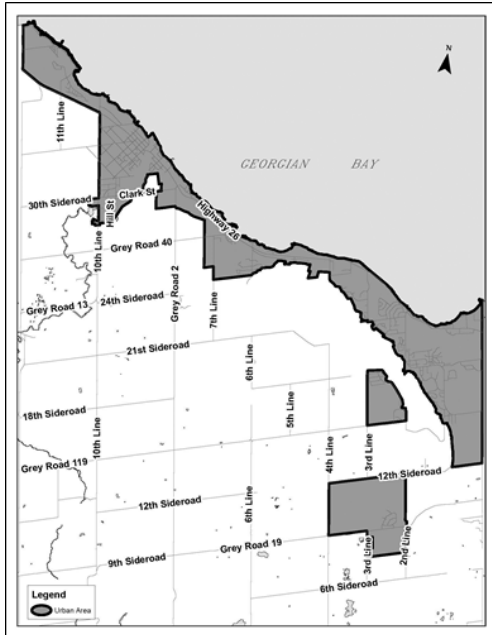


Appendix 'K'
Notice of Public Information Centre and Materials

Notice of Public Information Centre

Town of The Blue Mountains Water Distribution System Master Plan Class Environmental Assessment

The Town of The Blue Mountains is conducting a Class Environmental Assessment (Class EA) to develop a Town-Wide Water Distribution System Master Plan.



Water Distribution Master Plan Class EA Study Area

Master Plan Purpose

The purpose of the Water Distribution System Master Plan is to evaluate the Town's long-term water distribution needs and identify a preferred solution to be implemented as required to match the Town's growth. As part of the Master Plan, the Town is developing a set of water servicing strategies, as well as the phasing for the implementation of the various infrastructure projects.

Public Consultation is a key component to this study. The proposed consultation plan provides for a Public Information Centre to review the future water supply and storage alternatives that are being considered as part of this project. This Public Information Centre will identify existing system constraints and potential alternative solutions.

The Open House (or Public Information Centre) is scheduled as follows:

Date: May 29, 2019
Time: 6pm to 8pm
Location: Town Hall, Council Chambers
Address: 32 Mill Street, Thornbury, ON N0H 2P0

All those interested in the study are encouraged to attend. Project information will also be available to the public at the Town office and on the Municipality's website (<https://www.thebluemountains.ca/town-wide-water-distribution-master-plan.cfm>).

If you have any questions regarding the study please contact one of the people listed below.

Brent Bouteiller, P.Eng.
Senior Civil Engineer
J.L. Richards & Associates Limited
107-450 Speedvale Ave W
Guelph, ON N1H 7Y6
Phone: 519-763-0713

Reg Russwurm, P. Eng, MBA.
Director of Infrastructure & Public Works
Town of The Blue Mountains
32 Mill Street, PO Box 310
Thornbury, ON N0H 2P0
Phone: 519-599-3131

Project email address: watermasterplan@thebluemountains.ca

This study is being conducted according to the requirements of an Approach 1 Master Plan and includes components of Phases 1 and 2 of the Municipal Class Environmental Assessment which is an approved process under the Environmental Assessment Act. This notice originally issued May 10, 2019.

This version of the presentation has been reformatted with some graphics and background colours removed for Accessibility

Welcome

to the Public Information Centre
for the

Town of The Blue Mountains Municipal Master Plan for the Town-Wide Water Distribution System

We want to hear from you.

Please fill out the comment sheet provided at today's Public Information Centre and leave it in one of the boxes provided.

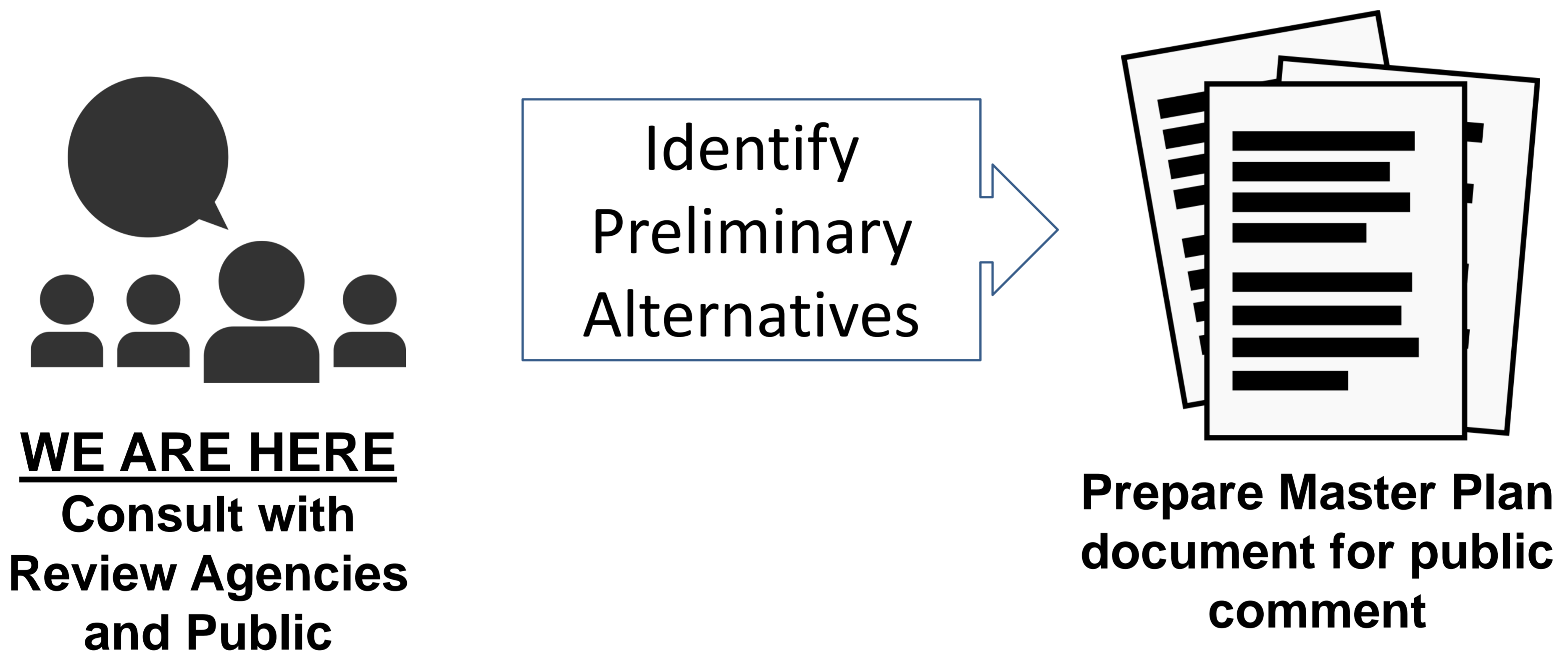
Additional information is available on the project website at <https://www.thebluemountains.ca> (under "Town Hall" select "Infrastructure Projects") and at the Town's Office.



THE MUNICIPAL CLASS EA PROCESS



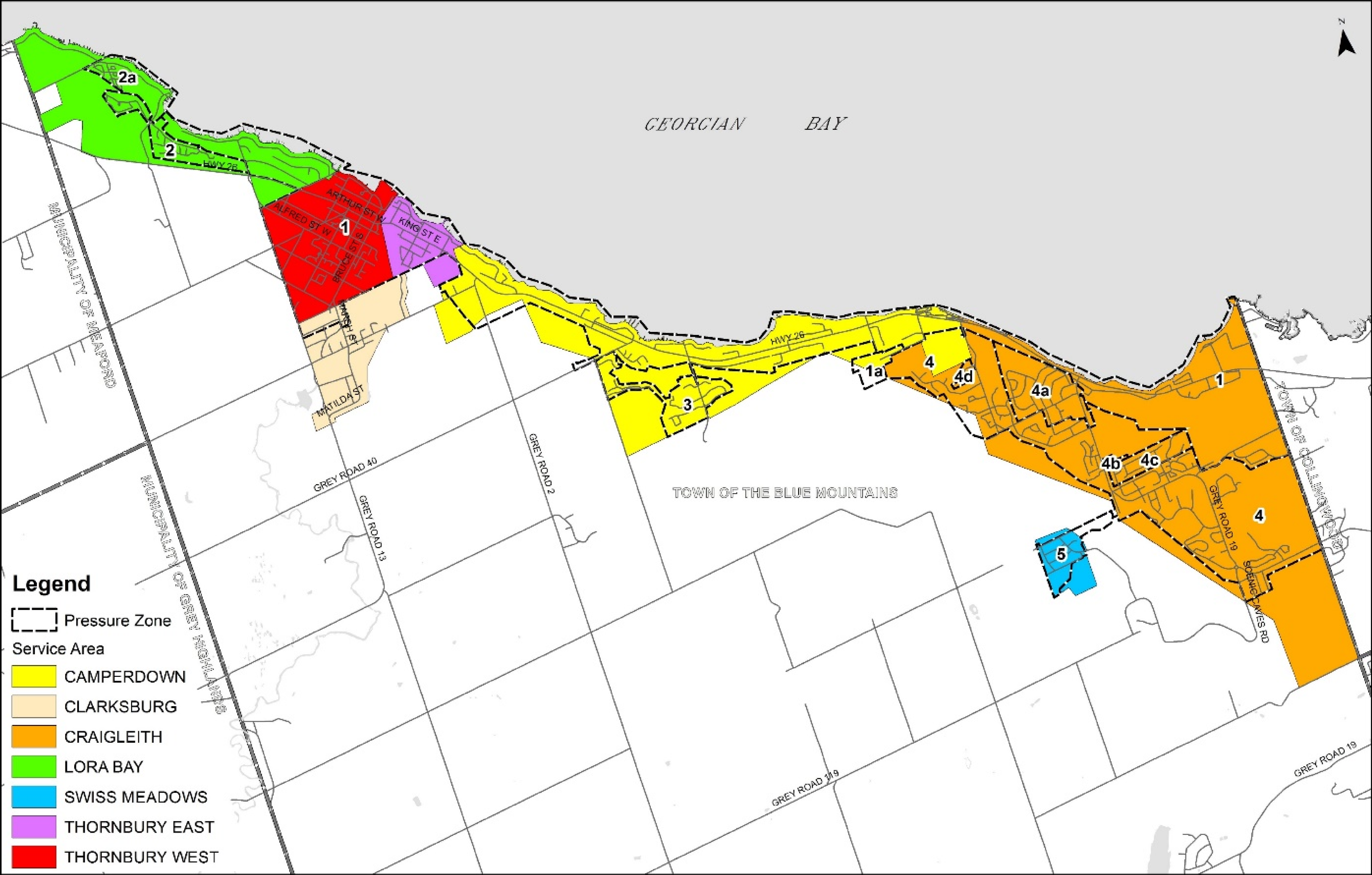
Phase 1 – Problem/ Opportunity



Phase 2 – Alternative Solutions

The purpose of the Town-Wide Water Distribution System Master Plan is to evaluate the Town’s long-term water distribution needs and identify preferred solutions to be implemented immediately and as required to match the Town’s growth over the next 20-years and to Build-Out of the service area boundary.

STUDY AREA – KEY PLAN



KEY INFRASTRUCTURE ISSUES

Issue No. 1 - East Side Supply:

There is a need to provide adequate, secure water supply to meet projected demands east of Arrowhead Road Booster Pumping Station. These areas include Pressure Zone 4 (Craigleith), Zone 5 (Swiss Meadows) and Castle Glen.

Issue No. 2 – Zone 1, 2, 3 Storage:

At Build-Out there are storage deficits in Pressure Zone 1 (Thornbury/Clarksburg), Zone 2 (Lora Bay) and Zone 3 (Camperdown) combined. There are near-term storage deficits in Zone 2 (Lora Bay).

Issue No. 3 – Zone 4 Storage:

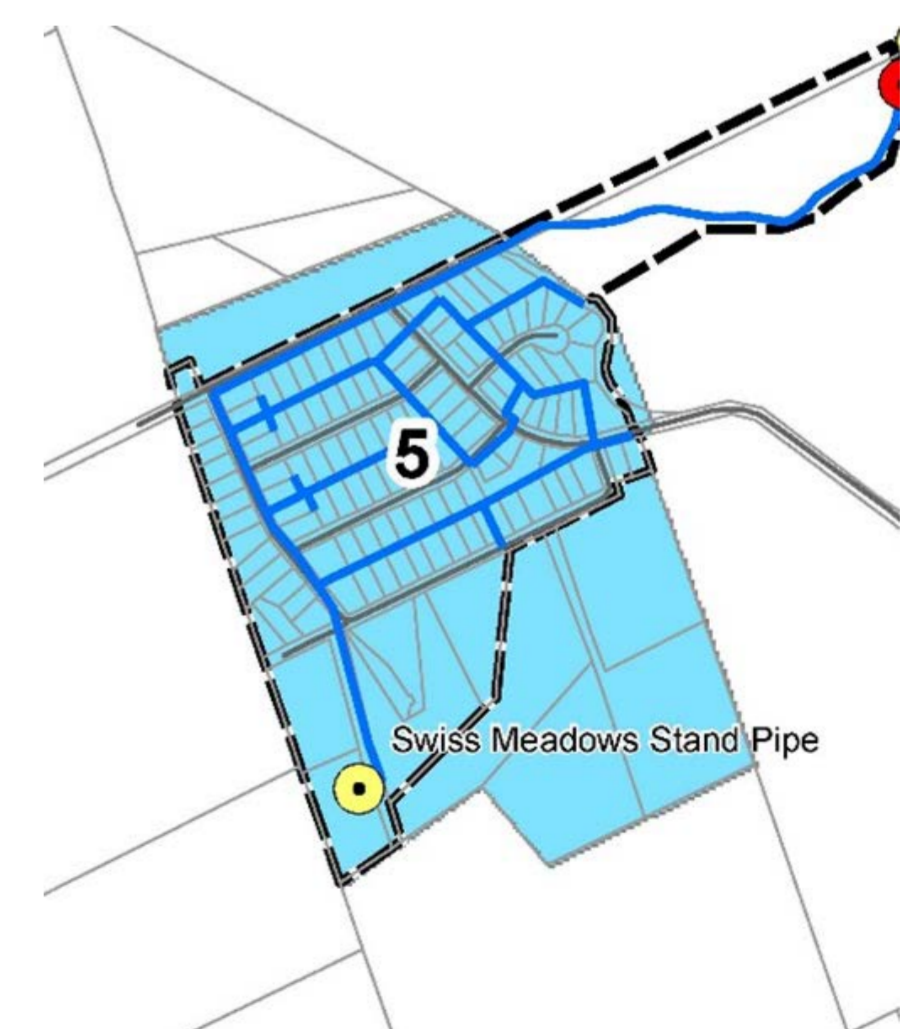
At Build-Out approximately 8,300 m³ of storage is required in Zone 4 (Craigleith). There is currently 5000 m³ of built storage that serves that pressure zone, which leaves a deficit of 3,300 m³.

Issue No. 4 – Zone 5 Storage and Fire Protection:

In the Build-Out scenario there is a 715 m³ storage deficiency in Zone 5 (Swiss Meadows). Currently, not all areas are serviced with adequate sized watermains and hydrants.

Issue No. 5 – Supply & Storage for Castle Glen:

For Build-Out of Castle Glen, municipal water supply will be required.



SELECTION OF ALTERNATIVES

Step 1 – Initial Screening: For each of the five (5) issues identified, a long-list of potential solutions was developed. Based on a pass/fail criteria, the list was shortened to 3 – 4 feasible alternatives to advance to detailed evaluation.

Step 2 – Detailed Evaluation: Criteria were identified by the study team and project stakeholders to guide the evaluation of different servicing options. Each option was evaluated using the criteria and an impact score (see details below).

Natural Environment and Archaeology

- Effect on Fish and Aquatic Habitat
- Effect on Wetlands, Woodlands, Wildlife Habitat
- Effect on Archeological or Heritage Resources

Technical Considerations

- Opportunities for Phased Implementation
- Optimized Use of Existing Infrastructure
- System Redundancy
- Maintenance/Operations Requirements

Social Environment

- Impacts During Construction
- Compatibility with Surrounding Land Use

Economic Considerations

- Land Acquisitions Required
- Capital Costing
- Lifecycle Costs

Impact Score	Score
High Positive	+2
Low/Moderate Positive Impact	+1
No Anticipated Impact	0
Low/Moderate Negative Impact	-1
High Negative	-2

Step 3 - Selection of Preferred Alternative: The highest scoring alternative was selected as the preferred and is being presented to the public for consideration.



OVERVIEW OF STORAGE FACILITY TYPES



Elevated Tower

- Similar to existing Victoria St. Tower
- 40 to 60 year service life
- Low energy costs (less pumping)
- Steel tanks require periodic re-coating
- High visual impact



At-Grade Storage (on escarpment)

- Similar to existing in Camperdown
- 40 to 60 year service life
- Low energy costs (less pumping)
- Requires minimal maintenance
- Construction may be very challenging
- Moderate visual impact

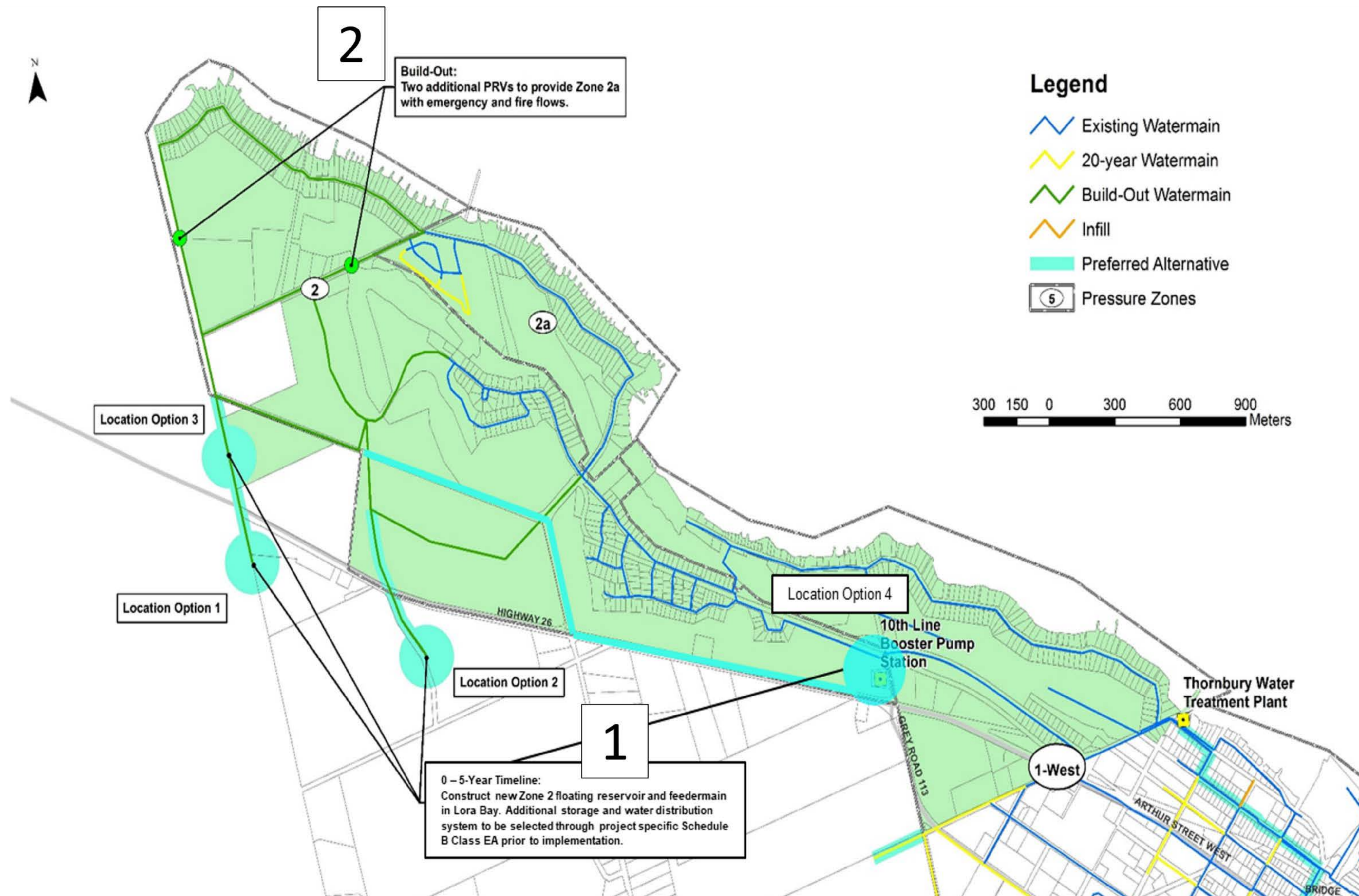


Below Grade Storage (at low elevation)

- Similar to existing Thornbury Reservoir
- 40 to 60 year service life
- Requires a booster pumping station
- High energy costs
- Tank requires minimal maintenance
- Pumping station requires maintenance
- Moderate visual impact

PRELIMINARY PREFERRED WATER SYSTEM

Pressure Zones 2 and 2a (Lora Bay)

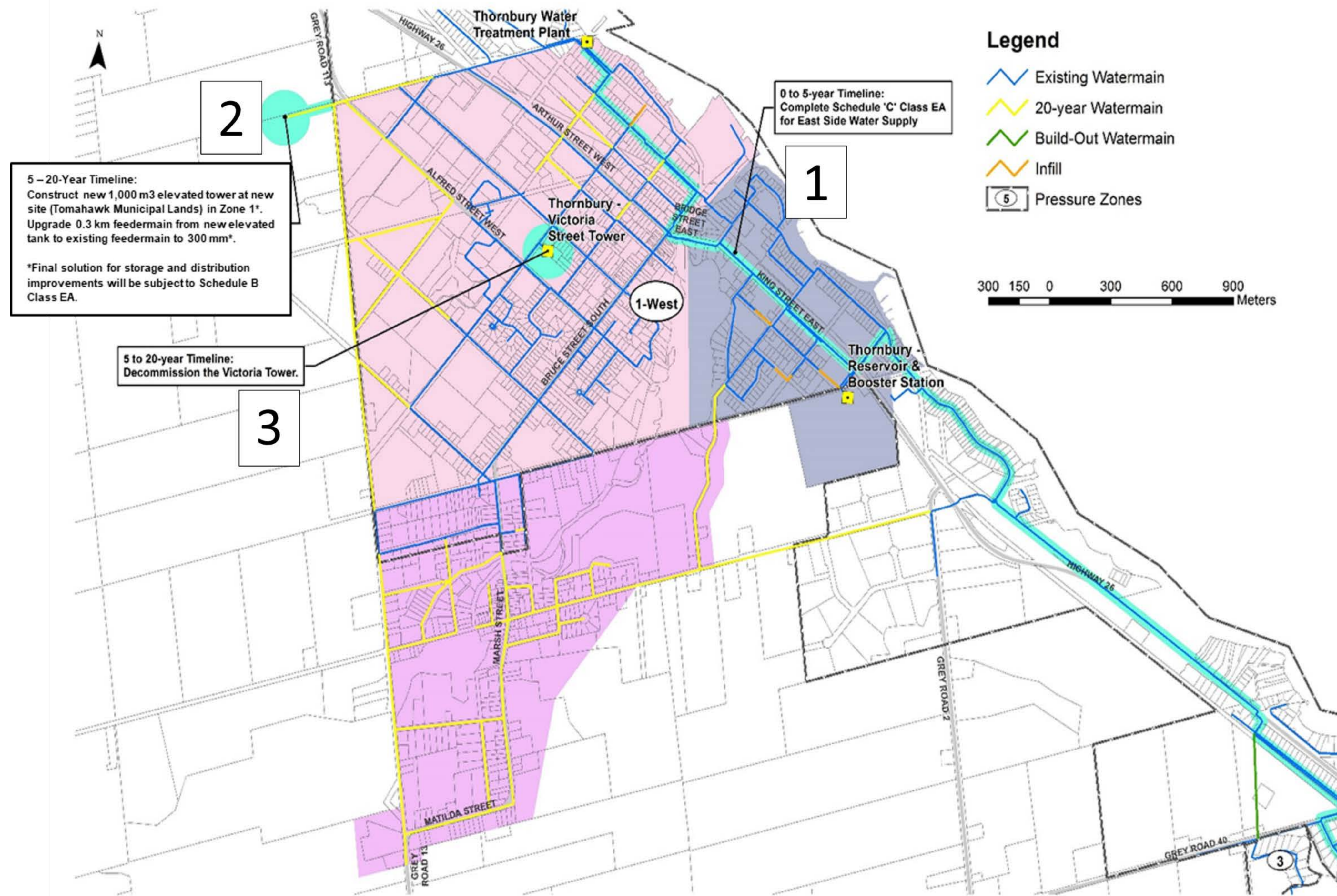


Proposed Project Overview:

- Complete Schedule “B” Class EA to determine preferred system for West Side Storage. Potential alternatives include:
 - Alternative 2.1 New Zone 1 Elevated Tower (Existing Location)
 - Alternative 2.2 New Zone 1 Elevated Tower (Tomahawk Municipal Lands or as determined by Class EA)
 - Alternative 2.3 Zone 1 Elevated Tower and In-ground Storage at 10th Line Booster Station
 - Alternative 2.4 Zone 1 Elevated Tower and Zone 2 Floating Reservoir - **Preliminary Preferred Alternative**
 - Alternative 2.5 Expand Thornbury Reservoir and In-ground Storage at 10th Line Booster Station
- Add two additional PRVs to provide emergency and fire flows.

PRELIMINARY PREFERRED WATER SYSTEM

Pressure Zone 1 (Thornbury and Clarksburg)

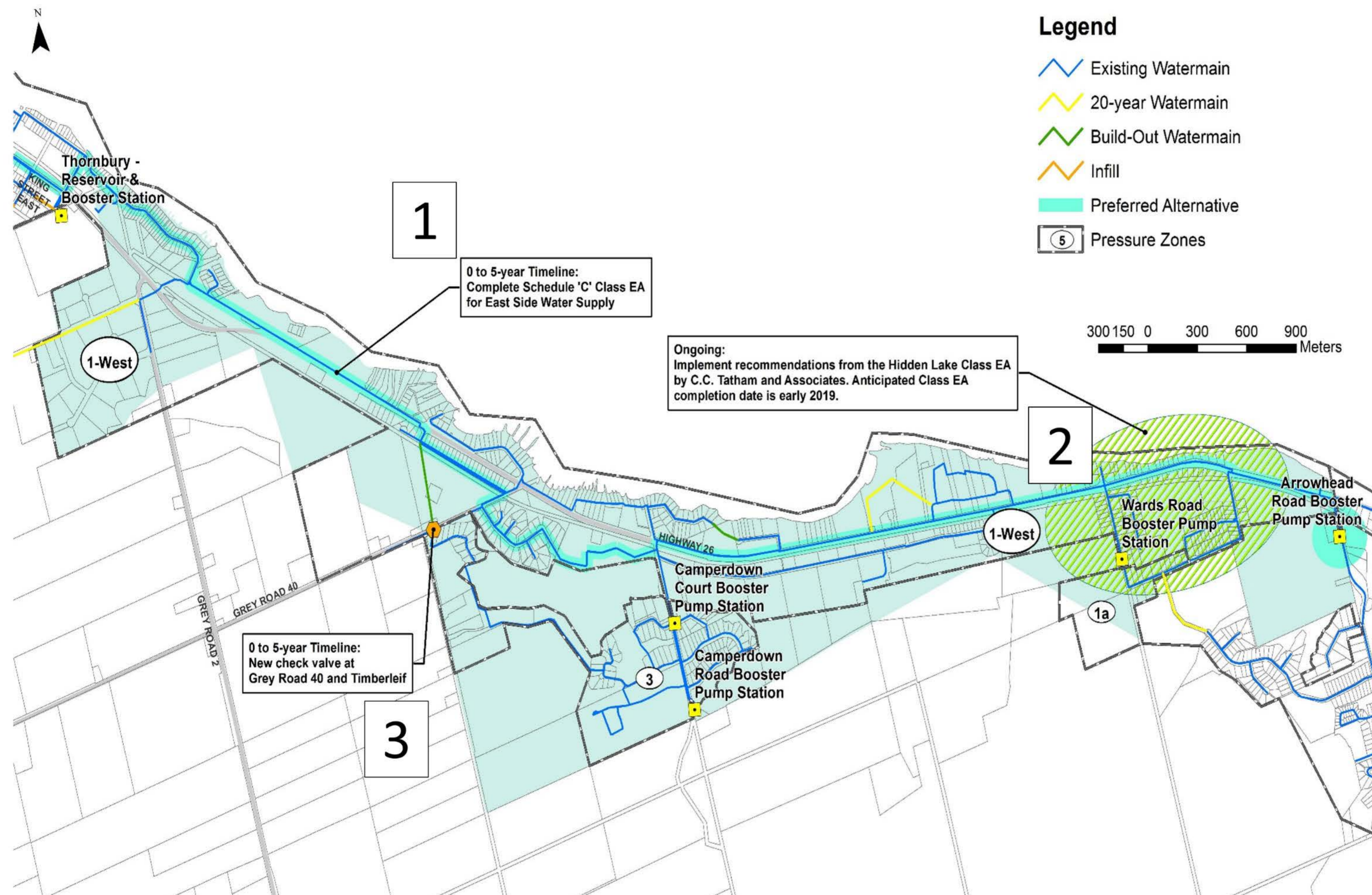


Proposed Project Overview:

- Complete Schedule "C" Class EA for East Side Water Supply to determine the preferred water supply alternative. Potential alternatives include:
 - Alternative 1.1 Upgrade Mountain Road Booster Station to supply water entirely from Collingwood
 - Alternative 1.2 Upgrade Arrowhead Road Booster Station and supply water entirely from Thornbury Water Treatment Plant - **Carried forward for budget purposes**
 - Alternative 1.3 Supply water from Collingwood and Thornbury Water Treatment Plant
 - Alternative 1.4 Construct a new Water Treatment Plant in Craigeith and supply water entirely from this new plant
- Complete Schedule "B" Class EA to determine preferred system for West Side Storage (refer to Pressure Zone 2).
- Decommission the Victoria Tower.

PRELIMINARY PREFERRED WATER SYSTEM

Pressure Zones 1a, 1, and 3 (Camperdown)

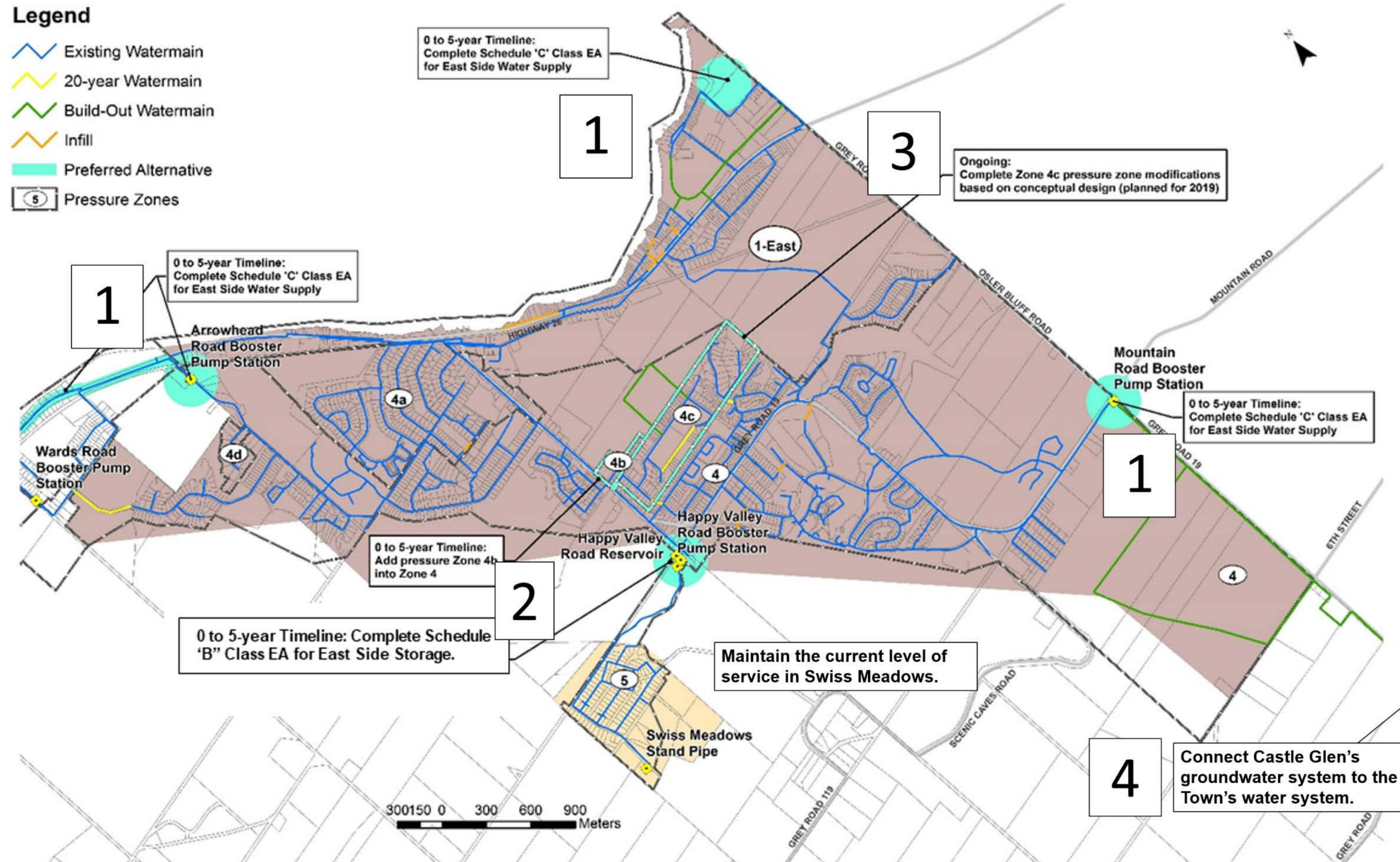


Proposed Project Overview:

1. Complete Schedule "C" Class EA for East Side Water Supply to determine the preferred water supply alternative (refer to Pressure Zone 1 – Thornbury and Clarksburg).
2. Implement recommendations from the Hidden Lake Class EA.
3. Install new check valve at Grey Road 40 and Timberleif.

PRELIMINARY PREFERRED WATER SYSTEM

Pressure Zones 1-East, 4a-d, and 5 (Craigleith and Swiss Meadows)



Proposed Project Overview:

1. Complete Schedule “C” Class EA for East Side Water Supply to determine the preferred water supply alternative (Refer to Pressure Zone 1 – Thornbury and Clarksburg).
2. Complete Schedule “B” Class EA to determine preferred system for East Side Storage. Three potential alternatives for storage in Zone 4 include:
 - Alternative 3.1 Expand Storage at Happy Valley Reservoir - **Preliminary Preferred Alternative**
 - Alternative 3.2 Build Elevated Tower at a New Location
 - Alternative 3.3 Build At- or Below-grade Reservoir at a New Location
3. Complete Zone 4C Pressure Zone modifications
4. Implement the recommendations established in Castle Glen Development Corporation Phase 1 Water Supply Class EA. Connect Castle Glen groundwater system to the Town’s water system.

PRELIMINARY CAPITAL COSTING

0 TO 5-YEAR CAPITAL COSTS

Proposed Project	Budget	Funding
Schedule 'B' Class EA and Pre-Design for West Pressure Zones Storage	\$0.25M	Development Charges
Schedule 'C' East Side Water Supply and Water Storage Class EA and Pre-Design	\$0.75M	Development Charges
Pending Outcome of Class EA-1,700 m ³ Zone 2 reservoir (excludes feedermain)	\$3.50M	Development Charges
Implement findings from Hidden Lake Class EA	TBD	Development Charges
Check valve at Grey Road 40 and Timberleif	\$0.15M	Non-Growth
Implement findings from Zone 4c Pressure Modification Conceptual Design	\$0.35M	Non-Growth
Add pressure Zone 4b into 4 (PRV not operating)	---	Non-Growth

Total 5-Year Capital Costs = \$5.00M

5 TO 20-YEAR CAPITAL COSTS

Proposed Project	Budget	Funding
Implement findings from Schedule 'C' Water Supply Class EA for East Zones	\$14.00M	Development Charges
Pending Outcome of Class EA – Decommission Victoria Street Tower and construct 1,000 m ³ elevated tank on Municipal Lands (excludes feedermain)	\$3.10M	Development Charges/Non-Growth
Pending Outcome of Class EA - 1,000 m ³ reservoir near Happy Valley Reservoir	\$3.00M	Development Charges
Looping of watermain in existing distribution system	\$2.50M	Non-Growth
Extend existing watermain into new growth areas (includes road reinstatement)	\$9.00M	Developer Built & Development Charges

Total 20-Year Capital Costs = \$31.60M

20-YEAR TO BUILD-OUT CAPITAL COSTS

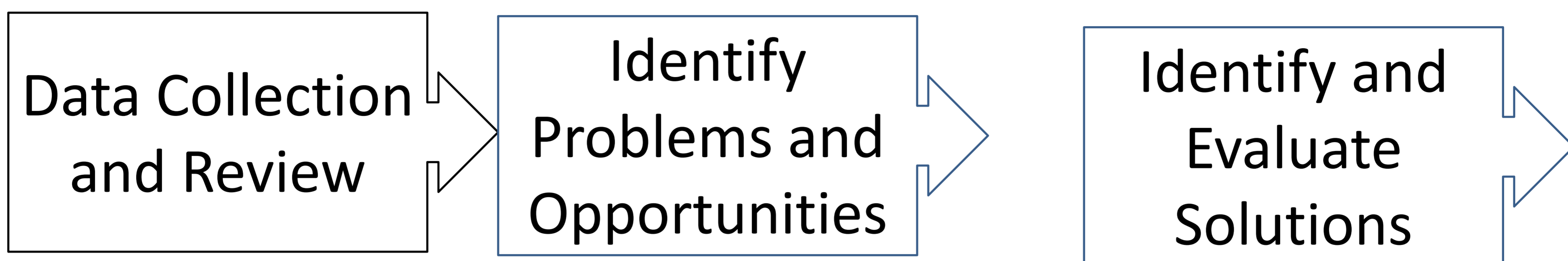
Proposed Project	Budget	Funding
Pending outcome of Class EA - Expand the storage near Happy Valley Reservoir	\$3.40M	Development Charges
Add two additional PRVs in Zone 2a	\$0.35M	Development Charges
Extend existing watermain into new growth areas	\$14.40M	Developer Built & Development Charges

Total Build-Out Capital Costs = \$18.15M

Total Capital Costs 2019 to Build Out = \$54.75M



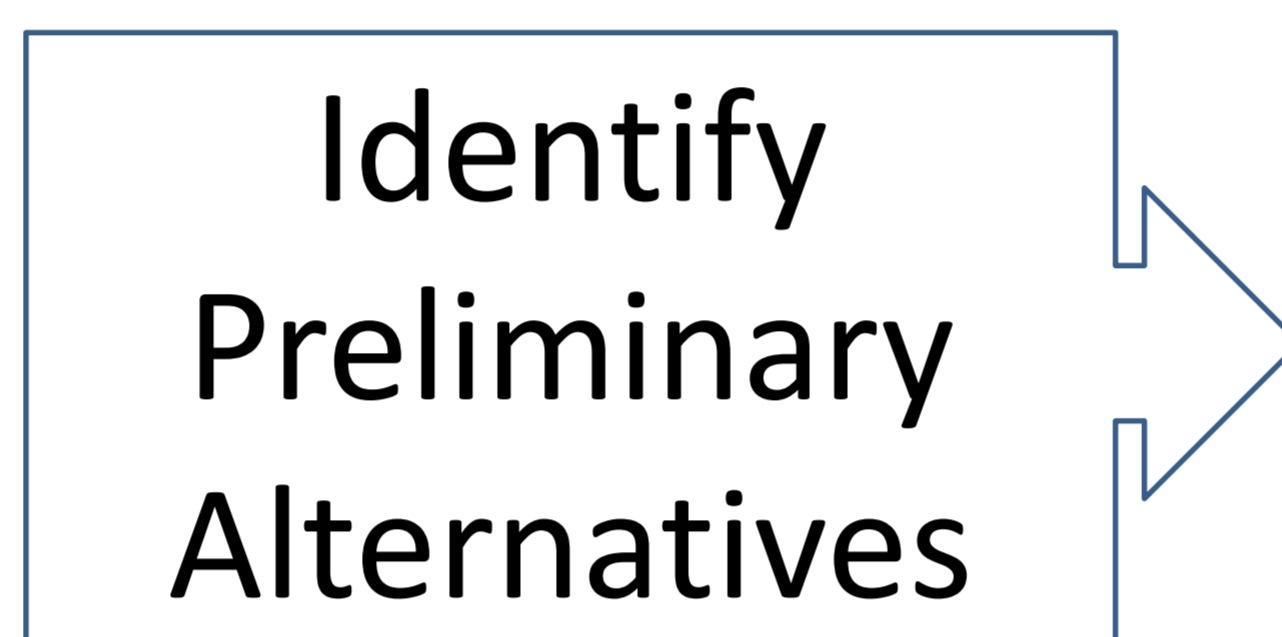
NEXT STEPS



Phase 1 – Problem/ Opportunity



WE ARE HERE
**Consult with
Review Agencies
and Public**



**Prepare Master Plan
document for public
comment**

Phase 2 – Alternative Solutions

1. Public comments will be incorporated in the draft Master Plan Report on the Class EA to be presented to Town Council this spring.
2. Draft Master Plan report to be presented to Council for acceptance.
3. Town can implement Schedule A and A+ projects.
4. For Schedule B (e.g. water storage) and Schedule C projects (e.g. treatment plant expansions), Class EA's must be completed prior to implementation.

Town of The Blue Mountains
Municipal Master Plan for the Town-Wide Water Distribution System

PUBLIC INFORMATION CENTRE, May 29, 2019
SIGN IN SHEET



Name	Address	Email	Add to Mailing List
			No / Mail / Email
			No / Mail / Email
			No / Mail / Email
			No / Mail / Email
			No / Mail / Email
			No / Mail / Email
			No / Mail / Email
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			No / Mail / Email
			No / Mail / Email

COMMENT FORM

Name (please print): Date:

I represent a(n): Resident Agency Public Interest Group Other Stakeholder

Do you wish to receive updates in regards to this project? Yes No
(please specify)

Contact Information (Optional)

Agency (if applicable):

Address (number, street and apt. no.):

City, Province, Postal Code:

Phone: Email:

Please indicate any issue(s) that need to be explored/investigated as part of this Class EA:

Please provide any additional comments about this Class EA:

Please place any additional comments on the reverse of the form. Completed forms can be returned to the Town Office or emailed to jwilson@jrichards.ca by **June 12, 2019**.

Jane Wilson, P.Eng
Environmental Engineer
J.L. Richards & Associates Limited
107-450 Speedvale Ave W, Guelph ON, N1H 7Y6
Phone: 519-763-0713

Comments and information regarding this Study are being collected to assist the Ministry in meeting the requirements of the EA Act. This material will be maintained on file for use during the Study and may be included in project documentation. With the exception of personal information, all comments will become part of the public record.

COMMENT FORM

Name (please print):

[Redacted Name]

Date: May 29-89

I represent a(n):

Resident Agency Public Interest Group Other Stakeholder

Do you wish to receive updates in regards to this project? Yes No

[Redacted Box]
(please specify)

Contact Information (Optional)

[Redacted Contact Information]

Please indicate any issue(s) that need to be explored/investigated as part of this Class EA:

*Use of chlorine - Answered
+ UU*

Please provide any additional comments about this Class EA:

[Redacted Additional Comments]

Please place any additional comments on the reverse of the form. Completed forms can be returned to the Town Office or emailed to jwilson@jlrichards.ca.

Jane Wilson, P.Eng
Environmental Engineer
J.L. Richards & Associates Limited
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COMMENT FORM

Name (please print) [REDACTED]

Date: May 29/19

I represent a(n): Resident Agency Public Interest Group Other Stakeholder

Do you wish to receive updates in regards to this project? Yes No

[REDACTED]
(please specify)

Contact Information (Optional)

Please indicate any issue(s) that need to be explored/investigated as part of this Class EA:

My husband & I, [REDACTED] will be building our forever home within the next 2 years at the old Auberg property & the existing 2 water tanks are already visually unattractive, the 3rd one should be put into the

Please provide any additional comments about this Class EA:

hill on Happy Valley Ski Run as proposed by Blue Mountain Ski Resort as it will disappear into the hill & not have a visual impact.

Please place any additional comments on the reverse of the form. Completed forms can be returned to the Town Office or emailed to jwilson@jlrichards.ca.

Jane Wilson, P.Eng
Environmental Engineer
J.L. Richards & Associates Limited
107-450 Speedvale Ave W, Guelph ON, N1H 7Y6
Phone: 519-763-0713

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COMMENT FORM

Name (please print):



Date:

May 29 2019

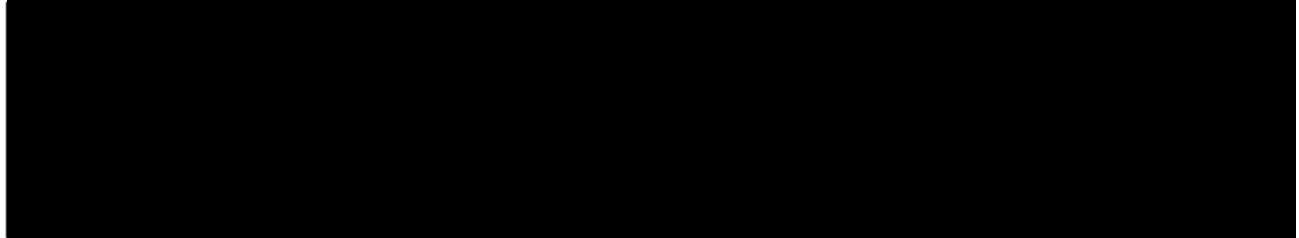
I represent a(n):

Resident Agency Public Interest Group Other Stakeholder

Do you wish to receive updates in regards to this project? Yes No

(please specify)

Contact Information (Optional)



Please indicate any issue(s) that need to be explored/investigated as part of this Class EA:

You need to find a place for the Reservoir that is not between 13 & Happy Valley & the Existing Reservoirs. Put it on Blue Mountain's land or TSC leased Property.

Please provide any additional comments about this Class EA:

See My letters + Attachments,
Dated ~~May 29~~ 4/17/2019 to Reg.
and Attachment 1-6.

Please place any additional comments on the reverse of the form. Completed forms can be returned to the Town Office or emailed to jwilson@jlrichards.ca.

Jane Wilson, P.Eng
Environmental Engineer
J.L. Richards & Associates Limited
107-450 Speedvale Ave W, Guelph ON, N1H 7Y6
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Fwd: [REDACTED] 138 Happy Valley Rd response: Water Distribution
Master Plan EA - Happy Valley Reservoir Expansion

①

Original Message

To: Reg Russwurm <rrusswurm@thebluemoountains.ca>
Cc: Brent Bouteiller <bbouteiller@lrichards.ca>, Jane Wilson <jwilson@lrichards.ca>, nwestendorp <nwestendorp@thebluemoountains.ca>, cgiles <cgiles@thebluemoountains.ca>, severitt <severitt@thebluemoountains.ca>, Rhodes-Munk Judy (MNR)

Date: March 26, 2019 at 1:10 PM
Subject: [REDACTED] 138 Happy Valley Rd response: Water Distribution Master Plan EA - Happy Valley Reservoir Expansion

Reg this is my response see the attachment with details, drawings and suggestions for solutions to your problem. Again I'm not happy in anyway with the fact that the town had an approved plan and let it expire. Ive been working with all parties involved for years based on that plan. This home and property that I have designed and contracted to build is moving ahead this year and will be where I live into old age the rest of my life. I hope that during this process I'm in for permitting that their is no conflict of interest that delays my permitting with the NEC development control permit and the town planning and permitting process. My commitments in contracts predate your notification letter dated Feb 14th from JL Richards and need to stay on schedule. Thanks [REDACTED]

----- Original Message -----

From: Reg Russwurm <rrusswurm@thebluemoountains.ca>
Date: March 11, 2019 at 2:25 PM

[REDACTED]

It was good to speak with you this afternoon regarding the potential expansion of the Happy Valley Reservoir.

As discussed, the property at 138 Happy Valley Roads was identified within the Water Distribution Master Plan Environmental Assessment (EA) as a potential property onto which the reservoir could be expanded. The Town has not made any final decisions as to the extent or design of the expansion - strictly conceptual at this time. When the study is completed this summer, we'll have better idea as to the preferred solution.

We also discussed that you are actively working on constructing a new home on this property within the year and correctly noted that is added value to the property. You noted that the Town has a previous design to expand the reservoir onto the ski hill lands. That is still a potential solution but during the Master Plan, we need to look at all potential options.

I have cc'd JL Richards and Associates who are leading the EA to document our conversation for the record.

If you have input beyond the consolidated notes I made above regarding our conversation, please reply all and your comments will be added to the public record regarding the EA. Addition Notices will be issued when the Public Information Centre is advertised expected in April.

Please don't hesitate to contact me or those cc'd if you have additional questions.

Water Distribution Master Plan EA - Happy Valley Reservoir Expansion

To [REDACTED] Copy Jane Wilson <jwilson@jlrichards.ca> •
Brent Bouteiller <bbouteiller@jlrichards.ca>

[REDACTED]

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As discussed, the property at 138 Happy Valley Roads was identified within the Water Distribution Master Plan Environmental Assessment (EA) as a potential property onto which the reservoir could be expanded. The Town has not made any final decisions as to the extent or design of the expansion - strictly conceptual at this time. When the study is completed this summer, we'll have better idea as to the preferred solution.

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Please don't hesitate to contact me or those cc'd if you have additional questions.

Reg Russwurm, MBA, P.Eng.
Director of Infrastructure and Public Works
Town of The Blue Mountains
32 Mill Street, Box 310
N0H 2H0
Tel: (519) 599-3131x260
Fax: (519) 599-7723
rrusswurm@thebluemountains.ca
www.thebluemountains.ca

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2

To Reg Russwurm <rrusswurm@thebluemountains.ca>

Cc Jane Wilson <jwilson@ilrichards.ca>, Brent Bouteiller <bbouteiller@ilrichards.ca>
Nathan Westendorp nwestendorp@thebluemountains.ca (director of planning)
Corrina Giles cgiles@thebluemountains.ca; (clerk)
Shawn Everitt severitt@thebluemountains.ca (cao)
Rhodes-Munk, Judy (MNR) Judy.Rhodes-Munk@ontario.ca
Rick Watt NEC rick.watt@ontario.ca
Andy Sorensen GSCA a.sorensen@greysauble.on.ca
Sarah Butler sbutler@hluemountain.ca

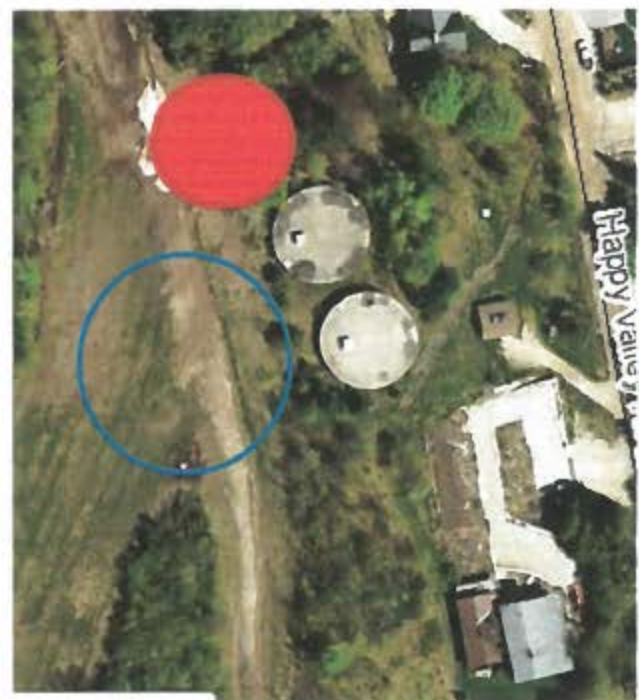
Reg,

For clarity, I have preconsulted with Town, NEC and GSCA staff quite some time ago in order to understand the requirements to convert the Auberge into a single detached dwelling. This included the approval of a GSCA and Town septic permit and more than \$225,000 to construct a new septic system and retaining wall in 2013. I've completed a slope stability study, architectural drawings and an engineered site plan in 2018. So yes, I have made a significant investment into the Auberge property, in addition to the purchase price and built up value.

2010 aerial



2015 aerial

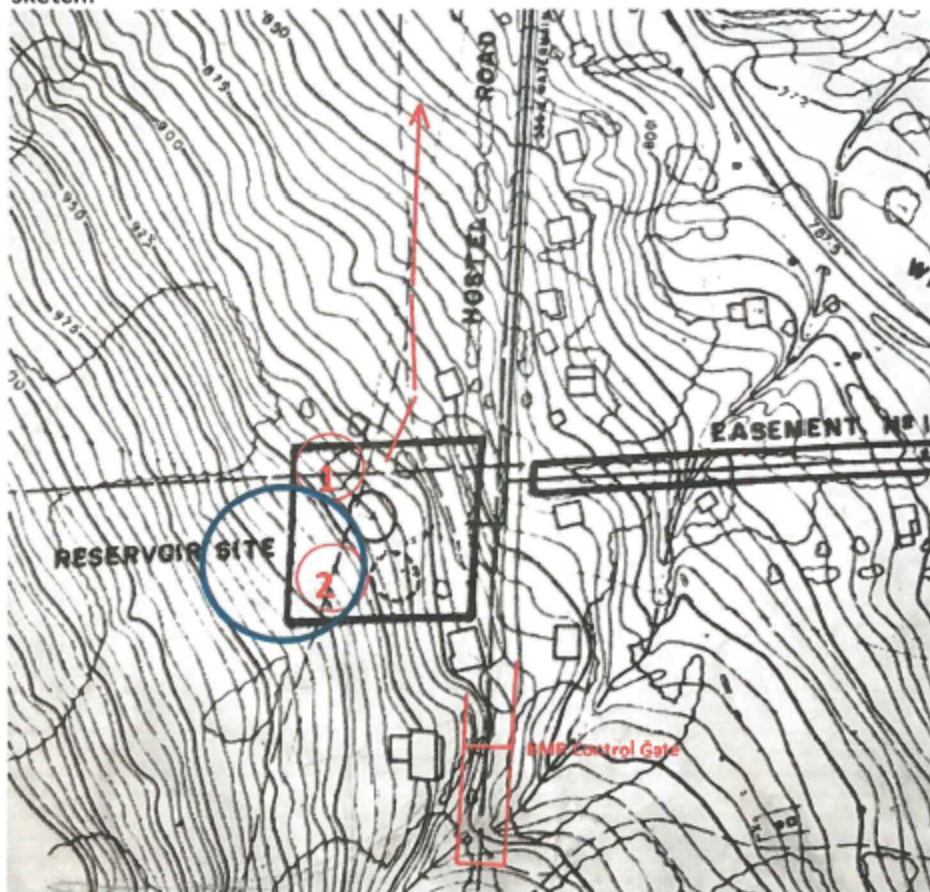


I am currently in discussions with the NEC, GSCA and Town and continue to progress towards the conversion of the hostel to a dwelling. The current zoning on the property is Recreational Commercial Exception (C4-37) within Zoning Bylaw 83-40. However, the property is actually in the NEC development control area and requires an NEC permit prior to any development. The current designation of the property is Recreational Residential which permits 1 residential dwelling.

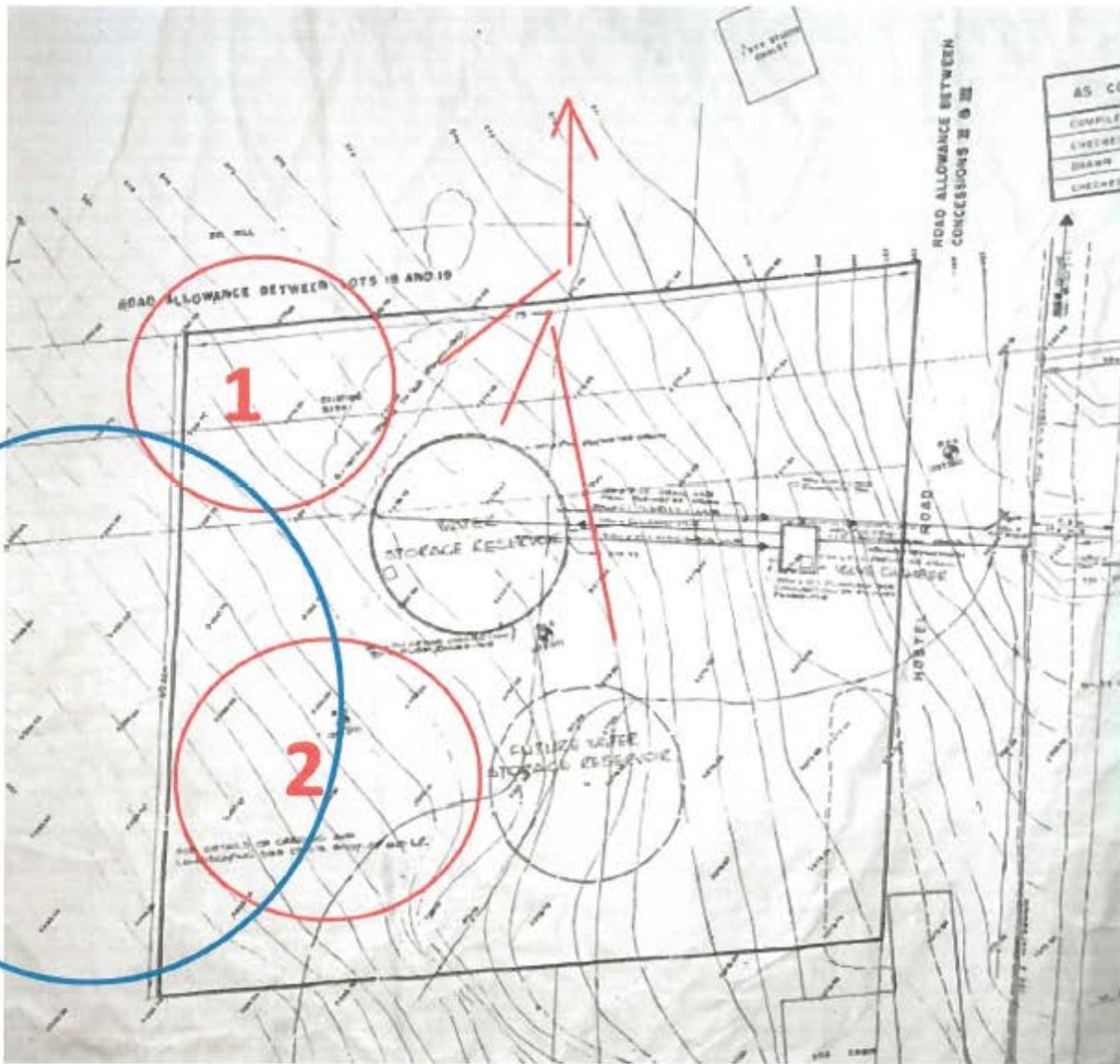
3

I realize that the EA is being conducted because a long term infrastructure solution is required for water supply to the area, but I am concerned that this solution may impact my property. To date, what does the conceptual expansion look like? I have the original drawing set as per the images below.

I would appreciate being involved very earlier on in the discussion regarding potential options. I would strongly object to any solution/option that comes out of the EA that would impact my property. During the previous EA review John Caswell and I met on the property with the consulting engineer and discussed the most logical options. My understanding was that the previously approved and permitted location of proposed reservoir was the area indicated by the blue circle on the aerial image above. I am of the opinion that the best location for the new reservoir would be the area I have indicated in the image above in red. This would allow access to occur from the ski trail and would prevent equipment from having to access the site from Happy Valley Road. As I have expressed in the past Happy Valley Road requires significant upgrades. The ditches don't meet Town Engineering standards and I do not expect that they would deal with an accident/ overflow from the reservoir. Happy Valley Road is one of the oldest, if not the oldest stretches of road in Blue Mountain and has never had improvements. Any potential solution needs to consider the potential impact the new infrastructure will have on Happy Valley Road. Further, the opened municipal road allowance extends south as per the red outline on the sketch.



4



Proposed Location 1 will

- 1) eliminate the construction related impact of the new reservoir to HV road (access would occur over the ski trail)
- 2) eliminate the potential for failure of the reservoir to impact the residential development downhill along HV road, a large swale already exists (see above)
- 3) be constructed at the same elevation as the existing reservoirs

Options 1 and 2 would be outside the Grey Sauble Conservation Authority Regulated Area (in yellow below)



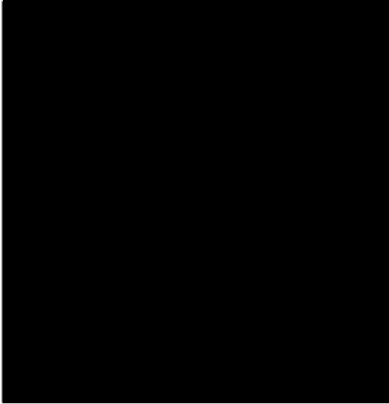
Option 1 would also likely be preferred by the NEC, as its outside the NEC area, see map below.



6

Please put me on the circulation list for the EA. I'd prefer to be notified of any options prior to seeing them in a public report/meeting.

Also please add my planning consultant Andrew Pascuzzo to the circulation list as well, his contact information is below.





www.jlrichards.ca

Ottawa

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K1Z 5M2
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ottawa@jlrichards.ca

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Kingston ON Canada
K7L 5N4
Tel: 613 544-1424
kingston@jlrichards.ca

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Sudbury ON Canada
P3E 6G2
Tel: 705 522-8174
sudbury@jlrichards.ca

Timmins

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Tel: 705 360-1899
timmins@jlrichards.ca

North Bay

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