

Q&A
PLC Meet and Greet

Minister's Conditions:

Q: There are 5 Minister's conditions not 15 as stated at the PLC Meet and Greet.

A: There are 15 Minister's conditions numbered 1 to 15. They are grouped into five topic areas: Cost Evaluation and Sharing Plan; Social Impact Assessment; Natural Resources Impact Assessment; Archaeology; and Public Consultation.

Q: What is the Region's and the Health Department's Plan B if the Region and Township shoot down this project because of the cost?

A: Both Township and Regional Councils have approved a municipal system. We are working to provide both Councils with updated cost information as well as fulfilling the Ministers' conditions.

Construction:

Q: Is this project going to be phased in if done and approved?

A: Yes. A project of this size and length will need to be phased. The phasing will be determined through detailed design and discussion with the Lakeshore Community to ensure the community's needs for access are incorporated into the phasing plan.

Development:

Q: Who are the developers who want this servicing? How many properties are owned by these speculators?

A: We do not have information on private development interests or land speculation. Information on active development applications, which would be for private servicing, can be obtained from the Township Planning office.

Studies:

Q: I find it interesting that there will be studies on the flowers and the trees, the birds and the bees, the fishes and the rocks and the streams, the aboriginal people who, as far as I know, have no claims in Wainfleet, and even the dead, but no study of those who live in the area to be serviced.

A: The Social Impact Assessment Study is the report that speaks to the impacts on people who live in the area.

Q: Until you understand who has poor or non-functioning waste systems, how can you move ahead with this plan? These systems very poor, nonfunctioning or no system should be addressed while this process is underway.

A: Groundwater quality assessments clearly indicate improperly functioning septic systems. Studies have concluded that based on the volume of septic effluent and concentration of small lots the aquifer is being contaminated by failing and/or inadequate septic systems - making individual testing unnecessary. Further, the Region responds to complaints regarding septic systems consistent with past service levels.

Engineering:

Q: How large are the pumping stations going to be – particularly the one on Morgans' Point Road?

A: At this point, we do not have a size for any of the proposed pumping stations. This will be done in one of the studies in Phase 2 – the Engineering Design.

Q: Why hook up to Port Colborne? Isn't it failing?

A: There is a planned expansion of the Port Colborne Wastewater Plant that includes the necessary capacity for Wainfleet.

Q: Why can't we have our own treatment plant instead of hooking to Port because there seems to be a lot of property to do so.

A: There are two reasons that the hook up would be to Port Colborne:

1. It is less expensive than a separate plant
2. Siting a plant in Wainfleet would require an outfall from the plant so that the treated wastewater is discharged to a water body such as Lake Erie. It was determined that the best solution for the environment was to use the existing treatment facilities in Port Colborne, including the outfall.

Q: On the map Reeb Road and Augustine were and the same but it was confusing. Where the hook up would start by property?

A: Thank you for noticing that and we will ensure the map is made clearer. The watermains will be in the roads. Hook up from the road to the property is done in discussion with the homeowner and depends on the elevation of the house; whether there is a basement and how deep it is; and where the plumbing is in the house (i.e. in which part of the house the kitchen, bathrooms, and laundry room are located). For example, if all the plumbing in your house is on the east wall, we would work with you to bring the line into the east side of the house.

Q: Where are the fire hydrants?

A: The design part of Phase 2 will look at options with and without fire hydrants to assess the feasibility and cost of fire hydrants.

Q: How extensive has the testing for rock which will need to be excavated?

A: Borehole samples of the soil and rock in the area have been completed for the entire project area. 120 boreholes have been drilled to date; further borehole testing will be done as part of preliminary design work.

Q: Who would be responsible for sewage backup?

A: Generally the homeowner is responsible unless a system failure in the public right of way is the cause. Please note that the system will be a separated system of sewage only (no storm water) so backups should not occur.

Q: Groundwater has always been polluted and will always be contaminated. How will the new quarry affect the water table?

A: The Ministry of Natural Resources is responsible for approval of new quarry licenses and the Ministry of the Environment is responsible for approval of a permit to take water, if required. The MOE is responsible for ensuring other water resource needs are not negatively affected by such PTTW, such as private water wells. The quarry has an Adaptive Management Strategy to mitigate impacts if documented.

Q: There have been several reports stating that the City of Port Colborne has amongst the worst municipal water/wastewater systems in the Niagara Region. How can it make any rational sense to even consider extending from such municipal infrastructures?

A: There is a planned upgrade of the Port Colborne Sewage plant that will include capacity for Wainfleet, should the Wainfleet project go ahead. The planned upgrade at Port Colborne will go ahead as it includes improvements to plant processes so that the treated wastewater is of a higher quality.

Financial:

Q: Will there be any impacts to the taxpayers at large and are they aware of this?

A: The Regional share of the project cost will be funded through the Regional rate program. For this reason, up to four members of the Public Liaison Committee represent the Region.

Q: Why didn't Peter Partington ask for infrastructure funding when requesting \$126.5 million for the Region ... other towns such as Grimsby were named, but nothing was said about Wainfleet?

A: The infrastructure funding programs available now are for "shovel ready" projects. The Wainfleet servicing project is still being worked on. However, it is a long term project for which funding opportunities are being sought on an ongoing basis.

Q: Why did the Region or Council apply for COMRIF funding three times knowing that funding wouldn't be considered until they were in the actual design phase?

A: The Township applied for COMRIF funding as it was an available program. As with any project, we will continue to look for sources of funding to minimize the cost to taxpayers.

Q: From past experience – they have suggested home owners that the final cost would be x # of \$, only to be told after the project was done that the cost is many thousands over what was suggested. Cost over-runs from project. Is there any way if there are any engineering errors that the engineering company eat those costs.

A: We will work to ensure that the cost estimates are as accurate as possible to minimize or hopefully eliminate any cost increases. If there are additional costs, these will be looked at as to how they should be paid for. Unfortunately it is difficult to state categorically how cost over-runs, if they happen, will be funded because it depends on whether it is the Region's or the Township's responsibility and whether it was the responsibility of the engineer, the contractor, some other party, or something that could not have been anticipated.

Q: We live outside of the study area but live south of the Gord Harry Trail. Does the project include all of the original study area?

A: No. The project includes the Lakeshore Community – please refer to the attached map and the area outlined in red.

Q: I would like to know why we would be charged anymore than any other person in the Region for hook-up and household use?

A: In terms of hook-up, the legislation requires that the cost of the specific project be attributable to those benefitting from the project. Thus, each project is costed out and

those who benefit pay. The costs of projects vary depending on local circumstances such as geology, length of service, and depth of service.

Q: What about agricultural property on the Lakeshore? If churches and cemeteries are exempt, what about farm land?

A: The issue of exemptions will be reviewed as part of the Financial Study. The information will be the subject of further public consultation.

Q: Is more burden put on homeowner to maintain equipment?

A: In the case of a traditional municipal system, no, the burden is less. Other technologies such as grinder pumps and Clearford systems do have some responsibility of maintenance by the homeowner.

Q: Who is going to pay for all this?

A: The costs will be attributed to the Region and the Township. Payment will then be determined by property. Any grants or outside funding will reduce the cost attributable to the property owner.

Q: Who is going to pay – just those hooked on the system? Or all Wainfleet residents? Personally I think all should share the cost, was all use the lake.

A: The costs would be paid by those “benefitting” per the legislation so only those hooking up would pay.

Meet and Greet

Q: Where did you get these questions from for the questionnaire? Did the Region feed them to you or did your consulting company actually come up with them?

A: The questions were prepared by the Project Team and reviewed by the facilitator and the Public Liaison Committee members.

Property

Q: Some people noticed on the map that properties came out past the shoreline ... is this because they were deed beyond on the water's edge? What effect would this have if any?

A: The property information is taken from provincial and local sources of property data. There are properties that extend beyond the shoreline based on the data we have. Please note that this is not survey level data for an individual property and people should always check their property against a legal survey. That being said, the shoreline is not relevant to the servicing decision as services generally go into the roads and not the shoreline.

Water Quality:

Q: How many wells are there? Not what the EA says as those records are not accurate.

A: There are approximately 1,300 properties and most are serviced by individual wells or cisterns while some properties are in the Long Beach Communal Well System. The number of wells in the EA was taken from a combination of sources. This is the

best available information we have as the well surveys have been done as a sample of properties and did not include all properties.

Q: The wells are dug, drilled, artesian and beach. Beach wells draw their water from the lake, so they are not groundwater. How many beach wells?

A: Our well surveys are based on a sample of the Lakeshore properties and show that 16 percent of the survey sample of wells were beach wells.

Q: When and what is the Health Department and the Region going to do about those in the B.W.A. but not in the pipeline?

A: The BWA will remain in place due to the contaminated groundwater until a permanent solution is in place. The Health Department will work with individuals not in the service area to address their specific onsite issues and solutions.

Q: Why could the Health Department and the Region not get out of the BWA before now?

A: The continued contamination of the groundwater means that the BWA will remain in effect until a permanent solution is in place.

Q: There have been many properties that have been built or renovated and the Health Department has asked/told that these owners upgrade their systems in the last four years. How many have been upgraded?

A: Our information is available only on an aggregate basis for the Township:

2006: 47 (includes new systems and upgrades)

2007: 32 (includes new systems and upgrades)

2008: 34 (includes new systems and upgrades)

Q: Follow up to this question – has the Health Department given these owners any information on how to take care of their new systems?

A: Yes, an information guide is given to each property owner for each new system.

Q: How long do we have to live with the Boil Water Advisory? Can not the Health Department do something about it?

A: The Boil Water Advisory will remain in effect until a permanent solution is implemented.

Q: Have been interested in the consultants for the Region stating that the Region has a policy which states no further treatment facilities will be condoned. What public works report to the Region contained this recommendation; when did Regional Public Works adopt the report and recommendation; and when did Regional Council adopt the Public Works recommendation?

A: The Region does not have such a policy.

Q: Why is Haldimand water okay?

A: We do not have any information on water quality in Haldimand County's lakeshore area.