



The Regional Municipality of Peel

Review of Property Requirement Changes to the Class Environmental Assessment Project File Report

Burnhamthorpe Road Watermain Project
BRM-605644-A0

Prepared By: Joel Gretton / Jesse Newton

Reviewed By: Jean Louis Gaudet

exp Services Inc.
1595 Clark Blvd
Brampton, ON L6T 4V1
Canada

Date
December 8, 2017



The Regional Municipality of Peel

Review of Property Requirement Changes to the Class Environmental Assessment Project File Report

Project Name:

Burnhamthorpe Road Watermain Project

Project Number:

BRM-00605544

Prepared By:

Joel Gretton / Jesse Newton

Reviewed By:

Jean Louis Gaudet

exp Services Inc.
1595 Clark Blvd
Brampton, ON L6T 4V1
Canada
T: +1.905.793.9800
F: +1.905.793.0641
www.exp.com

Date:

December 8, 2017



Legal Notification

This report was prepared by **exp** Services Inc. for the account of **The Regional Municipality of Peel**.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. **Exp** Services Inc. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this project.

Table of Contents

Table of Contents	i
Glossary	ii
1 Introduction	1
2 Project Overview	1
2.1 General Description	1
2.2 Description of Project Changes	1
3 Overview of Project Modifications	3
3.1 55 City Centre Drive (Morguard Corp.) Easement Requirements.....	3
3.2 201 City Centre Drive (Morguard Corp.) Easement Requirements.....	5
3.3 325 Burnhamthorpe Road West (YMCA) Easement Requirements	7
3.4 691 Burnhamthorpe Road East (V. & E. Amaral) Easement Requirements	9
4 Conclusion and Recommendations	11
5 Bibliography	11
Appendix A – Property Requirement Maps	
Appendix B – Revised Notice of Completion	

Glossary

BTEX	benzene, toluene, ethylbenzene and xylenes
EC	electrical conductivity
MOECC	Ministry of the Environment and Climate Change
PAHs	polycyclic aromatic hydrocarbons
PCBs	polychlorinated biphenyls
PDR	Preliminary Design Report
PE	permanent easement
PFR	Project File Report
PHCs	petroleum hydrocarbons
SAR	sodium adsorption ratio
Table 1 SCS	Table 1 Full Depth Background Site Condition Standards, in MOECC (2011).
Table 3 SCS	Table 3 Full Depth Generic Site Condition Standards in a Non Potable Ground Water Condition for a Residential/Parkland/Institutional Property Use with Medium and Fine Textured Soil, in MOECC (2011).
TE	temporary easement
VC	valve chamber
VOCs	volatile organic compounds
WM	watermain

1 Introduction

This Review outlines the relevant changes to the Project File Report (PFR) for the Schedule 'B' Class Environmental Assessment (EA) completed for the Region of Peel's Burnhamthorpe Road Watermain Project. This Review is being completed as part of the approved Class EA process for amending project file reports to account for changes to the project occurring after completion of the PFR (Municipal Engineers Association, 2000, as amended 2007, 2011, 2015; Section A.4.1).

The original PFR, filed in September 2015 (GHD, 2015a) identified properties that would require easements to facilitate construction and maintenance. This Review addresses modifications in the easement requirements associated with changes in the project since the original PFR.

2 Project Overview

2.1 General Description

The Burnhamthorpe Road Watermain Class EA aimed to improve water supply through water infrastructure upgrades in support of approved growth in the Mississauga City Centre (MCC) area. The identified Preferred Alternative was to construct a new 1500 mm diameter watermain using trenchless / tunnelling construction methods between Grand Park Drive and Cawthra Road. Additional improvements included interconnections between existing 600/750 mm diameter and 1050 mm diameter watermains and the new 1500 mm diameter watermain to maintain pressure in the water system within acceptable limits, and construction of two local distribution watermains (600 mm diameter along Duke of York Boulevard from Webb Drive to City Centre Drive; and 400 mm diameter from Kariya Drive, running west along Webb Drive and north up Grand Park Drive to Burnhamthorpe Road West).

All property requirements previously identified were associated with the 1500 mm diameter deep tunnel watermain, and changes in property requirements remain limited to the same.

2.2 Description of Project Changes

Since the 2015 Project File Report, minor modifications have been made to the proposed design during the detailed design stage. These include modifications to the alignment of the 1500 mm dia. watermain, the location of shafts for riser pipes and valve chambers and the staging area requirements. These changes have resulted in updated property requirements, as outlined in Table 1.

Table 1: Details of Properties with Updated Easement Requirements

Property	Property Owner	Update to 2015 PFR (GHD, 2015a)	Revised Required Areas (m ²)		TE Details	PE Details
			TE	PE		
55 City Centre Drive, (northwest corner of Burnhamthorpe Road and Hurontario Street) PIN's 13142-0012 and 13142-0011	Morguard Corporation	No easements previously identified; TE and PE now required	2774	810	Construction staging	WM and VC installation
201 City Centre Drive (northeast corner of Burnhamthorpe Road and Duke of York Boulevard) PIN 13142-0005	Morguard Corporation	TE previously identified only; PE now required in addition	520	85	Construction staging	VC installation
325 Burnhamthorpe Rd W (east of Confederation Parkway, north side) PIN 13141-0205	YMCA	TE previously identified only; PE now required in addition	436	86	Construction staging	VC installation
691 Burnhamthorpe Rd E (northwest corner of Burnhamthorpe Road and Cawthra Road) PIN 13170-0241	Victor and Eduarda Amaral	TE previously identified only; PE now required in addition	2676	623	Construction staging and equipment storage	Riser pipe connection shaft access, WM connection and water VC

TE = temporary easement; PE = permanent easement; WM = watermain; VC = valve chamber

3 Overview of Project Modifications

3.1 55 City Centre Drive (Morguard Corp.) Easement Requirements

3.1.1 Changes and Rationale

This property (PINs 13142-0012 and 13142-0011) is owned by Morguard Corporation and is located at 55 City Centre Drive (northwest corner of Burnhamthorpe Road and Hurontario Street). In the 2015 PFR, no easements were identified for this property. It now requires both a temporary and permanent easement due to a change in watermain alignment and water valve chamber location (see Table 2).

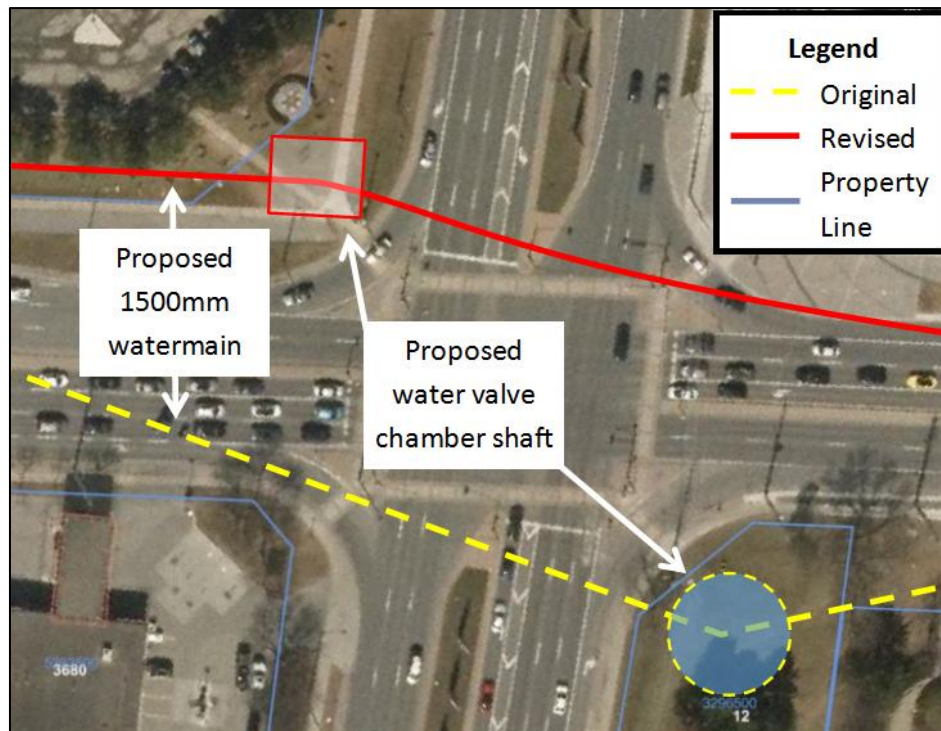
Table 2: Changes in Easement Requirements for 55 City Centre Drive

	TE Area (m ²)	PE Area (m ²)	TE Details	PE Details
Original EA	N/A	N/A	N/A	N/A
Amended Requirements	2774	810	Construction staging	WM alignment and VC installation

TE = temporary easement; PE = permanent easement; WM = watermain; VC = valve chamber

Figure 1 shows both the original and revised proposed works and watermain alignment. The original proposed chamber was set within a City of Mississauga Property, with the watermain crossing this City of Mississauga Property before returning to the road right-of-way (ROW). The revised design locates the proposed chamber at 55 City Centre Drive. This change was made during detailed design as it was deemed to be superior with respect to both construction and operations.

Figure 1: Watermain Alignment – 55 City Centre Drive



Note: The chamber structure will be located within the noted shaft.

3.1.2 Overview of Potential Impacts and Mitigation

Table 3 outlines the potential impacts, mitigations, and net effect of the change to property requirements.

Table 3: Impacts for 55 City Centre Drive Property (Morguard Corp.)

Impact Category	Impact Details	Measures to Mitigate Impacts	Net Effect
Trees	37 trees to be removed: (5 for PE areas, 32 for TE areas)	Tree removal addressed through compensation/ tree replacement program; Shallow/removable vegetation may be considered in locations in which PEs are required	Net 5 of 37 trees anticipated not being replaced; Owner compensated where appropriate.
Groundwater	<ul style="list-style-type: none"> Negligible change in potential dewatering requirements Comparatively fewer potential impacts identified/exceedances of Table 1 SCS and Table 3 SCS standards; (Original site's monitoring wells' samples had exceedances for EC, SAR, PHCs, BTEX and VOCs, Chlorides, Sodium, PHCs and VOCs, see WSP, 2017b) 	<ul style="list-style-type: none"> None beyond those previously identified (GHD, 2015a, 2015b) Groundwater infiltration expected to be suitable for discharge to the municipal sanitary sewer (WSP, 2017a, 2017b; GHD, 2015a). Filtration may be required to reduce TSS if needed. Contaminant sampling required pre- and post-construction at minimum 	No change in dewatering requirements anticipated.
Soil	<ul style="list-style-type: none"> Negligible change in anticipated impacts Comparatively fewer potential impacts identified/exceedances of Table 1 SCS and Table 3 SCS (Original site has exceedances for Metals, Inorganics and VOCs; New site shows only exceedances for EC and SAR) Soil cuttings classified as non-hazardous waste (WSP, 2017b) 	<ul style="list-style-type: none"> Salt-impacted soils may be reused onsite or on municipal roads; excess and otherwise contaminated soils will be disposed at an MOECC licensed facility (GHD, 2015c; WSP, 2017b) Proposed three (3) additional boreholes will provide baseline levels and post-construction comparison. 	Negligible change anticipated.
Archaeological	No archaeological potential identified during Class EA (ASI, 2015). Expanded easement area requires further investigation.	Expanded easement area confirmed as disturbed through additional investigation during detailed design (report forthcoming).	No archeological impacts.
Property Owner/ Occupier	TE and PE are now required resulting in temporary and permanent usage limitations for the owner.	Region of Peel is engaging with property owner to achieve an agreement.	Working towards fair easement agreement.

3.1.3 Owner Consultation

Morguard property owner representatives were engaged by the Region to discuss property requirements. Prior to the filing of the PFR, the Region and their consultant GHD met on May 6, 2015 regarding a separate property owned by Morguard. Since the filing of the PFR, additional

email correspondence has occurred between the Region of Peel and Morguard, and additional meetings took place as follows:

- May 26, 2016 with Region of Peel and Hatch/exp (present consultant);
- June 27, 2016 with Region of Peel and Hatch/exp (present consultant); and
- June 26, 2017 with Region of Peel.

Meeting discussions led to modifications to easements and uses pertaining to snow storage and pedestrian access. Additional discussion included: construction details; irrigation lines onsite; electrical wiring for lighting; minimizing impacts to a sign; and site restoration. At the time of writing, development of the agreement was underway. See Appendix A for a delineation of the easement requirements.

3.2 201 City Centre Drive (Morguard Corp.) Easement Requirements

3.2.1 Changes and Rationale

This property (PIN 13142-0005) is owned by Morguard Corporation and is located at the northeast corner of Burnhamthorpe Road West at Duke of York Boulevard (at 201 City Centre Drive, in the boulevard of Burnhamthorpe Road). In the 2015 PFR, a temporary easement was identified for this property. A permanent easement is now required (see Table 4).

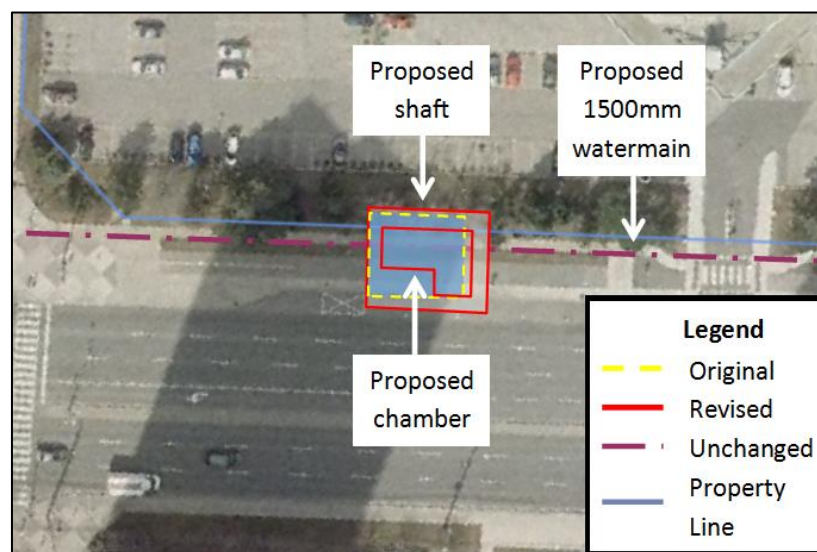
Table 4: Changes in Easement Requirements for 201 City Centre Drive

	TE Area (m ²)	PE Area (m ²)	TE Details	PE Details
Original EA	480	N/A	Construction staging (for a connection shaft)	N/A
Amended Requirements	520	85	Construction staging	Permanent rock bolts to stabilize excavation

TE = temporary easement; PE = permanent easement; WM = watermain; VC = valve chamber

Figure 2 below shows both the original and new proposed works.

Figure 2: Watermain Alignment – 201 City Centre Drive



Note: The chamber structure will be located within the noted shaft.

3.2.2 Overview of Potential Impacts and Mitigation

Table 5 outlines the potential impacts, mitigations, and net effect of the change to property requirements.

Table 5: Impacts for 201 City Centre Drive (Morguard Corp.)

Impact Category	Impact Details	Measures to Mitigate Impacts	Net Effect
Trees	Approx. 4-5 additional trees to be removed in new TE; 4 trees previously in TE area now in PE; total of 30 trees requiring removal.	Tree removal addressed through compensation/ tree replacement program. Shallow/removable vegetation may be considered in locations in which PEs are required.	Net 4-5 of 30 trees anticipated not being replaced; Owner compensated where appropriate.
Groundwater	<ul style="list-style-type: none"> Negligible change in potential dewatering requirements Negligible change in potential impacts identified/ exceedances of Table 1 SCS and Table 3 SCS standards (Metals and Inorganics and VOCs according to samples from adjacent monitoring well) 	<ul style="list-style-type: none"> No additional mitigation measures required beyond those associated with the PFR and PDR. Groundwater infiltration is expected to be suitable for discharge to the municipal sanitary sewer after filtration to reduce TSS levels sewer (WSP, 2017a, 2017b; GHD, 2015a). Contaminant sampling pre- and post-construction at minimum. 	No change in dewatering requirements anticipated.
Soil	<ul style="list-style-type: none"> Negligible change in anticipated impacts Negligible change in associated potential impacts identified/exceedances of Table 1 SCS and Table 3 SCS standards (still include EC, SAR and VOCs according to samples from adjacent monitoring well) 	<ul style="list-style-type: none"> Salt-impacted soils may be reused onsite or on municipal roads; excess and otherwise contaminated soils will be disposed at an MOECC licensed facility (GHD, 2015c; WSP, 2017b). Proposed three (3) additional boreholes will provide baseline levels and post-construction comparison. 	Negligible change anticipated.
Archaeological	No archaeological potential (ASI, 2015)	N/A	N/A
Property Owner/Occupier	PE is now required resulting in permanent usage limitations for the owner.	Region of Peel is engaging with property owner to achieve a fair easement agreement.	Working towards fair easement agreement.

3.2.3 Owner Consultation

Prior to the filing of the PFR, the Region of Peel and their consultant GHD met with Morguard representatives on May 6, 2015 to discuss property requirements. Since the filing of the PFR, additional email correspondence has occurred, and additional meetings as follows:

- May 26, 2016 with Region of Peel and Hatch/exp (present consultant);

- June 27, 2016 with Region of Peel and Hatch/exp (present consultant); and
- June 26, 2017 with Region of Peel.

In these meetings, the proposed property impact plan was presented and discussed. Discussions pertained to a power line, irrigation lines, recent tree removals and site restoration. At the time of writing, development of the agreement was underway. See Appendix A for a delineation of the easement requirements.

3.3 325 Burnhamthorpe Road West (YMCA) Easement Requirements

3.3.1 Changes and Rationale

This property (PIN 13141-0205) is owned by the YMCA and is located at 325 Burnhamthorpe Road West (east of Confederation Parkway, north side). In the 2015 PFR, a temporary easement was identified for this property. A permanent easement is now required for future maintenance access (see Table 6).

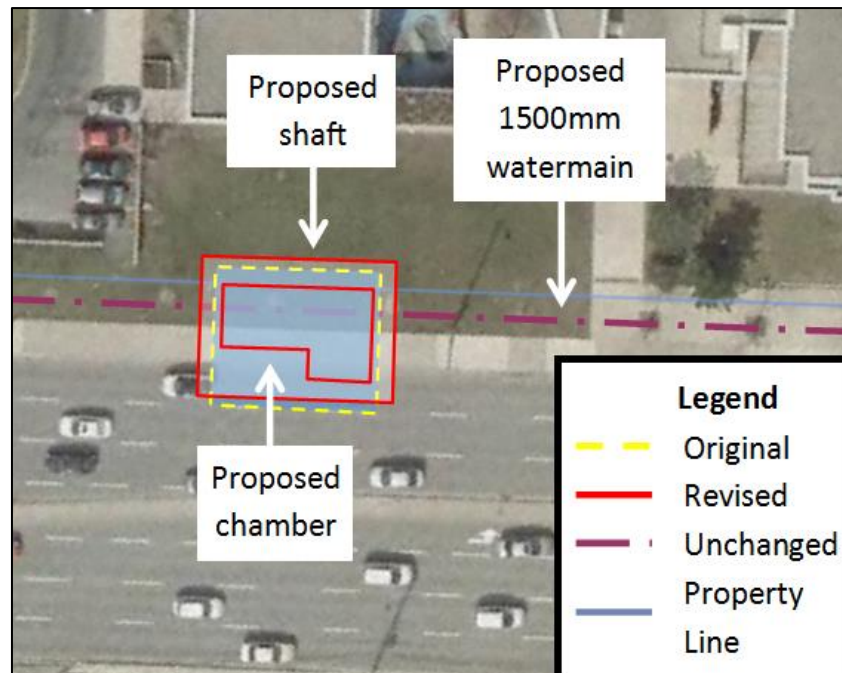
Table 6: Changes in Easement Requirements for 325 Burnhamthorpe Road West

	TE Area (m ²)	PE Area (m ²)	TE Details	PE Details
Original EA	360	N/A	Construction staging (for a connection shaft)	N/A
Amended Requirements	436	86	Construction staging	Permanent rock bolts to stabilize excavation

TE = temporary easement; PE = permanent easement; WM = watermain; VC = valve chamber

Figure 3 shows both the original and revised proposed works.

Figure 3: Watermain Alignment – 325 Burnhamthorpe Road West



Note: The chamber structure will be located within the noted shaft.

3.3.2 Overview of Potential Impacts and Mitigation

Table 7 below outlines the potential impacts, mitigations, and net effect of the change in the property requirements.

Table 7: Impacts for 325 Burnhamthorpe Road West (YMCA)

Impact Category	Impact Details	Measures to Mitigate Impacts	Net Effect
Trees	No additional impacts.	N/A	Removal of 1 tree previously identified; Owner compensated where appropriate
Groundwater	<ul style="list-style-type: none"> Negligible change in potential dewatering requirements Negligible change in potential impacts identified/exceedances of Table 1 SCS and Table 3 SCS standards (one adjacent monitoring well exceeded Metals and Inorganics, PHCs and VOCs) 	<ul style="list-style-type: none"> No additional mitigation measures required beyond those identified (GHD, 2015a, 2015b). Groundwater infiltration is expected to be suitable for discharge to the municipal sanitary sewer, after suitable pre-treatment (WSP, 2017a, 2017b; GHD, 2015a). Contaminant sampling pre- and post-construction at minimum. 	No change in dewatering requirements anticipated.
Soil	<ul style="list-style-type: none"> Negligible change in anticipated impacts Negligible change in potential impacts identified/exceedances of Table 1 SCS and Table 3 SCS standards (including Metals and Inorganics, VOCs and PCBs according to samples from adjacent monitoring well) 	<ul style="list-style-type: none"> Salt-impacted soils may be reused onsite or on municipal roads; excess and otherwise contaminated soils will be disposed at an MOECC licensed facility (GHD, 2015c; WSP, 2017b) Proposed three (3) additional boreholes will provide baseline levels and post-construction comparison. 	Negligible change anticipated.
Archaeological	No archaeological potential (ASI, 2015)	N/A	N/A
Property Owner/ Occupier	PE is now required, resulting in permanent usage limitations for the owner.	Region of Peel is engaging with property owner to achieve a fair easement agreement.	Working towards fair easement agreement.

3.3.3 Owner Consultation

Prior to the filing of the PFR, the Region of Peel and their consultant GHD met with YMCA representatives on April 24, 2015 to discuss property requirements. Since the filing of the PFR, additional email correspondence has occurred, and a second meeting between the Region and the YMCA was held on June 23, 2017.

In these meetings, the proposed property impact plan was presented and discussed. Discussions pertained to construction noise, dust, debris and a fibre optic cable connection. At the time of writing, development of the agreement was underway. See Appendix A for a delineation of the easement requirements.

3.4 691 Burnhamthorpe Road East (V. & E. Amaral) Easement Requirements

3.4.1 Changes and Rationale

This property (PIN 13170-0241) is owned by Victor and Eduarda Amaral and is located at 691 Burnhamthorpe Road East (northwest corner of Burnhamthorpe Road and Cawthra Road). In the 2015 PFR, a temporary easement was identified for this property. A permanent easement is now required due to the change in the location of a shaft and also to allow for future utility work by the Region (see Table 8).

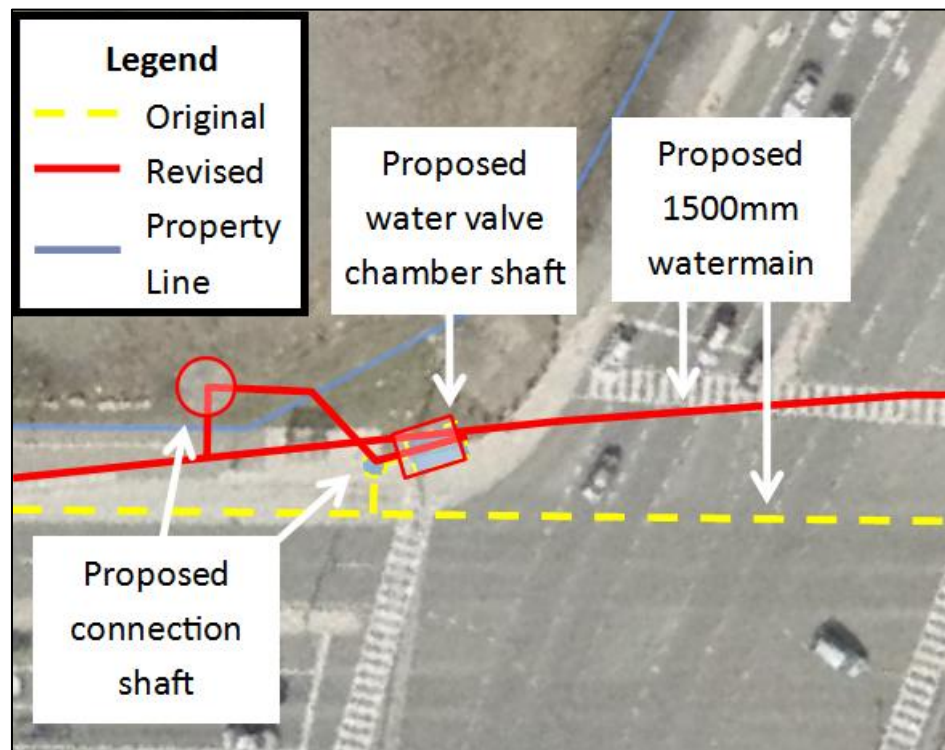
Table 8: Changes in Easement Requirements for 691 Burnhamthorpe Road East

	TE Area (m ²)	PE Area (m ²)	TE Details	PE Details
Original EA	3300	N/A	Construction staging	N/A
Amended Requirements	2676	623	Construction staging	Connection shaft, WM connection and VC installation, maintenance access, future work

TE = temporary easement; PE = permanent easement; WM = watermain; VC = valve chamber

Figure 4 below shows the original and revised proposed works. In the original design, the shaft and watermain were set within the road ROW. In the revised design, the shaft has been moved to within the Amaral property, and connections of the watermain likewise cross the Amaral property before returning to the ROW. The shaft was relocated during detailed design because it was deemed to be a superior design.

Figure 4: Watermain Alignment – 691 Burnhamthorpe Road East



Note: The valve chamber structure will be located within the noted chamber shaft.

3.4.2 Overview of Potential Impacts and Mitigation

Table 9 below outlines the potential impacts, mitigations, and net effect of the change to property requirements.

Table 9: Impacts for 691 Burnhamthorpe Road East (V. & E. Amaral)

Impact Category	Impact Details	Measures to Mitigate Impacts	Net Effect
Trees	No additional trees to be removed; 1 tree previously in TE area now in PE area; total of 9 trees requiring removal	Tree removal addressed through compensation/ tree replacement program. Shallow/removable vegetation may be considered in locations in which PEs are required.	Net 1 of 9 trees anticipated not being replaced; Owner compensated where appropriate
Groundwater	<ul style="list-style-type: none"> Negligible change in potential dewatering requirements; Uncertain change in potential impacts identified/ exceedances of Table 1 SCS standards (one adjacent monitoring well exceeded Metals and Inorganics, and VOCs, whereas another adjacent monitoring well did not identify exceedances) 	<ul style="list-style-type: none"> No additional mitigation measures required beyond those identified (GHD, 2015a, 2015b). Groundwater infiltration is expected to be suitable for discharge to the municipal sanitary sewer, after suitable pre-treatment (WSP, 2017a, 2017b; GHD, 2015a). Contaminant sampling pre- and post- construction at minimum 	No change in dewatering requirements anticipated.
Soil	<ul style="list-style-type: none"> Negligible change in anticipated impacts Uncertain change in potential impacts identified/ exceedances of Table 1 and Table 3 SCS standards including SAR, cyanide, BTEX and VOCs) 	<ul style="list-style-type: none"> Salt-impacted soils may be reused onsite or on municipal roads; excess and otherwise contaminated soils will be disposed at an MOECC licensed facility (GHD, 2015c; WSP, 2017b). Proposed three (3) additional boreholes will provide baseline levels and post-construction comparison. 	Negligible change anticipated.
Archaeological	No archaeological potential identified during Class EA (ASI, 2015). Expanded easement area requires further investigation.	Expanded easement area confirmed as disturbed through additional investigation during detailed design (report forthcoming).	No archeological impacts.
Property Owner/ Occupier	PE is now required on the property resulting in permanent usage limitations for the owner.	Region of Peel is engaging with property owner to achieve a fair easement agreement.	Working towards fair easement agreement.

3.4.3 Owner Consultation

Prior to the filing of the PFR, the Region of Peel and their consultant GHD met with the property owner on June 15, 2015 to discuss property requirements. Since the filing of the PFR, the following additional meetings took place:

- August 10, 2016 with Region of Peel; and
- September 9, 2017 with Region of Peel (via teleconference).

In these meetings, the proposed property impact plan was presented and discussed. Discussions pertained to plans for utilizing the property and the Region's project timelines. At the time of writing, development of this agreement was underway. See Appendix A for a delineation of the easement requirements.

4 Conclusion and Recommendations

The purpose of this Review was to update the public record regarding the Burnhamthorpe Watermain Project Schedule 'B' Class EA that was filed in September 2015.

In this Review, we have identified the impacts of the project changes, the resulting potential environmental impacts of those changes, and mitigation measures to minimize or eliminate impacts. A Revised Notice of Completion will subsequently be filed to reflect these changes (see Appendix B).

5 Bibliography

- ASI. (2015). Stage 1 Archaeological Assessment Burnhamthorpe Road Watermain Former Township of Toronto, County of Peel, City of Mississauga, Regional Municipality of Peel. Prepared for GHD on behalf of the Regional Municipality of Peel. Dated July 6, 2015. Included as Appendix 2F in GHD, 2015a.
- GHD. (2015a). *Burnhamthorpe Road Watermain Class Environmental Assessment Project File Report*. Prepared for The Regional Municipality of Peel. Dated September 2015.
- GHD. (2015b). *Burnhamthorpe Road Watermain Preliminary Design Report*. Prepared for The Regional Municipality of Peel. Dated December 2015.
- GHD. (2015c). *Burnhamthorpe Road Watermain Tunnelling Technical Memo*. Prepared for The Regional Municipality of Peel. Dated December 2015. Included as Appendix J in GHD, 2015b.
- MOECC. (2011). Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Published April 15, 2011.
- Municipal Engineers Association (MEA). (October 2000, as amended in 2007, 2011, and 2015). *Municipal Class Environmental Assessment*.
- WSP. (2017a). *Draft Hydrogeological Investigation - Burnhamthorpe Water Project (BWP) Detail Design – Contract 1 & 2*. Prepared for the Regional Municipality of Peel. Dated August 14, 2017.
- WSP. (2017b). *Draft Stage II ESA Report Environmental Site Assessment for the Burnhamthorpe Water Project*. Prepared for the Regional Municipality of Peel. Dated September 8, 2017.

Appendix A – Property Requirement Maps

This appendix contains maps delineating the permanent easements for the properties identified through the detailed design stage that were not identified during the initial Class EA (GHD, 2015a). The properties are as follows:

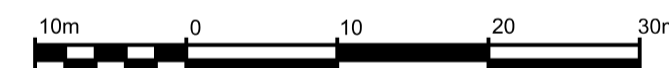
- 55 City Centre Drive (owned by Morguard Corporation).
- 201 City Centre Drive (owned by Morguard Corporation).
- 325 Burnhamthorpe Road West (owned by YMCA).
- 691 Burnhamthorpe Road East (owned by Victor and Eduarda Amaral).



REVISIONS		
DATE	DETAILS	INIT.

KEY PLAN (N.T.S.)

- LEGEND:**
- EXISTING R.O.W
 - EXISTING PROPERTY LINE
 - PERMANENT EASEMENT (810.1m², 0.200 acres)
 - TEMPORARY EASEMENT (2773.7m², 0.685 acres)



HATCH

Designed by _____ Chkd. _____ Approved by _____

Region of Peel
Working for you

BURNHAMTHORPE ROAD
PROPERTY IMPACT PLAN

PROPERTY OWNER:
MORGUARD CORPORATION

- NOTES:**
1. ALL PROPERTY LINES TO BE VERIFIED THROUGH A LEGAL PROPERTY SURVEY.
 2. EASEMENT ALIGNMENTS AND DIMENSIONS ARE PRELIMINARY FOR DISCUSSION PURPOSES AND WILL BE VERIFIED THROUGH A LEGAL SURVEY
 3. UTILITIES TO BE VERIFIED BY SUBSURFACE UTILITY ENGINEERING INVESTIGATION.

CAD Area	Area	Project No.	13-1125
Checked by	N.L.	Drawn by	A.R.
Date	JUNE 2017	Sheet	SK002a



CITY CENTRE DRIVE

DUKE OF YORK BOULEVARD

CONCRETE WALKWAY

78.5m

7.8m

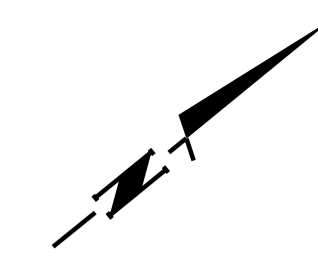
4.0m

21.1m

CONCRETE WALKWAY

ASPHALT WALKWAY

BURNHAMTHORPE ROAD WEST



REVISIONS		
DATE	DETAILS	INIT.

KEY PLAN (N.T.S.)

LEGEND:

- EXISTING R.O.W
- EXISTING PROPERTY LINE
- TEMPORARY EASEMENT
(520.1m², 0.129 acres)
- PERMANENT EASEMENT
(84.5m², 0.021 acres)



HATCH

Designed by _____
Chkd. _____
Approved by _____

Region of Peel
Working for you

BURNHAMTHORPE RD WEST
PROPERTY IMPACT PLAN

PROPERTY OWNER
MORGUARD CORPORATION

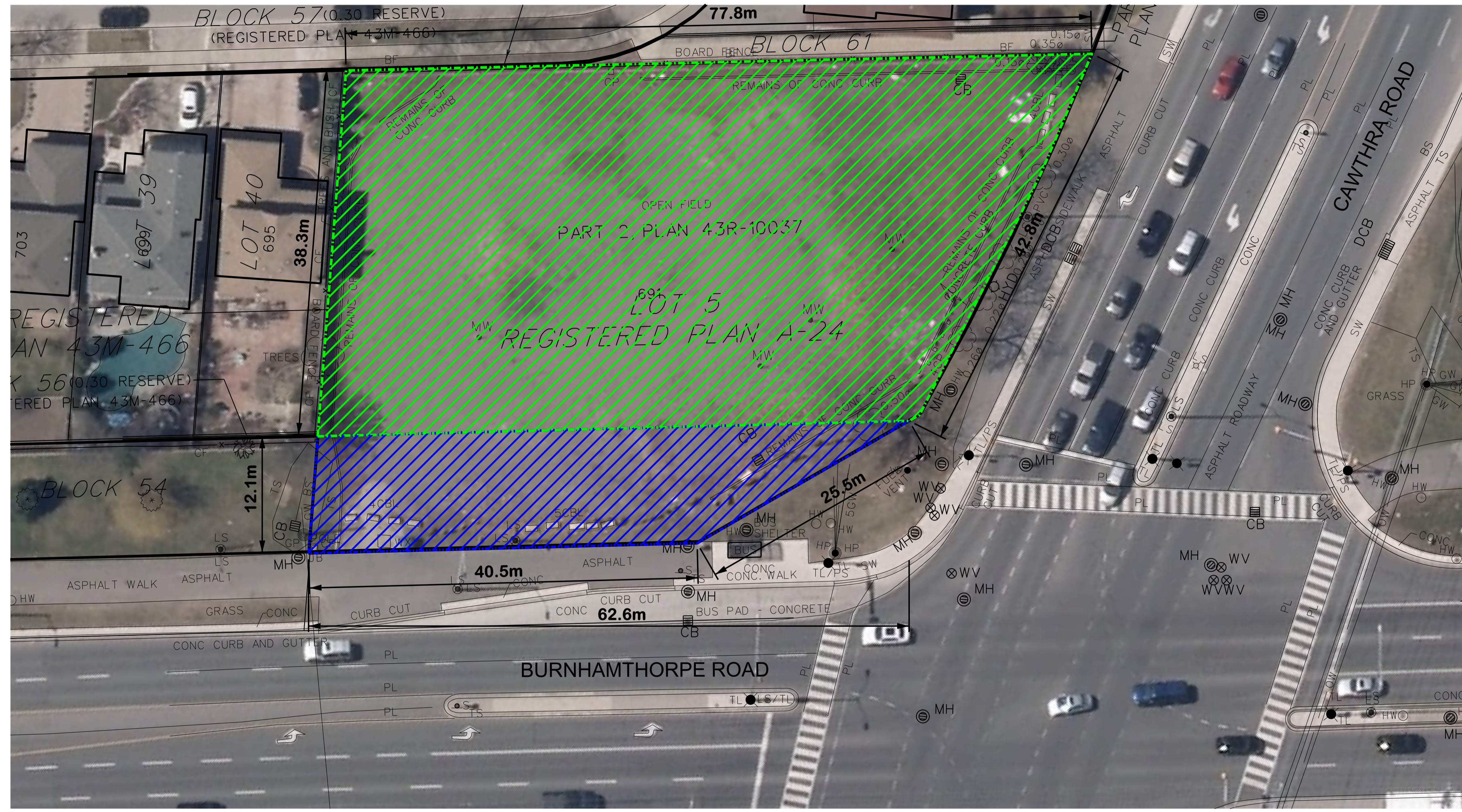
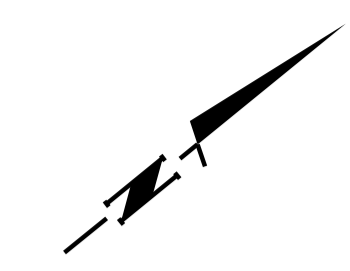
CAD Area	Area	Project No.	13-1125
Checked by	N.L.	Drawn by	J.M./A.R.
Date	NOVEMBER 2016	Sheet	SK003a

NOTES:

1. ALL PROPERTY LINES TO BE VERIFIED THROUGH A LEGAL PROPERTY SURVEY.
2. EASEMENT ALIGNMENTS AND DIMENSIONS ARE PRELIMINARY FOR DISCUSSION PURPOSES AND WILL BE VERIFIED THROUGH A LEGAL SURVEY
3. UTILITIES TO BE VERIFIED BY SUBSURFACE UTILITY ENGINEERING INVESTIGATION.

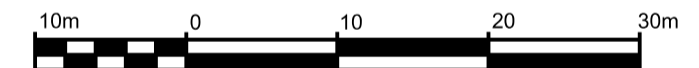
REVISIONS		
DATE	DETAILS	INIT.

KEY PLAN (N.T.S.)



LEGEND:

	EXISTING R.O.W
	EXISTING PROPERTY LINE
	PERMANENT EASEMENT (622.9m ² , 0.154acres)
	TEMPORARY EASEMENT (2675.7m ² , 0.661 acres)



HATCH

Designed by _____

Checked by _____

Approved by _____

Region of Peel
Working for you

BURNHAMTHORPE ROAD
PROPERTY IMPACT PLAN

PROPERTY OWNER:
VICTOR AND EDUARDA AMARAL

- NOTES:**
1. ALL PROPERTY LINES TO BE VERIFIED THROUGH A LEGAL PROPERTY SURVEY.
 2. EASEMENT ALIGNMENTS AND DIMENSIONS ARE PRELIMINARY FOR DISCUSSION PURPOSES AND WILL BE VERIFIED THROUGH A LEGAL SURVEY
 3. UTILITIES TO BE VERIFIED BY SUBSURFACE UTILITY ENGINEERING INVESTIGATION.

CAD Area	Area	Project No.	13-1125
Checked by	N.L.	Drawn by	J.M.
Date	NOVEMBER 2016	Sheet	SK007a

Appendix B – Revised Notice of Completion

Environmental Assessment Study

Revised Notice of Completion Burnhamthorpe Road Watermain Class Environmental Assessment

Study Background

The Region of Peel completed a Class Environmental Assessment (EA) in September 2015 to improve water supply for projected growth in the Mississauga City Centre area. The preferred alternative, which would minimize disruption along Burnhamthorpe Road, included tunnelling a new 1500 mm (5 foot) diameter watermain from Grand Park Drive to Cawthra Road. Nine connections between the new watermain and existing water infrastructure will also be constructed. The Class EA also included two new smaller diameter watermains to be constructed by open-cut method along Grand Park Drive and Webb Drive and Duke of York Boulevard from Webb Drive to City Centre Drive. Following the Notice of Completion and the Project File Report filing, the Region started detailed design work to prepare for the installation of these watermains.

Revised Notice of Completion

Through the design process, minor modifications were made to the 1500 mm watermain alignment, shaft locations, valve chambers, and the required construction staging areas. These changes require new permanent easements at four locations along Burnhamthorpe Road West, including:

- 55 City Centre Drive (northwest corner of Burnhamthorpe Road and Hurontario Street).
- 201 City Centre Drive (northeast corner of Burnhamthorpe Road and Duke of York Boulevard).
- 325 Burnhamthorpe Road West (east of Confederation Parkway, north side of Burnhamthorpe Road).
- 691 Burnhamthorpe Road East (northwest corner of Burnhamthorpe Road and Cawthra Road).

We Want to Hear from You - Comments Invited

The Region of Peel would like to hear from you. A report with the revisions is available for public review between December 14, 2017 and January 31, 2018 at peelregion.ca/pw/construction/miss/bwp.htm and at the following locations:

- Region of Peel: Clerk's Department, 5th Floor, Suite A, 10 Peel Centre Drive, Brampton (Mon-Fri: 8:30 a.m. to 4:30 p.m.)
- Mississauga Central Library: 301 Burnhamthorpe Road West, Mississauga (Mon-Fri: 9 a.m. to 9 p.m., Sat: 9 a.m. to 5 p.m., Sun: 1 p.m. to 5 p.m.)

If you have any comments, please send them to the Project Manager by January 31, 2018:

- Heather Jefferson, Project Manager, Water Division, Capital Works, 10 Peel Centre Drive, Brampton, L6T 4B9
Tel: 905-791-7800 ext. 7881 / Email Heather.Jefferson@peelregion.ca

If concerns regarding this Class EA cannot be resolved in discussion with the Region of Peel during this minimum 30-day review period, a person or party may request that the Minister of Environment and Climate Change make an order for the project to comply with Part II of the *Environmental Assessment Act* (1990). This request must be received by the Ministry, at the addresses listed below and copied to Heather Jefferson at the Region of Peel, on or before January 31, 2018.

- The Ministry/Minister of Environment and Climate Change,
77 Wellesley St West, 11th Floor, Toronto ON M7A 2T5 and
- Ministry of the Environment and Climate Change, Environmental Approvals Branch
135 St. Clair Avenue West, 1st Floor, Toronto, ON M4V 1P5

Subject to requests and comments received as a result of this notice and issue of the necessary permits and approvals, the Region of Peel intends to proceed with construction of this preferred alternative.

This notice was first issued on December 14, 2017

With the exception of personal information, all comments will become part of the public record of the study. The study is being conducted according to the requirements of the Municipal Class Environmental Assessment, which is a planning process approved under Ontario's *Environmental Assessment Act*.