

Wainfleet Water & Sewer Servicing Project
Public Liaison Committee

Meeting Notes of October 20, 2009
Wainfleet Township Hall

In attendance:

Anne Hetherington

April Jeffs

Ashleigh Miatello- Skrubbeltrang

Wayne Redshaw

Mayor Barbara Henderson, Township of Wainfleet

Scott Luey, Township of Wainfleet

Kimberlee Lambe, Communication Specialist, Niagara Region

Mary Lou Tanner, Manager, Niagara Region

Regrets: Jayme Campbell, Joedy Groulx, Betty Matthews-Malone, Director of Water & Wastewater Services, Niagara Region

1. Call to Order

The meeting was called to order at approximately 7:05 p.m. and the agenda was adopted as presented.

2. Notes of August 20 and follow up

The following modifications to the notes were suggested:

- Under Correspondence, modify wording in second paragraph to eliminate conjecture.
- In 3rd paragraph, modify the use of plural vs singular verbage.
- Item #6 – 1: modify language.

3. Correspondence

PLC members were provided with copies of the Long Beach Property Owners letter to the Mayor dated September 10, as well as a copy of the Mayor's response, dated October 8.

Further discussion took place related to the September 28 event. A Niagara Region staff person was quoted by some PLC members as having said that in the event that the project goes through, developers would 'swoop' into the area.

Mary Lou Tanner explained that the Wainfleet lakeshore is obviously a desirable area and that it would be attractive to developers if water and wastewater infrastructure was in place. However, she also explained that it is for this reason that the Official Plan process is so critical. It is designed to put boundaries in place in advance of any servicing decisions.

The group discussed implementing an Interim Control By-law (that was in effect previously). It was agreed that this was an extreme measure that would 'handcuff' all residents.

Views, and obstructing views was discussed. Mary Lou Tanner explained that the rules around views are captured in zoning by-laws.

4. Project Status Update

a) Workshop Follow up

The group provided feedback on the September 28 Workshop. It was agreed that:

- It was hard to rank the various technologies because they didn't understand enough about them.
- Cost kept coming up, but no one could address it.
- Residents might be faced with a mix of servicing alternatives but costs for the project would be apportioned equally.
- A lot of people are saying "I don't care – just bring it in".
- Ultimately, it boils down to cost.
- Each property owner will have to pay the same amount for their share of the cost of the project – the difference in cost could come from the amount they have to pay from their property line to the house.
- There are a number of significant issues that still need to be sorted out.
- Grinder pumps have a life-cycle that is significantly shorter than a traditional system.
- Insurance would decrease by at least 40 per cent if fire flows were provided (April confirmed by calling her insurance company).
- The water side must be a conventional system however wastewater could be a hybrid of many different systems depending on the need in the specific area.
- Property taxes are being reviewed by a consultant to determine what would happen to them should the project move forward.
- A portion of the cost of the project is going to be borne by Niagara Region and therefore all those residents currently paying sewer/water charges.
- In Wainfleet, only benefitting property owners will pay for the project.
- When property assessments go up, tax rates go down.

Action: share notes from the event with those PLC members not able to attend.

Document release

Mary Lou explained that she would be providing the Joint Advisory Committee with a project status update that would include updates on two specific reports. The first is the Stage 1 Archaeological Assessment. This has been completed in accordance with provincial standards that archaeologists must follow when doing these assessments. It was determined that there are approximately 12 registered sites of 'archaeological potential' within the proposed project area. Those sites will not be made public to protect the integrity of the area and prevent looting.

The report recommends a Stage 2 assessment where archaeologists actually walk the site and do some excavation along the route. Of most concern are the two Wainfleet cemeteries. If it looks like the cemeteries will be impacted, the route would have to change.

The report authors don't anticipate finding any significant aboriginal sites along the route; however, the next stages will confirm this.

The Stage 1 report will be sent to Six Nations and Mississaugas of New Credit for their information. It has also been sent to the Ministry of Culture for their review.

Actions: subject to input from the Joint Advisory and Public Works Committees, the report will be released to the public for 60 days. Anyone who has provided their address previously will receive notification about the report. Copies will be available at the Township office.

2. The link to the document will be sent to the Mayor.

There are two Natural Heritage Reports that are nearing completion. Both can be characterized as background reports. The first is the Summary of Background Information and the second is the summary of applicable environmental policies including, federal, provincial, regional, and local perspectives. The reports have been reviewed by the applicable agencies (Region, Township, NPCA, MNR) and are generally complete. The Ministry of Natural Resources and the Township are finalizing updated Provincially Significant Wetland Mapping.

It was noted that the report release might be delayed by the announcement of the updated Wetland mapping.

Action: It was agreed that this should be delayed to include all updated information.

Social Impact Assessment – Nothing new to report. Still waiting for a response from the Privacy Commissioner.

Finance - The consultant is scheduled to begin in the next three weeks.

5. PLC dates

Mary Lou will follow up with group to determine the best date/time for future meetings.

6. Other Business

At their request, Betty Konc and members of the Wainfleet Ratepayers Association met with Betty Matthews-Malone and Mary Lou Tanner. The other members in attendance included Bruce Miner, Alan Gibbs, Terry Maxner and France McCabe.

The discussion was related to the telephone survey and financial analysis.

Betty Matthews-Malone and Mary Lou Tanner asked the group specifically what data they would have preferred the Township and Region use in the financial analysis, some ideas were presented that were generally consistent with the updated information provided at the June 20th Open House and Public Meeting.

PLC members expressed concern that this ongoing revisiting of already answered questions by the Ratepayers might ultimately be prolonging the process and may result in a loss of federal funding dollars.

Action: Betty Matthews-Malone and Mary Lou Tanner to review the indicators that the Ratepayers suggested and will get advice from Hardy Stevenson. The final staff report will address the concerns brought forward by the Ratepayers.

2. Results from Ratepayer water testing

According to some PLC members, the testing is not yet complete. They are trying to get tests done on some household water in areas where the lake water was identified as being highly contaminated.

The Mayor responded to a letter from Betty Konc requesting a review of the Ratepayer's findings. The Mayor agreed to this request and a meeting will be coordinated once the Ratepayers have their final results.

Meeting adjourned – 8:35 pm.

Next meeting – December 3, 4pm Regional Headquarters – Thorold