Topography – The lands to the southeast of the Phase 2B area are near the lowest points of the entire area, making drainage by gravity simpler to implement.
- Access – Access to the site via existing roadways is a requirement for the new Halton Hills #4 WWPS, and as such, each site fronts Steeles Avenue.
- Highway 413 Corridor Protection Zone (CPZ) – Neither alternative is within the Highway 413 CPZ, which is located to the west of the study area.

Table 5-1 summarizes the preliminary assessment of the three alternative solutions.

Table 5-1 – Preliminary Assessment of Alternative Solutions

Alternative Solution	Preliminary Assessment
Alternative 1: Do Nothing	Alternative 1 does not address the problem/opportunity statement objective to provide wastewater servicing to the PGEA up to its ultimate buildout capacity.
Alternative 2: East Side	Alternative 2 addresses the problem/opportunity statement objective to provide wastewater servicing to the PGEA up to its ultimate buildout capacity.
Alternative 3: West Side	Alternative 3 addresses the problem/opportunity statement objective to provide wastewater servicing to the PGEA up to its ultimate buildout capacity.

Based on the preliminary assessment, Alternatives 2 and 3 were shortlisted for further consideration. They are reviewed and evaluated in greater detailed in the next section using evaluation criteria outlined in Section 5.2 to ultimately identify a preferred solution.

5.4 Evaluation of Shortlisted Alternative Solutions

A graphical method, as shown in Table 5-2, was used to evaluate the shortlisted alternative solutions against the six evaluation criteria categories identified in Section 5.2. Preference for an alternative is indicated by the type and colour of the graphic. A green checkmark represents an optimal alignment with the criteria objective (or no negative impacts), a red cross mark represents a poor alignment with the criteria objective (or moderate to major negative impacts), and a black dash mark signifies that the alternative is somewhat aligned with the criteria (or the impact is considered minor). Table 5-2 below gives an example of the three possible graphics and meanings relative to each other. It should be noted that each of the six evaluation criteria categories have been weighted equally against each other.

Table 5-2 – Evaluation Symbols

		
Well Aligned with Criteria	**Somewhat Aligned with Criteria**	**Poorly Aligned with Criteria**

Each main evaluation criteria category was assigned a single graphic based on the evaluation of the various sub-criteria within. The graphics for the main evaluation categories were then combined to ultimately determine the preferred solution.

For the assessment of the alternatives, the evaluation was based on a qualitative assessment with assumptions supporting the rationale described. Table 5-3 presents the evaluation of the two shortlisted alternative solutions following the criteria outlined in Section 5.2.

Table 5-3 – Evaluation of Shortlisted Alternative Solutions

Evaluation Category	Criteria	Alternative 2 – East Side	Alternative 3 – West Side
Social	**Land Use, Aesthetics, Odour and Noise, Property Requirements, Archaeological Resources and Cultural Heritage Resources**	• Land Use and Aesthetics: Facility will be built in a currently undeveloped area following the Premier Gateway Employment Area Urban Design Guidelines where feasible. • No archaeological resources were noted on the site based on the Stage 1 AA. • No cultural heritage resources were identified on or adjacent to the site. • During construction, temporary measures will be employed for dust control and noise will comply with local by-laws. Once the facility is operational, dust generation will not occur, and the facility will have an odour control unit. ✓	• Land Use and Aesthetics: Facility will be built in a currently undeveloped area following the Premier Gateway Employment Area Urban Design Guidelines where feasible. • No archaeological resources were noted on the site based on the Stage 1 AA. • No cultural heritage resources were identified on or adjacent to the site. • During construction, temporary measures will be employed for dust control and noise will comply with local by-laws. Once the facility is operational, dust generation will not occur, and the facility will have an odour control unit. ✓
Environmental	**Regulated Area Encroachment, Terrestrial and Aquatic Environment Impacts and Environmental Approvals**	• Minor terrestrial and aquatic environment impacts. • Monarch butterfly habitat present but can be mitigated with relocation. • Within the Credit Valley Conservation Authority, but not within any source water protection areas or regulated areas. Some wells noted in the vicinity, but status of the wells is not known and will be investigated further during detailed design. • Similar environmental approvals are required (Environmental Compliance Approval) –	• Minor terrestrial and aquatic environment impacts. • Within the Credit Valley Conservation Authority, but not within any source water protection areas or regulated areas. Some wells noted in the vicinity, but status of the wells is not known and will be investigated further during detailed design. • Similar environmental approvals are required (Environmental Compliance Approval) ✓
Technical	**Implementation Phasing, Operational Issues, Maintenance and Constructability**	• Required 10,000 m^2 or 1 hectare (100 m by 100 m) footprint available. • Alternative will meet the requirements in the Halton Region Water and Wastewater Facilities Design Manual (Halton Region, 2021).	• Required 10,000 m^2 or 1 hectare (100 m by 100 m) footprint available. • Alternative will meet the requirements in the Halton Region Water and Wastewater Facilities Design Manual (Halton Region, 2021).

Evaluation Category	Criteria	Alternative 2 – East Side	Alternative 3 – West Side
		• Shallower WWPS than Alternative 3. Easier to construct. • Less excess soils than Alternative 3 since it will be a shallower WWPS. 	• Deeper WWPS than Alternative 2 due to deeper sewer entries. More difficult to construct. • More excess soils than Alternative 2 since it will be a deeper WWPS. 
Legal	**Land Acquisition, Planning Permits and Easement Requirements**	• Land more readily available • The WWPS will require a new Environmental Compliance Approval. • No easements are required. • Site access will be designed to meet Halton Region guidelines and standards 	• Land less readily available • The WWPS will require a new Environmental Compliance Approval. • No easements are required. • Site access will be designed to meet Halton Region guidelines and standards 
Economic	**Financial Impacts (Capital, Operations and Maintenance Costs) and Lifecycle Cost-Benefit Analyses**	• Approximately $60 million to build the WWPS, associated sewers and forcemains. • Operating cost for both alternatives will be about the same over the WWPS's lifecycle. 	• More than $60 million to build the WWPS, associated sewers and forcemains as the WWPS will be deeper. • Operating cost for both alternatives will be about the same over the WWPS's lifecycle. 
Climate Change	**Climate Change Mitigation and Adaptation**	• The WWPS is not being built in a floodplain thus will not be impacted by increased water levels. Standby generator will allow the WWPS to remain operational upon loss of utility power. • The WWPS will be remotely monitored and operated to reduce GHG emissions. 	• The WWPS is not being built in a floodplain thus will not be impacted by increased water levels. Standby generator will allow the WWPS to remain operational upon loss of utility power. • The WWPS will be remotely monitored and operated to reduce GHG emissions. 

5.5 Evaluation Summary

Based on the detailed evaluation of the two shortlisted alternative solutions, summarized in Table 5-4, the preferred solution is Alternative 2. Alternative 2 requires a shallower WWPS, which simplifies construction and reduces the amount of excess soil requiring removal. This not only minimizes construction challenges but also lowers associated risks and construction duration. Alternative 2 is located at an available site and the capital cost is lower than that of Alternative 3. This is largely because of the shallower WWPS and reduced infrastructure requirements leading to lower costs in both construction and site preparation. These advantages collectively contributed to Alternative 2 receiving higher scores in the technical, legal and economic evaluation criteria categories compared to Alternative 3.

Table 5-4 – Summary of Evaluation of Shortlisted Alternative Solutions

Evaluation Category	Alternative 2 – East Side	Alternative 3 – West Side
Social	✓	✓
Environmental	–	✓
Technical	✓	–
Legal	✓	✗
Economic	✓	–
Climate Change	✓	✓
Overall Score	✓	–

5.6 Preferred Solution Parameters

The new Halton Hills #4 Wastewater Pumping Station will have a dry well that houses pumps, two underground wet well cells for sewage collection and storage, an electrical room, an odour control room, and an underground tank to store excess sewage during severe wet weather events. Access to the wastewater pumping station site will be from Steeles Avenue with a right-in/right-out access. Key design parameters are provided in Table 5-5.

Table 5-5 – Station Design Parameters

Parameter	Value	Notes
Wet Well Storage Volume (m^3)	705	To accommodate one (1) hour of storage at Ultimate Station Firm Capacity
No. of Wet Well Cells	2	Per Halton Region Design Guidelines
Ultimate Station Firm Capacity (L/s)	196	To match ultimate build-out flows expected
Dimensions of Wet Well Cells	10 m long x 4 m wide	Each cell is 5 m long x 4 m wide
Storage Tank Dimensions	15 m long x 17 m wide	
No. Pumps	4	Per Halton Region Design Guidelines
Pump Design Capacities (L/s)	66	Pump Total Dynamic Head (TDH) to be determined during preliminary design.

The station will include pre-treatment in the form of manual bar screens, and will include the following other amenities and equipment:

- Electrical room

- Generator Room, complete with a standby generator for backup power purposes
- Odour Control Units to treat odorous air in the wet well
- Heating, ventilation, and air conditioning equipment
- Instrumentation and control systems for monitoring and controlling the wastewater pumping station process
- Dry well, which contains relevant piping, pumps, accessed via stairwell, and complete with lifting devices for removal of equipment as needed

The anticipated footprint of the facility is approximately 35 m by 15 m. The facility may benefit from a ring road for ease of access to equipment, and to accommodate requirements during bypass operations and haulage truck parking. The total footprint of the site considering construction laydown area and any future expansion requirements is 100 m by 100 m. The conceptual site plan is shown in Figure 5-3 below and is also included in **Appendix 4**.

Figure 5-3 – Conceptual Site Plan

5.7 Transportation Assessment

Permanent site access is addressed through the Transportation Assessment undertaken as part of this MCEA study. It can be found in **Appendix 5**. The following findings and recommendations were made based on the assessment:

- The new Halton Hills #4 WWPS driveway is proposed to be located approximately 220 m west of the signalized Steeles Avenue and Winston Churchill Boulevard intersection and will ultimately operate as a right-in/right out connection.
- The new Halton Hills #4 WWPS is projected to generate a negligible amount of traffic.
- Operating as a right-in/right-out connection, the new Halton Hills #4 WWPS driveway will satisfy Halton Region's Access Management and TAC Guidelines.
- The proposed layout of the right-in/right-out access will include signage and the implementation of a "pork-chop" splitter island, installed at the entry/exit point of the driveway.

These considerations will be further refined during the design of the new WWPS.

6.0 Mitigation Measures

Mitigation measures were identified to minimize the impacts of the preferred solution (Alternative 2 – East Side), as outlined in Table 6-1. These mitigation measures will be implemented during the design, construction and operation of the preferred solution (Alternative 2 – East Side).

Table 6-1 – Project Impacts and Mitigation Measures

Evaluation Category and Impact	Mitigation Measures
Social - Odour Impacts	The new WWPS will have an odour control unit to treat the odorous air before it is discharged to the environment. An Emissions Summary Dispersion Model will be completed for the site as part of the design stage to quantify the impacts. As there will be a standby generator on the site, NO_X emissions will also be reviewed as part of the modelling. The recommendations that result from the study will be considered during the design stage. Any necessary approvals related to the odour control unit will be obtained prior to construction.
Social - Dust and Noise (Operation of WWPS)	Once the WWPS is operational, dust generation will likely not occur. Noise studies up to and including an Acoustic Assessment Report will be completed for the site to confirm the new equipment and site meets the Environmental Noise Guideline – Stationary and Transportation Sources (NPC-300).
Social - Dust and Noise (Construction of WWPS)	Dust is expected during the construction phase of the project. Dust limiting temporary measures such as tarping, proper erosion controls, and mud mats can be employed during the construction works of the project. If dust suppressants are specified in the contract, they will be non-chloride types. Noise during construction will comply with local by-laws.

Evaluation Category and Impact	Mitigation Measures
Social - Construction Traffic Management	A site-specific traffic management plan will be required as part of the construction process, and may include flag crews, signage, and lane reductions to provide a safe construction area and to minimize traffic disruptions along Steeles Avenue on an as needed basis. Long-term lane closures are not anticipated as part of the construction of the WWPS.
Social - Aesthetic Impacts and Concerns	The new WWPS will be built in a currently undeveloped area that is generally surrounded by industrial land uses; however, the WWPS will follow the Premier Gateway Employment Area Urban Design Guidelines where feasible. These may include landscape buffers, on site lighting, and architectural facades.
Social - Archeological and Cultural Resources	While the study area was identified as not requiring additional archaeological assessment, should previously undocumented archaeological resources be discovered, the proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out an archaeological assessment, in compliance with Section 48(1) of the *Ontario Heritage Act*.

Evaluation Category and Impact	Mitigation Measures
Environmental - Source Water Protection	The study area falls within the Credit Valley Conservation (CVC) Authority area and is very close to Conservation Halton jurisdiction. Based on available mapping, the study area does not fall within a Source Water Protection Area. Wells are located in the vicinity of the site based on MECP Well Mapping, however no further information about these well exists. As part of the design stage, a hydrogeological report will be completed for the construction of the WWPS, and part of this study will include the monitoring of the wells near the site.
Environmental - Loss of Wildlife Habitat	A portion of the preferred site contains milkweed, a known host plant for Monarch butterflies, a species of special concern. This habitat will be removed as part of construction, therefore landscaping measures will be developed during detailed design and implemented after construction which will include re-planting appropriate host plants, nectar-producing flowers and other native species.

Evaluation Category and Impact	Mitigation Measures
Environmental - Surface Water Protection	There are no watercourses on or adjacent to the preferred site. Stormwater flows may be directed to the local right-of-way ditches or into other detention ponds or soakaway pits. A Stormwater Management Plan will be completed as part of the design stage. During construction, the Contractor is required to provide a Spill Management Plan, Sedimentation and Erosion Control Plan, and adhere to any water taking permits. The preferred alternative site is not within an Intake Protection Zone (IPZ).
Environmental - Groundwater	As part of the construction of the WWPS, dewatering is expected. If expected dewatering requirements are greater than 50,000 L/day, and Environmental Activity and Sector Register must be filed, and if over 400,000 L/day, a Category 3 Permit to Take Water application must be filed. These quantities will be informed by a hydrogeological assessment to be completed during the design stage. In addition, during the design stage and throughout construction, well monitoring for wells in the vicinity of the preferred site will be completed, to note any quality or quantity impacts as a result of the dewatering. The preferred site is not within a wellhead protection area.

Evaluation Category and Impact	Mitigation Measures
Environmental - Excess Soils	It is expected that construction of the WWPS will result in excess soils being generated at the site. As part of the design and construction of the WWPS, O. Reg 406/19 will be adhered to, including completion of the Assessment of Past Use, Sampling and Analysis Plan, Soil Characterization Report, and Excess Soil Destination Assessment Report. Excess soils will be quantified early in the design stage, to properly inform the sampling amounts.
Environmental - Permitting and Approvals Considerations	The WWPS will require a new Environmental Compliance Approval, as it does not meet the pre-authorized Wastewater Pumping Station requirements as set out in Halton Region's Consolidated Linear Infrastructure (CLI) ECA.
Technical – Site Access	Temporary site access during construction will be provided through a temporary construction access. Permanent site access is addressed through the Transportation Assessment undertaken as part of this MCEA study. It can be found in **Appendix 5**.
Technical - Geotechnical Investigations	A geotechnical investigation will be completed as part of the design stage, which will identify soil conditions and parameters for construction. Key outputs from this investigation will include uplift considerations, foundation design requirements, and applicability of shoring methodologies or construction approaches.

Evaluation Category and Impact	Mitigation Measures
Climate Change - Adaptation	The WWPS is not being built in a floodplain, therefore increased water levels will not impact the site. The site will be equipped with a standby generator, to allow the system to remain operational upon loss of utility power.
Climate Change – Mitigation	Energy efficient pumps and equipment will be identified during the design stage. Efficient equipment reduces energy use and GHG emissions The station will be remotely monitored and operated, reducing GHG emissions due to reduced operator visits.

7.0 Consultation and Engagement

Consultation and engagement with the public, interested parties, First Nations and Indigenous Communities, and regulatory agencies was a key component of this study.

A comprehensive consultation and engagement program was developed for this MCEA to provide various opportunities for the public, interested parties, First Nations and Indigenous Communities, and regulatory agencies to review project information, provide comments and feedback, and receive clarification (if needed) in accordance with the MCEA process. A description of the interested parties, First Nations and Indigenous Communities, and regulatory agencies engaged and the opportunities to participate offered are provided in the following sections. The key points of contact for this MCEA were with the following:

- Ministry of the Environment, Conservation and Parks (MECP)
- Ministry of Citizenship and Multiculturalism (MCM)
- Town of Halton Hills
- Conservation Halton
- Credit Valley Conservation

- Ministry of Transportation (MTO)
- Halton District School Board
- First Nations and Indigenous Communities

A complete list of First Nations and Indigenous Communities is outlined in the following section. A detailed list of all other interested parties is provided in **Appendix 6-1**. All comments, correspondence and communications received as part of this MCEA are included in **Appendix 6-3** and **Appendix 6-4**.

7.1 First Nations and Indigenous Communities

Various consultation and engagement initiatives were conducted in support of this MCEA with the following First Nations and Indigenous Communities:

- Mississaugas of the Credit First Nation (MCFN)
- Métis Nation of Ontario
- Six Nations of the Grand River
- Haudenosaunee Confederacy Chiefs Council (HCCC)
- Huron-Wendat Nation

The Notice of Commencement was sent to each of the First Nations and Indigenous Communities on July 24, 2024. A follow-up Notice of Commencement was sent on August 8, 2024. The Notice of Commencement and supporting letters can be found in **Appendix 6-1 and Appendix 6-4** respectively. In response to the Notice:

- Huron-Wendat Nation expressed their interest in reviewing the draft Stage 1 Archaeological Assessment Report for the project, when available.

The draft Stage 1 Archaeological Assessment Report was circulated to each of the First Nations and Indigenous Communities on October 2, 2024. In response to the report circulation:

- Six Nations of the Grand River requested to review the draft Natural Environment Report for the project.
- Huron-Wendat Nation noted they would review the draft Stage 1 Archaeological Assessment Report.

- Mississaugas of the Credit First Nation noted they would review the draft Stage 1 Archaeological Assessment Report.

The draft Natural Environment Report was provided to Six Nations of the Grand River on October 2, 2024. A follow-up circulation of the Stage 1 Archaeological Assessment Report was sent on November 12, 2024, to each of the First Nations and Indigenous Communities. In response to this follow-up circulation:

- Huron-Wendat Nation provided their comments on the draft Stage 1 Archaeological Assessment Report.
- Mississaugas of the Credit First Nation noted they completed their review of the draft Stage 1 Archaeological Assessment Report, and we're in agreement with the recommendations and had no comments to share.
- Métis Nation of Ontario confirmed that all previous communications had been received, and they had no comments to share.

Comments provided by First Nations and Indigenous Communities on the draft Stage 1 Archaeological Assessment and Natural Environment Reports were incorporated into the final versions. A complete record of correspondence and communications with First Nations and Indigenous Communities is provided in **Appendix 6-4**.

7.2 Notices and Public Information Centre

7.2.1 Notice of Study Commencement

The Notice of Study Commencement was published on halton.ca/news in July 2024, sent to the Halton Region email list, advertised through the Metroland Digital News Network, and made available on the project webpage on halton.ca.

The Notice advised that the Region was undertaking a Schedule B MCEA to identify the preferred location for the new Halton Hills #4 Wastewater Pumping Station. The Notice also stated that public and review agency consultation would be a key element of the MCEA and details regarding public consultation opportunities would be advertised as the study progresses. Recipients were encouraged to provide input and comments at any time during the MCEA to the Region or RVA.

Copies of the Notice as well as the project's stakeholder list are provided in **Appendix 6-1**.

7.2.2 Notice of Public Information Centre

The Notice of Public Information Centre was published on halton.ca/news in October 2024, sent to the Halton Region email list, advertised through the Metroland Digital News Network, and made available on the project webpage on halton.ca.

The Notice advised that the PIC was planned to provide more detailed information on the MCEA, and to receive input and comments from participants. The Notice informed the duration, format, and access location for the PIC. The Notice requested that any feedback should be submitted to the Region or RVA. The Notice also provided an update of the MCEA status.

Copies of the Notice of PIC are provided in **Appendix 6-1**.

7.2.3 Public Information Centre

The PIC was published virtually on October 23, 2024, to the public consultation webpage for the project on halton.ca. The PIC presented information related the MCEA including:

- Project Background and Existing Conditions
- Problem/Opportunity Statement
- MCEA Process
- Alternative Site Locations and Evaluation Criteria
- Evaluation of Alternative Site Locations
- Preliminary Preferred Solution

The PIC materials are provided in **Appendix 6-2.**

The following are the metrics for webpage traffic from the virtual PIC:

- 732 total views, from 575 active users, through Facebook, Google, Instagram, Halton Central, and LinkedIn.

An opportunity to participate through an online survey was provided between October 23, 2024, and November 23, 2024, as part of the virtual PIC. Below are the five questions provided in the survey:

- *"Please indicated your interest in the area"*

- *"The Public Information Centre video explained how the project team analyzed and evaluated the alternatives. Do you think there is anything else we should have considered in our assessment? If yes, please explain"*
- *"Do you have any comments you would like to share about the preliminary preferred location for Halton Hills #4 WWPS, as presented in the Public Information Centre? If yes, please explain."*
- *"Please share any other questions or comments you may have related to this study"*
- *"Optional: If you would like to be added to the study mailing list or have a member of the project team follow up with you, please provide your name and preferred contact method."*

By November 23, 2024, 190 total surveys were started, and 27 surveys were fully completed. Of the completed surveys, six had requests for follow-up. Copies of survey comments and associated responses have been included in **Appendix 6-3**.

7.2.4 Notice of Completion

The Notice of Completion was published on halton.ca/news on September 18, 2025, sent to the Halton Region email list, advertised through the Metroland Digital News Network, and made available on the project webpage on halton.ca.

The Notice advised that the Region had undertaken a Schedule B MCEA and identified the preferred location for the new Halton Hills #4 Wastewater Pumping Station. The Notice also stated that a Project File Report had been prepared for the project, documenting the MCEA process, conclusions, recommendations and how public input was received and considered. By the Notice of Completion, a copy of the Project File Report was posted on the project webpage on halton.ca for a 30-day review period on September 18, 2025, in accordance with the requirements of the MCEA process.

A copy of the Notice is provided in **Appendix 6-1**.

8.0 Permits, Approvals, and Other Requirements

Some of the anticipated permits, approvals, and other requirements for this project during design and construction, to be finalized as part of the design stage, include:

- Building Permit
- Town of Halton Hills and Credit Valley Conservation Site Plan Approval

- Environmental Compliance Approval. The project team will meet with the MECP through a pre-consultation meeting to discuss the sewage and air and noise permitting requirements within the context of Halton's Consolidated Linear Infrastructure Environmental Compliance Approval (CLI ECA).
- Permit to Take Water or Environmental Activity and Sector Registry (EASR) for construction dewatering, depending on the estimated dewatering requirements.
- Excess Soils Management planning documents, including Assessment of Past Use, Sampling and Analysis Plan, Soil Characterization Report, and Excess Soils Destination Assessment Report.
- R-plan for property acquisition. R-plans are usually required when one parcel needs to be divided into more than one parcel.

9.0 Conclusions and Recommendations

Halton Region initiated this Schedule B Municipal Class Environmental Assessment (MCEA) to identify the preferred location for the new Halton Hills #4 Wastewater Pumping Station. Phase 1 of the MCEA process identified the problem/opportunity statement as follows:

"To select the location of the new Halton Hills #4 Wastewater Pumping Station to allow for the development of the Premier Gateway Employment Area."

A 'Schedule B' MCEA was confirmed after initiating an Archeological Screening Process and concluding that the project is in an environmentally sensitive area and cannot be exempt from the requirements of the EAA. Therefore, three alternative solutions to address the problem/opportunity statement were developed within the study area and evaluated according to six evaluation criteria: social, environmental, technical, legal, economic and climate change. 'Alternative 2 – East Side' was selected as the preferred WWPS site location as it was more advantageous from a technical, economic and legal perspective compared to the other alternatives.

Mitigation measures were identified to minimize the impacts of the preferred solution. These mitigation measures will be implemented during the design, construction and operation of the preferred solution. The detailed mitigation measures were described in Section 6.0.

10.0 Next Steps

The Project File Report will be made available for 30 days of review and comment upon the first issuance of the Notice of Completion. The Region encourages input from the public,

interested parties, First Nations and Indigenous Communities, and regulatory agencies on all their MCEAs. Following the 30-day review period, and until at least 30-days after the end of this period, if no section 16(6) Order Requests have been received by the MECP and a notice of proposed order has not been given by the Director, the Region may proceed to implement the project. Next steps would include preliminary and detailed design, property acquisition, and construction.

A Section 16(6) Order Request may be made to the MECP after the posting of a Notice of Completion and before the 30-day review and comment period is complete, requiring a higher level of study (e.g. Schedule B becoming a Schedule C), or that conditions be imposed (e.g., require further studies), only on the grounds that the requested order may prevent, mitigate or remedy adverse impacts on constitutionally protected Aboriginal and treaty rights. Requests on other grounds will not be considered. Additional information of Section 16 Order Requests can be found at Class environmental assessments: Section 16 Order | ontario.ca

APPENDIX 1

STAGE 1 ARCHAEOLOGICAL ASSESSMENT

APPENDIX 2

CRITERIA FOR EVALUATING POTENTIAL FOR BUILT HERITAGE RESOURCES AND CULTURLA HERITAGE LANDSCAPES

APPENDIX 3

NATURAL HERITAGE REPORT

APPENDIX 4

CONCEPTUAL SITE PLAN

APPENDIX 5

TRANSPORTATION ASSESSMENT

APPENDIX 6

CONSULTATION AND ENGAGEMENT

APPENDIX 6-1

PUBLIC NOTICES AND STAKEHOLDER LIST

APPENDIX 6-2

PUBLIC INFORMATION CENTRE MATERIALS

APPENDIX 6-3

SUMMARY OF MCEA COMMUNICATIONS

APPENDIX 6-4

FIRST NATIONS AND INDIGENOUS COMMUNITIES