

Requester

Approvers

SECTION: **SECTION I - ITEMS FOR AUTHORITY ACTION**
CONFIDENTIAL: **No**
TO: **Chair and Members of the Sustainable Communities Board Meeting #4/05, December 2, 2005**
FROM: **Carolyn Woodland, Director, Planning and Development**
RE: **EASTERN POWER - GREENFIELD SOUTH LIMITED Environmental Screening and Review Report Comments**
KEY ISSUE: Receipt of the staff report on the Environmental Screening and Review Report for the Greenfield South Power Project.

RECOMMENDATION

THAT the staff report on the Environmental Screening and Review Report for the Greenfield South Power Project be received.

BACKGROUND

At Authority Meeting #8/05, held on October 28, 2005, Resolution #A248/05 was approved as follows:

THAT Section IV item 9.5 - Eastern Power - Greenfield South Limited, contained in Section IV of Sustainable Communities Board Minutes #3/05, held on October 14, 2005, be referred back to the Sustainable Communities Board.

The following report has been updated to reflect comments from Mississauga Councillors. The purpose of the report is to report back to the Authority through the Sustainable Communities Board with respect to Authority Resolution #A156/05.

At Authority Meeting #6/05, held on July 22, 2005, Resolution #A156/05 was approved as follows:

THAT the Authority advises that the outcome of the environmental assessment (EA) process, including the application of criteria and establishment of an appropriate building envelope, shall take precedent with respect to the development of this particular project;

THAT TRCA staff be directed to work with the proponent to establish a satisfactory environmental impact study which will:

- (a) allow for a suitable building envelope to be established such that the natural heritage of the site is protected,*
- (b) provide for a net environmental gain, either on-site or in close proximity to the project area, and*

- (c) *provide for site servicing which will not adversely impact the valley corridor or TRCA property;*

THAT TRCA staff be directed to report back to the Authority regarding the recommendations of the environmental impact study and conformance with the TRCA's conditions of approval;

THAT TRCA staff be authorized to use provisions within the Environmental Assessment Act to ensure that the above conditions for this environmental assessment application are achieved;

AND FURTHER THAT the proponent, the ministries of Environment and Energy, the City of Mississauga, the Credit Valley Conservation Authority and the Etobicoke-Mimico Watersheds Coalition be so advised.

PROJECT DETAILS

Through a review of the final Environmental Screening and Review Report for the Greenfield South Power Project, staff confirmed that a building envelope to the satisfaction of Toronto and Region Conservation Authority (TRCA) has been established on site, thus enabling the construction of the power generating facility. Staff has responded to Eastern Power Corporation noting that based on TRCA programs and policies, staff has no objection in principle to the final Environmental Assessment Screening Report or appendices. Staff are satisfied that all outstanding concerns can be addressed through review of the site plan application required under the Planning Act.

Natural Heritage Protection:

- The preliminary site plan included in the Environmental Screening and Review Report increased the setback from the top-of-bank from 10 metres to 35 metres; details of the setback and valley stability will be confirmed through staff review of the site plan application; confirmation of TRCA permit requirements in relation to fill placement in a regulated area will occur at the site planning stage.
- Vegetation removal will be minimized as the tree and shrub species to be removed are non-native and in the view of the TRCA ecologist, found to not be contributing to the habitat of the area; details of the vegetation to be removed will be confirmed through staff review of the site plan application.
- The fuel storage area was relocated from the eastern side of the property (adjacent to the valley) to the northern section of the property (perpendicular to the property); details regarding the fuel containment as related to potential spills will be reviewed as part of the site plan application. The Ministry of the Environment (MOE) is responsible for ensuring that the proposal for storage meets provincial requirements.

Net Environmental Gain:

- TRCA has requested a commitment from the proponent to restore and augment the area adjacent to the valley, as well as the area noted on the attached plan as "construction laydown yard" with native, non-invasive species; the site specific details will be reviewed as part of the site plan application.

- There is commitment from the proponent to include sustainable technologies in the design of the facility and the site plan, including an investigation of the applicability of the Leadership in Energy and Environmental Design (LEED) building system for site design, and implementation of pollution prevention measures.

Site servicing which will not adversely impact the valley corridor or TRCA property;

- Most of the stormwater will be contained on site and recycled into the cooling system for the facility, thus reducing requirements for municipal water use; details regarding stormwater management will be refined during the site planning stage; TRCA permit requirements as related to fill placement in a regulated area, construction in the flood plain, or alteration to a watercourse will be made during the review of the site plan application.
- There is a commitment from the proponent to investigate in the future, with the City of Mississauga, opportunities for cogeneration and tie into the local grid system so that the heat loss from the facility could be recaptured and tied into the heating requirements of the local area.

Position from City of Mississauga

On Monday, September 19, 2005 at a Special Meeting of Council, the city recommended that the a Part II Order be requested from the Minister of the Environment and that an Individual EA be completed for this application. It was the City of Mississauga staff's conclusion that in order to address outstanding concerns, the project must be elevated to an Individual EA.

Outstanding technical concerns include fire and safety as related to water supply and pressure within the local neighbourhood; health as related to air quality; and water use as related to the consumption of water for cooling and the use of sustainable technologies.

Position from TRCA staff

TRCA staff has completed its initial review and commenting on the issues of immediate regulatory requirements related to the EA process, however, staff will continue to maintain dialogue with City of Mississauga staff in regards to broader issues relating to immediate neighbourhood impacts, air quality, water conservation and sustainable technologies.

DETAILS OF WORK TO BE DONE

- Staff will continue to meet with City of Mississauga Council representatives and staff to address outstanding issues related to site plan, concerns of the residents and provincial process, as needed.
- Staff review of the required plans and documentation related to comments on the site plan will be undertaken once this information has been received.
- Staff will confirm Ontario Regulation 158 permit and review requirements once appropriate information has been received through the site plan review.

Report prepared by: Beth Williston, extension 5217 or Chris Barber, extension 5715

For Information contact: Beth Williston, extension 5217

Date: October 3, 2005

Attachments: 1

Attachment 1

Figure 3.2 - Preliminary Conceptual Project Layout Drawing

