



WELCOME TO PUBLIC INFORMATION CENTRE #2

Belleville Northeast Industrial Park Expansion Municipal Class Environmental Assessment Study Thursday, June 20, 2024

We encourage you to sign in

Representatives from the City of Belleville (City) and TYLin (City's Consultant) are available to discuss the project with you.

We want to hear from you. Please complete a comment sheet at today's PIC. You may also submit your comment by email. Contact information is provided on the comment sheet.

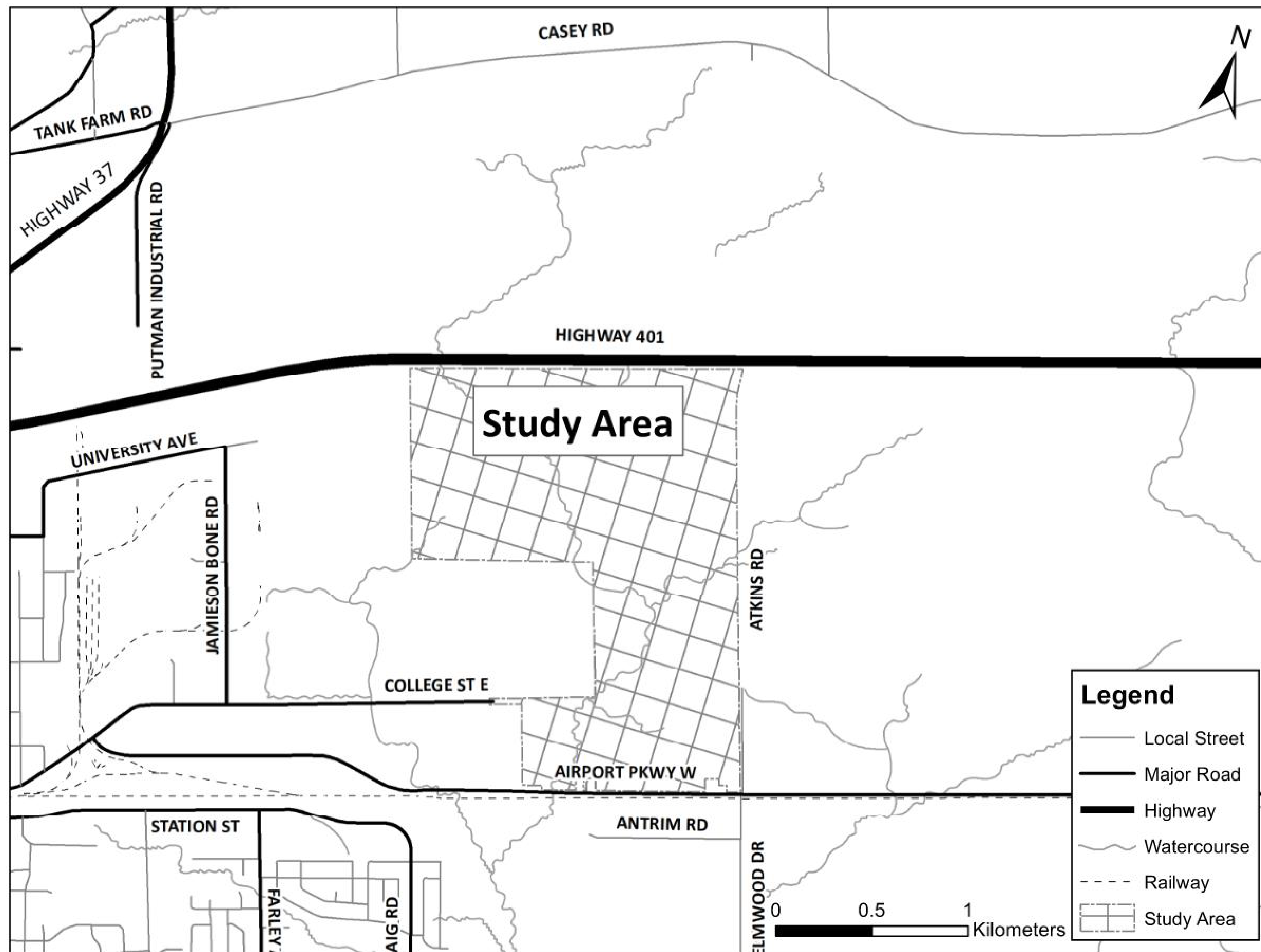
If you have accessibility requirements in order to participate in this project, please contact a Project Team member.



BELLEVILLE NORTHEAST INDUSTRIAL PARK EXPANSION ENVIRONMENTAL ASSESSMENT (EA) STUDY

INTRODUCTION

Key Map of Class EA Study Area



Class EA Study

The key objective of this study includes:

- Taking inventory of existing environmental features;
- Developing and evaluating road network & municipal servicing solutions to meet the growing industrial base; and,
- Documenting the preferred solution & impact mitigation measures in an Environmental Study Report (ESR).

Today, you will have a chance to review:

- Summary of existing natural environment;
- Key considerations for each alternative;
- Summary of evaluation of the alternatives;
- Preferred Roadway Network and Servicing; and,
- Next Steps.



BELLEVILLE NORTHEAST INDUSTRIAL PARK EXPANSION ENVIRONMENTAL ASSESSMENT (EA) STUDY

PROJECT APPROACH

This Municipal Class Environmental Assessment (EA) Study is being carried out in accordance with the Ontario Environmental Assessment Act for Schedule 'C' projects under the Municipal Class Environmental Assessment.

This EA Study is being undertaken to satisfy Phases 1 through 4 of the EA process.

Phase 5 – Implementation phase of the EA process involves refinement of the preferred design to complete contract and tender documents, proceed to construction and operation, and monitor for environmental provisions and commitments set-out in the Phase 4 - Environmental Study Report.

This is the second of two Public Information Centres (PIC).



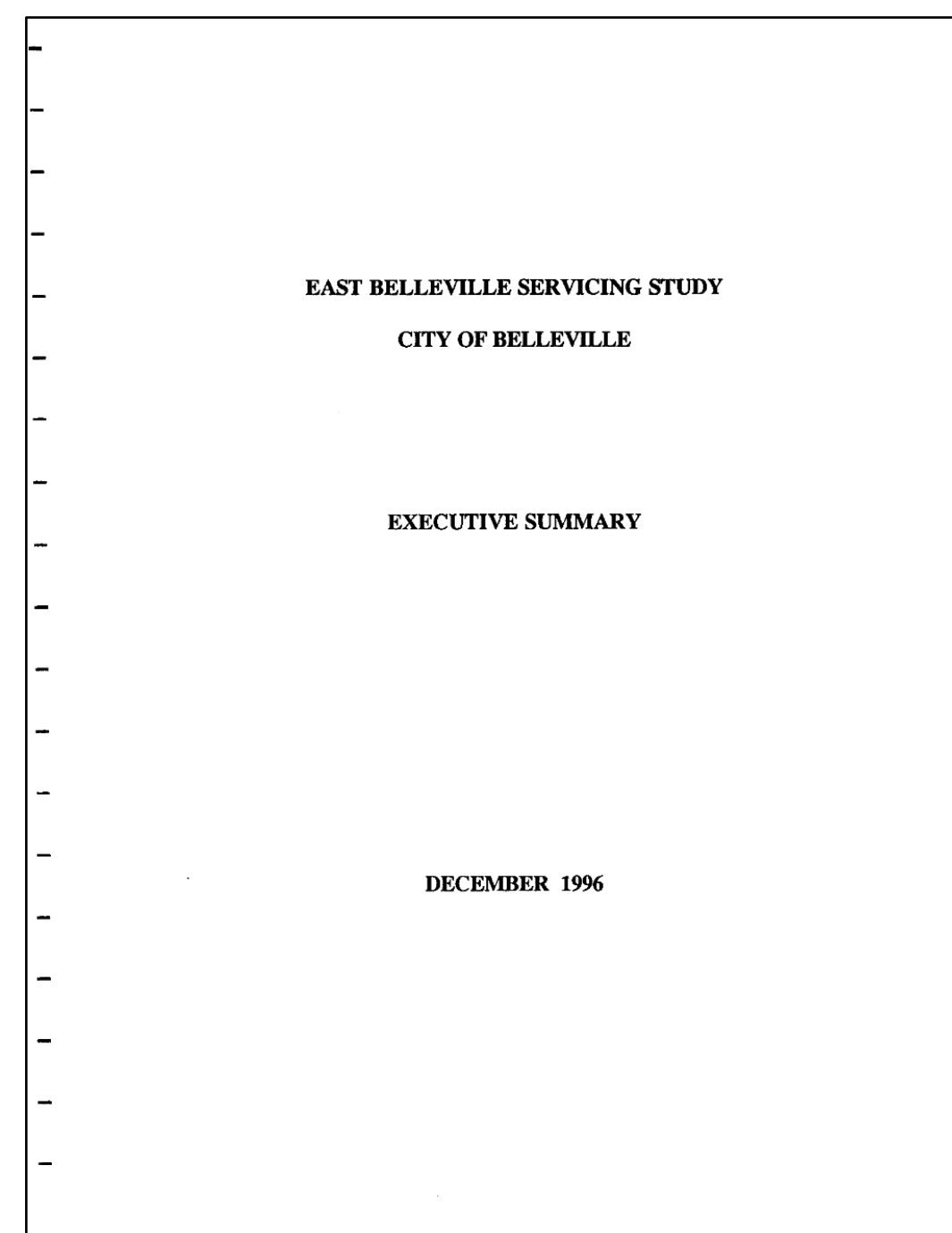


BELLEVILLE NORTHEAST INDUSTRIAL PARK EXPANSION ENVIRONMENTAL ASSESSMENT (EA) STUDY

PROJECT BACKGROUND – PLANNING CONTEXT

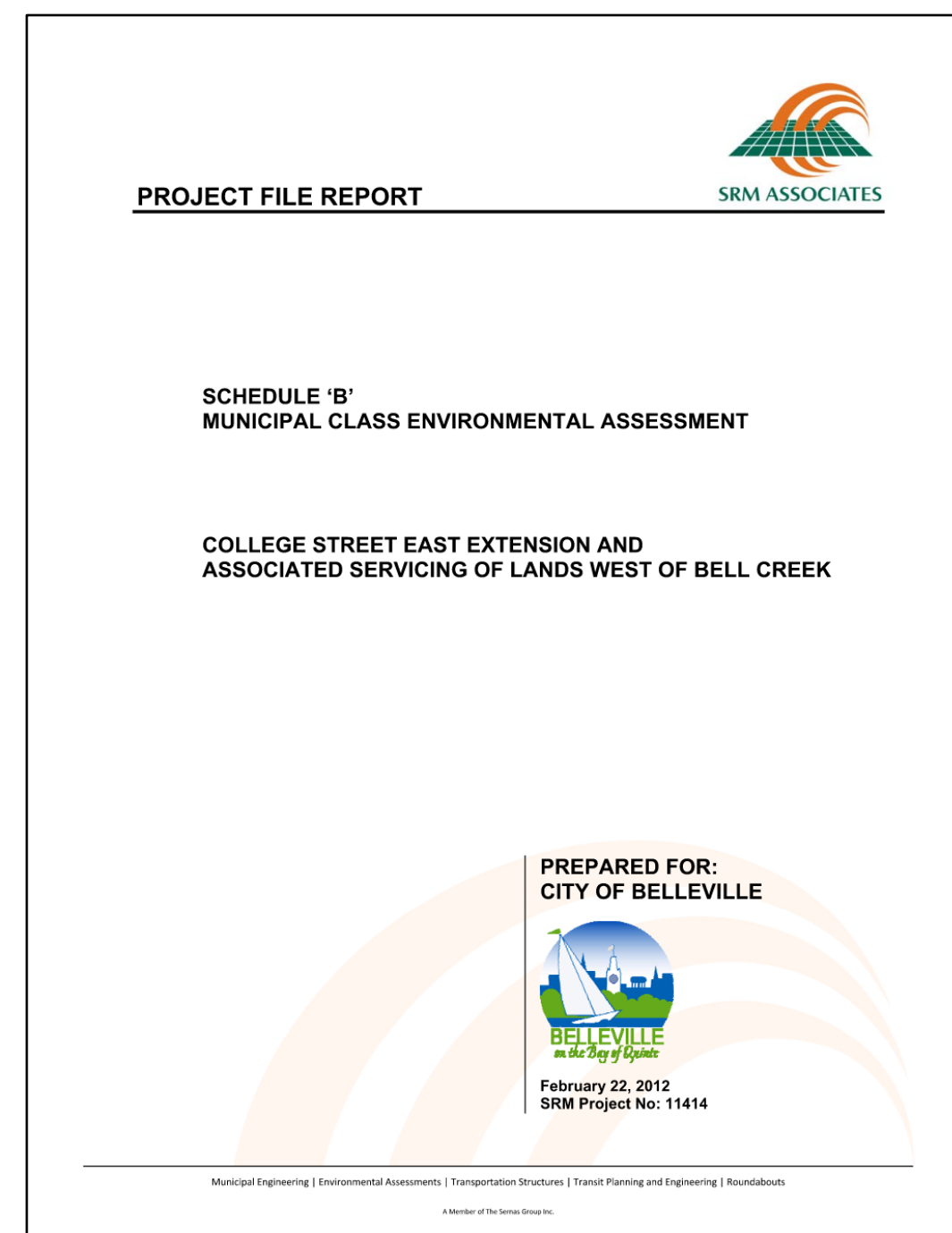
The following are some of the key relevant publicly available background planning documents that have been used to guide and provide context for this EA Study:

East Belleville Servicing Study, 1996



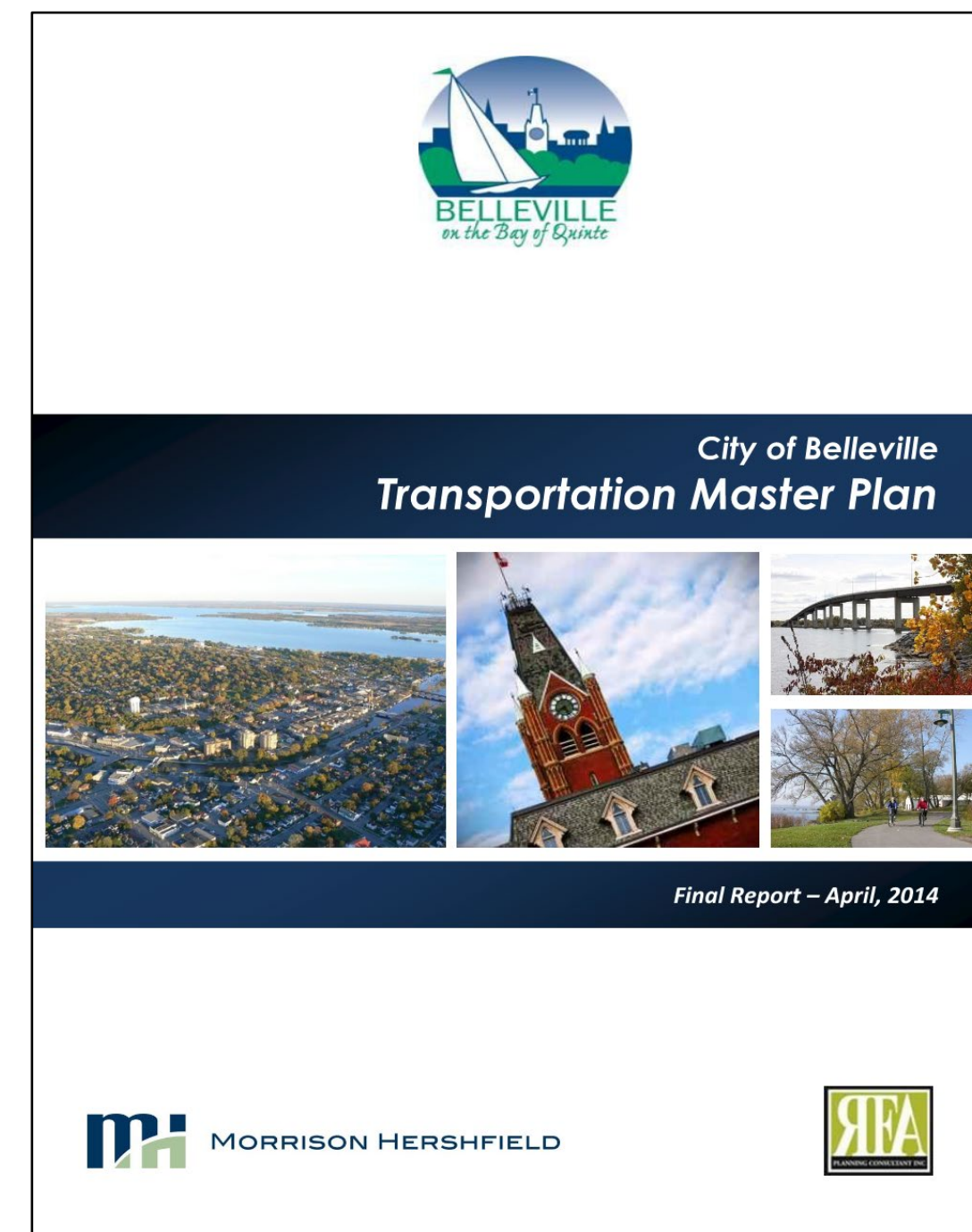
Addresses the engineering issues associated with servicing the Bell Creek Secondary Plan lands, known today as the Northeast Industrial Park.

College Street Extension Municipal Class EA Study, 2012



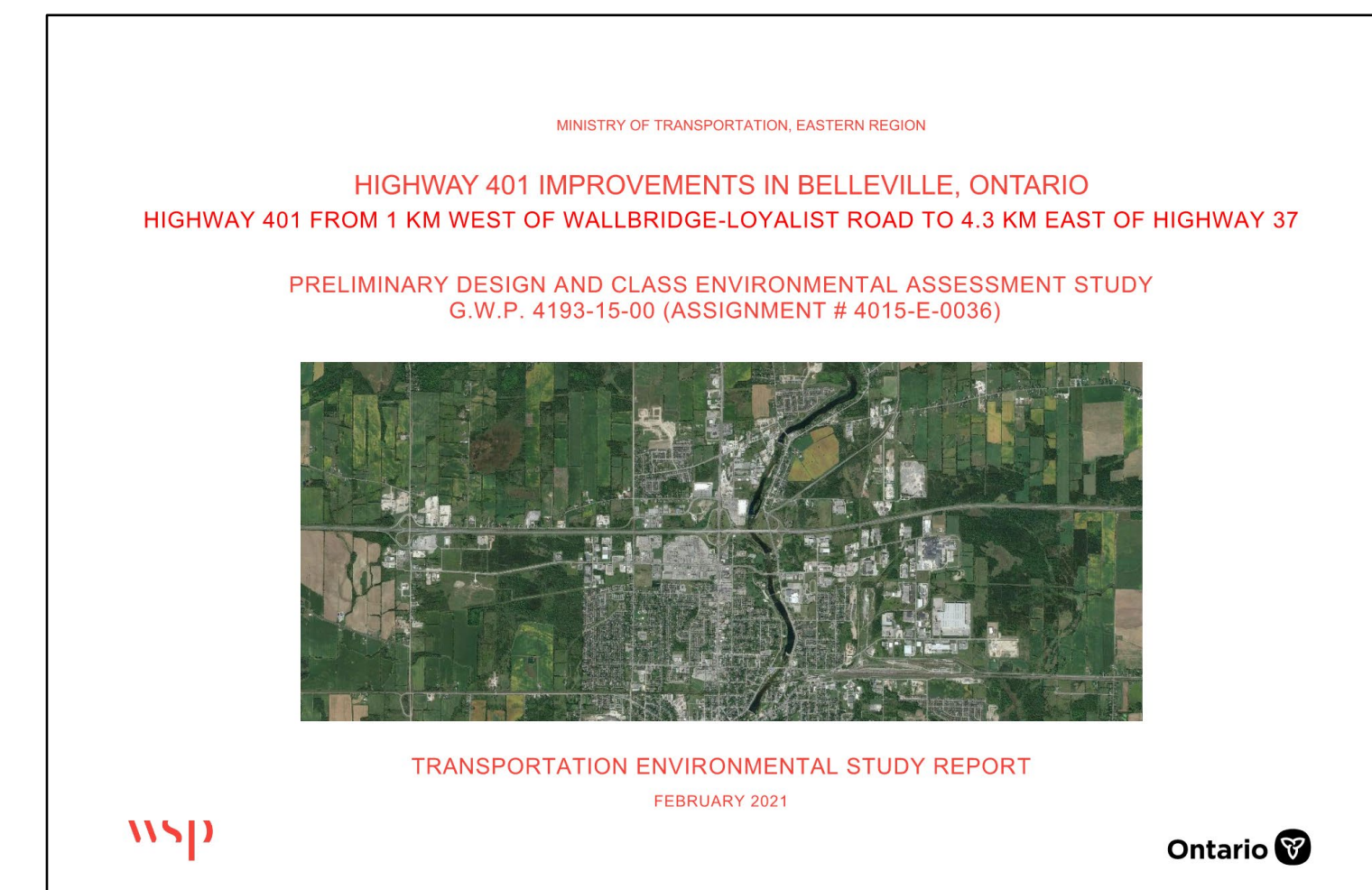
To fulfill its obligations under the EA Act, the City conducted a Schedule 'B' Municipal Class EA for an extension of College Street East and related servicing of city-owned industrial lands west of Bell Creek.

City of Belleville Transportation Master Plan, 2014



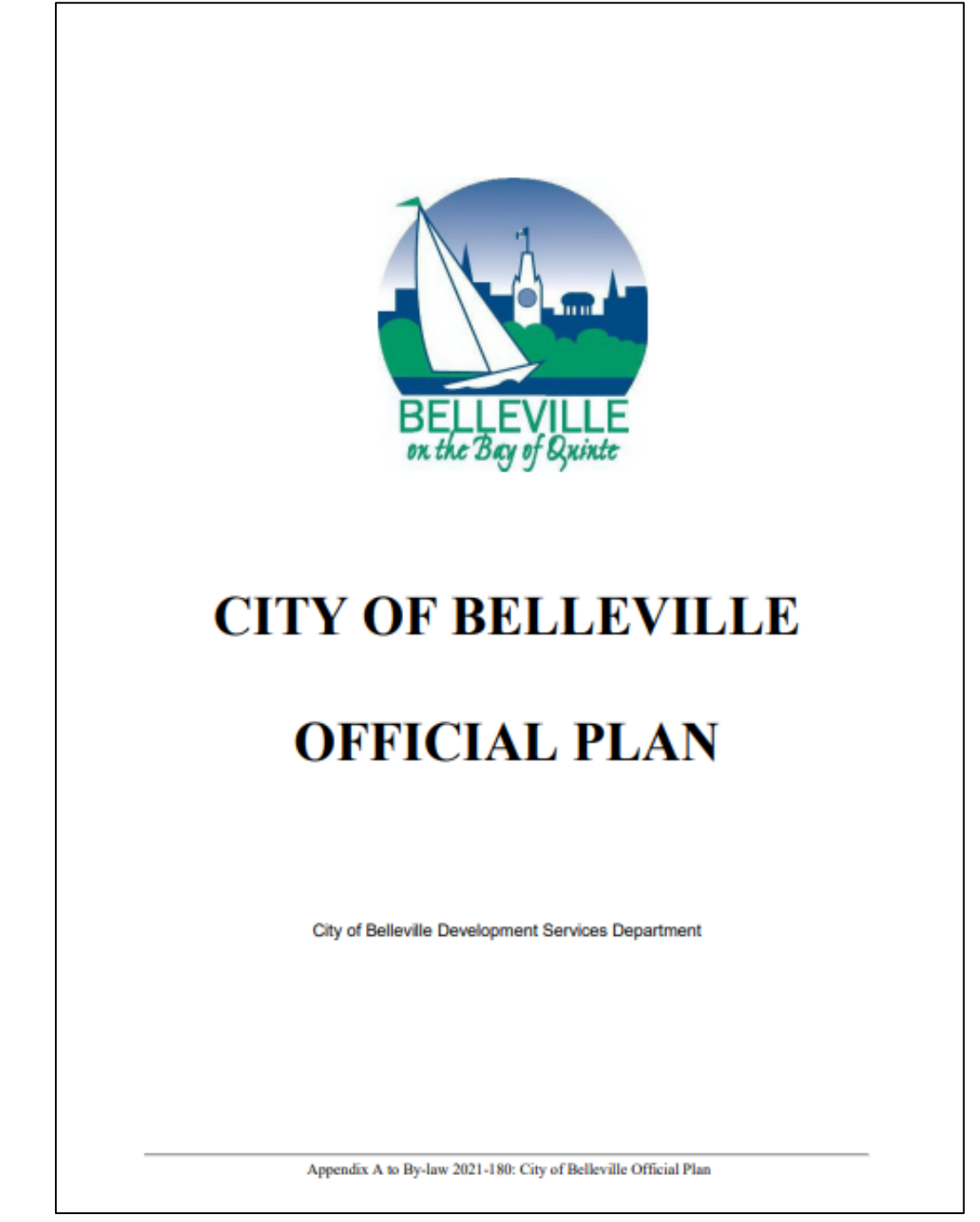
Intended to guide the provision of transportation infrastructure and services over the next 20 years, while highlighting strategic directions, deficiencies, and recommendations.

Ministry of Transportation (MTO) Highway 401 Improvements in Belleville Transportation Environmental Study Report (TESR), 2021



Documents the Preliminary Design and EA study carried out by the Ontario Ministry of Transportation (MTO) for improvements to Highway 401 and its related aging structures in the City.

City of Belleville Official Plan, 2023



The Official Plan is the City's key land use document. It describes what kind of community is envisioned in the future. It sets goals, objectives, and policies which guide the land use planning decisions.

PROJECT BACKGROUND – EXISTING CONDITIONS SOCIAL & CULTURAL ENVIRONMENT



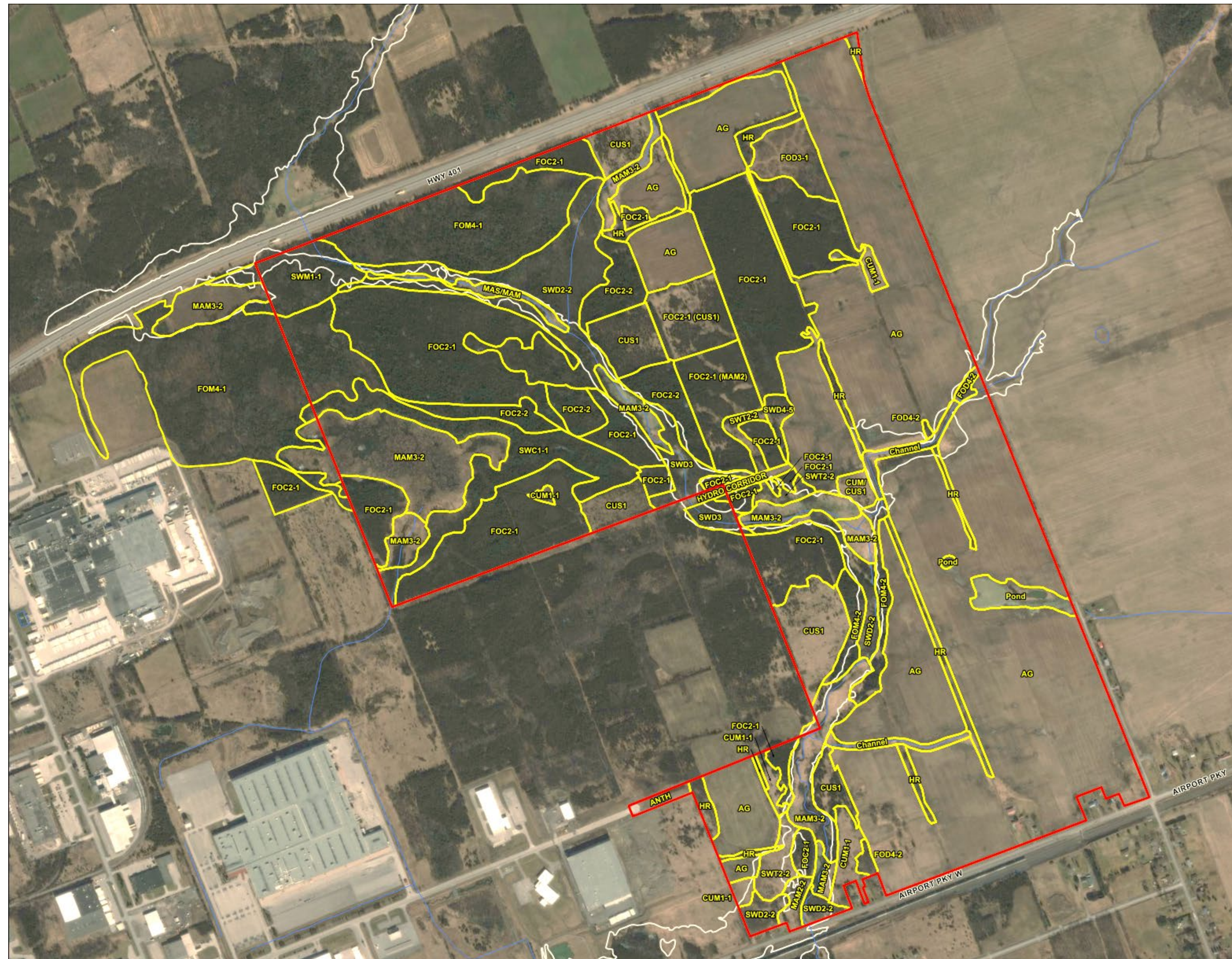
Archeology

- The Stage 1 Archeological Assessment showed that parts of the Study Area exhibited archaeological potential.
- These lands require Stage 2 Archaeological Assessment where appropriate, prior to any proposed construction activities on these lands.





LEGEND

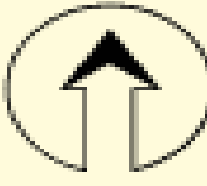
- STUDY AREA
- DISTURBED: NO POTENTIAL
- LOW AND WET: NO POTENTIAL
- PREVIOUSLY ASSESSED: NO FURTHER WORK REQUIRED
- PEDESTRIAN SURVEY REQUIRED
- TEST PIT SURVEY REQUIRED

PROJECT BACKGROUND – EXISTING ECOLOGICAL LAND CLASSIFICATION



LEGEND

-  Watercourse ¹
-  Ecological Land Classification (ELC)
-  Floodplain ²
-  Study Area


NORTH

ELC Legend:

Terrestrial Communities

- FOC2-1 – Dry – Fresh Red Cedar Coniferous Forest
- FOC2-1(CUS1) – Dry – Fresh Red Cedar Coniferous Forest with Cultural Savannah Inclusions
- FOC2-1(MAM2) – Dry – Fresh Red Cedar Coniferous Forest with Meadow Marsh Inclusions
- FOC2-2 – Dry – Fresh White Cedar Coniferous Forest
- FOD3-1 Fresh Poplar Deciduous Forest
- FOD4-2 – Dry – Fresh White Ash Deciduous Forest
- FOM4-1 Fresh White Cedar – White Birch Mixed Forest
- FOM4-2 – Dry – Fresh White Cedar – Poplar Mixed Forest

Wetland and Aquatic Communities

- MAM2-2 – Reed-canary Grass Graminoid Mineral Meadow Marsh
- MAM3-2 – Reed-canary Grass Graminoid Organic Meadow Marsh
- SWC1-1 – White Cedar Mineral Coniferous Swamp
- SWD2-2 – Green Ash Mineral Deciduous Swamp
- SWD3 – Maple Mineral Deciduous Swamp
- SWD4-5 – Poplar Mineral Deciduous Swamp
- SWM1-1 – White Cedar Hardwood Mineral Mixed Swamp
- SWT2-2 – Willow Mineral Thicket Swamp
- Channel – Realigned Channels
- Pond – Ephemeral and Dug Ponds

Cultural Communities

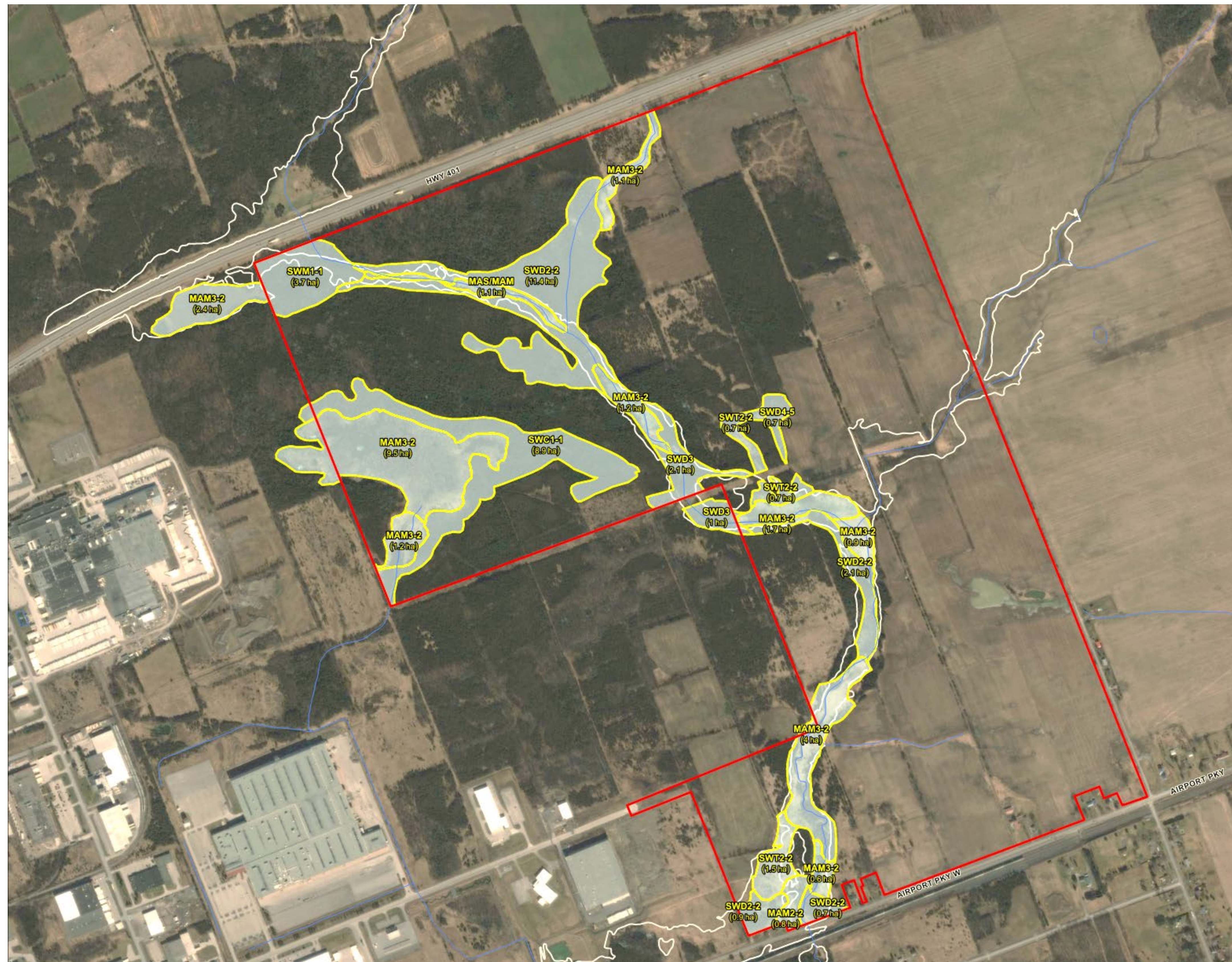
- AG - Agriculture
- CUM1-1 – Dry – Moist Old Field Meadow
- CUM/CUS1 – Cultural Meadow/Cultural Savannah
- CUS1 – Mineral Cultural Savannah
- HR – Hedgerow
- ANTH – Anthropogenic

1 - Land Information Ontario (LIO)
2 - City of Belleville

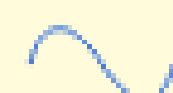



Source Notes:
Imagery (2020) provided by ESRI basemapping service. Contains information licensed under the Open Government Licence – Ontario.

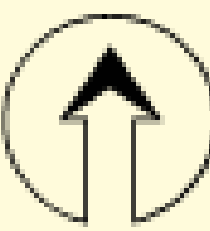
Ecological Land Classification Map created using desktop data and fieldwork on Spring and Summer 2023

PROJECT BACKGROUND – EXISTING WETLANDS



LEGEND

-  Watercourse ¹
-  Ecological Land Classification (ELC) Wetland (58.8 ha)
-  Floodplain ²
-  NEIP Phase 2 Study Area (278 ha)


NORTH

ELC Legend:

Wetland and Aquatic Communities

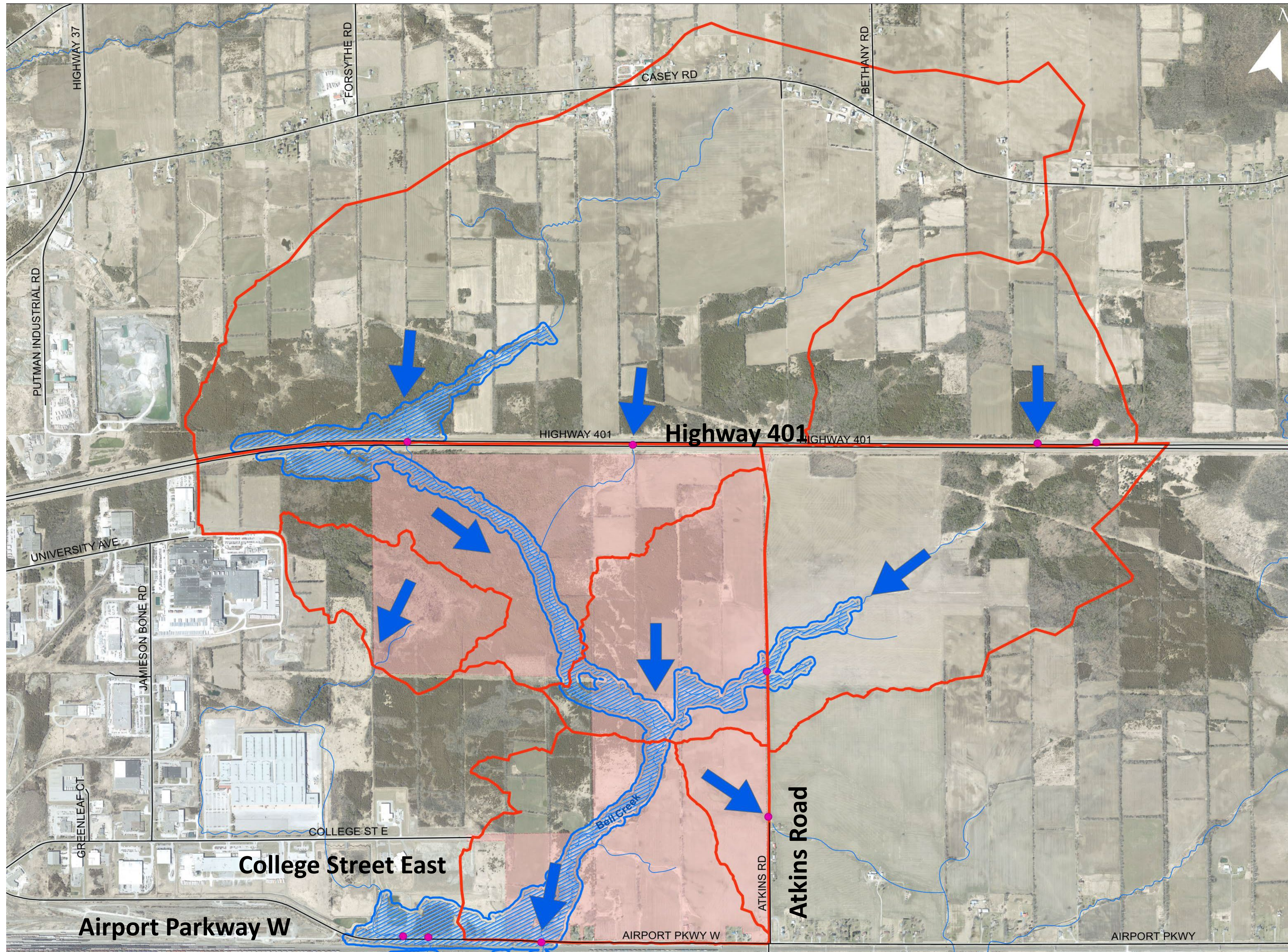
- MAM2-2 – Reed-canary Grass Graminoid Mineral Meadow Marsh
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- SWC1-1 – White Cedar Mineral Coniferous Swamp
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- SWD4-5 – Poplar Mineral Deciduous Swamp
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- Channel – Realigned Channels
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¹ - Land Information Ontario (LIO)
² - City of Belleville








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Wetland Map created using desktop data and fieldwork on Spring and Summer 2023

PROJECT BACKGROUND – EXISTING CONDITIONS DRAINAGE



LEGEND

-  Existing Conditions Drainage Areas
-  Study Area
-  100 Year Floodline
-  15m Quinte Conservation Setback from 100 Year Floodline
-  Watercourse
-  Flow path
-  Culverts

- Bell Creek is the main watercourse within the Study Area, which ultimately discharges to Lake Ontario via the Bay of Quinte.
- Drainage from the Study Area is conveyed to Bell Creek through overland flow, agricultural swales, and roadside ditches.
- Existing drainage and stormwater management infrastructure is limited to agricultural swales, roadside ditches and culverts.



BELLEVILLE NORTHEAST INDUSTRIAL PARK EXPANSION ENVIRONMENTAL ASSESSMENT (EA) STUDY

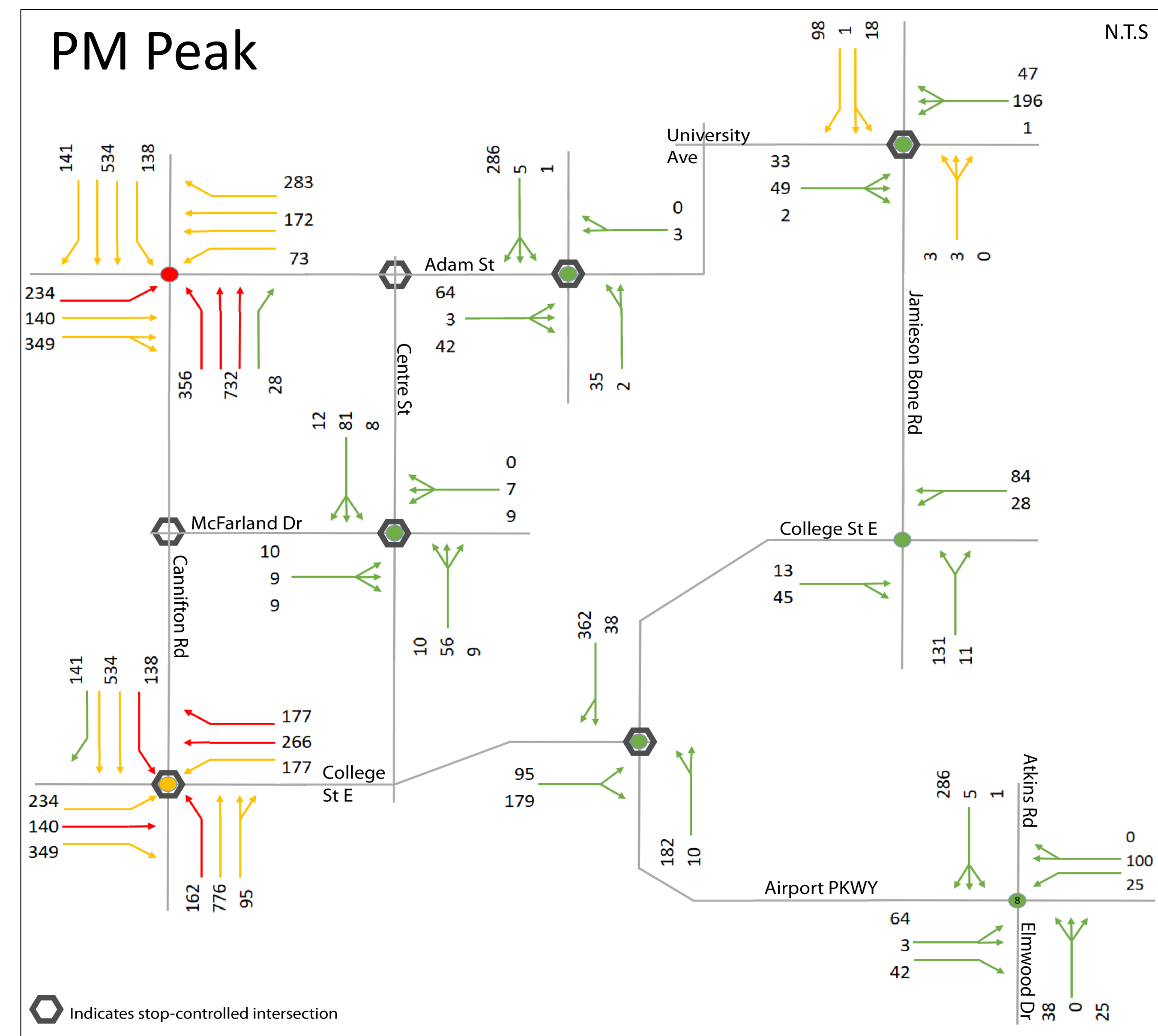
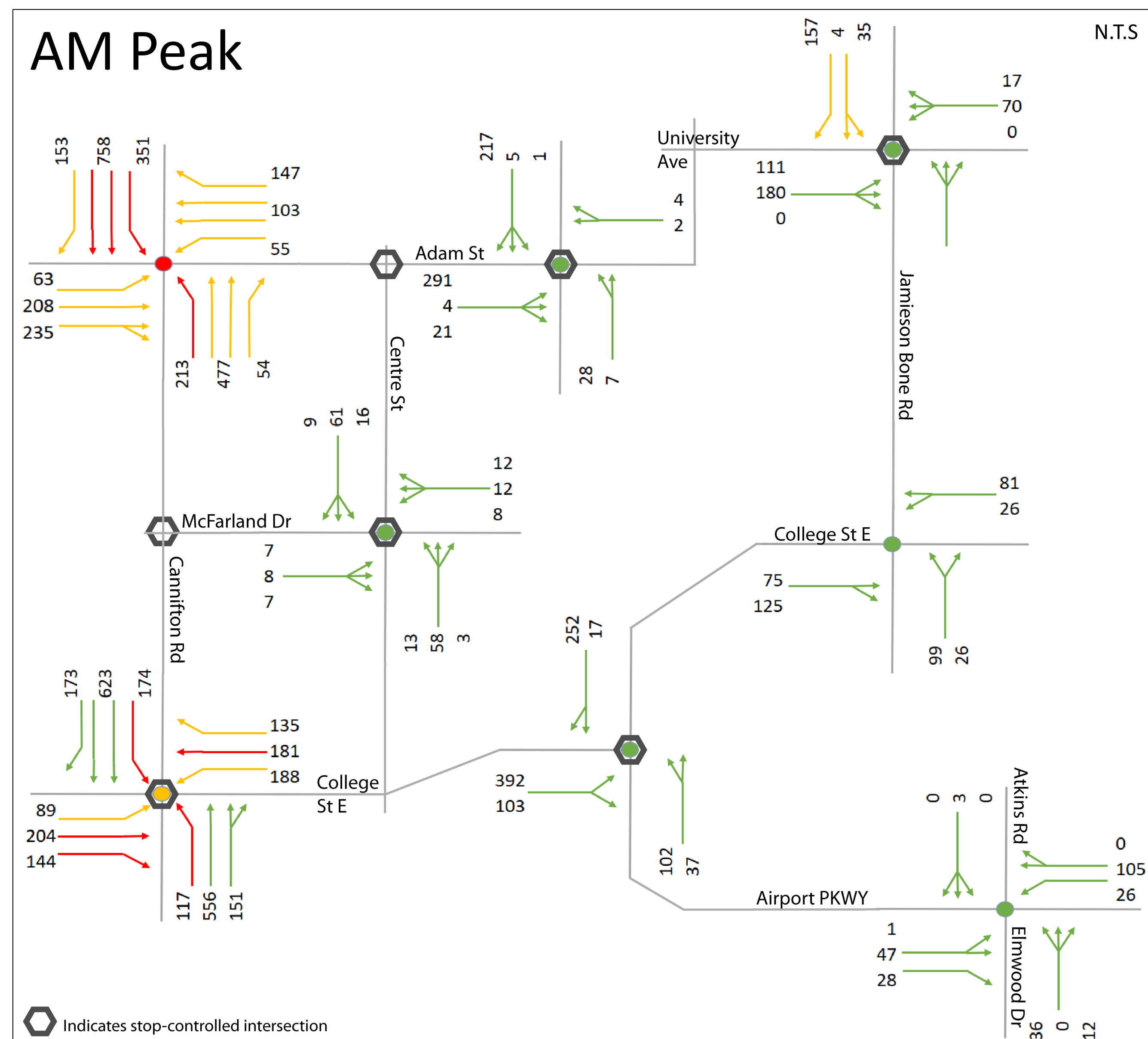
PROJECT BACKGROUND – EXISTING CONDITIONS TRANSPORTATION ENVIRONMENT

During the AM and PM Peak Hours:

- Cannifton Rd. & Bell Boulevard/Adam St. experiences an overall intersection LOS of 'E' with vehicle delays of approximately 70 seconds
- Cannifton Rd. & College St. E. experiences an overall intersection LOS of 'D' with vehicle delays of approximately 45 seconds

LEGEND

Intersection Operations	Movement / Midblock Level of Service
● Acceptable Operations	➔ A-C
● Near Capacity (Unstable Conditions)	➔ D
● Over Capacity (Forced or breakdown flow)	➔ E-F
XX Traffic Volume	





BELLEVILLE NORTHEAST INDUSTRIAL PARK EXPANSION ENVIRONMENTAL ASSESSMENT (EA) STUDY

ROADWAY NETWORK & SERVICING – DO NOTHING

Problem and Opportunity

The City of Belleville 2018 Municipal Comprehensive Review of Urban Serviced Area (2019) identified the need for an expansion of the existing Northeast Industrial Park into the Study Area that is designated as employment land use in the City's Official Plan. To address the need for serviced employment lands, there is an opportunity to develop a roadway and municipal servicing network within the City's urban boundary that will accommodate the anticipated future growth in employment lands.

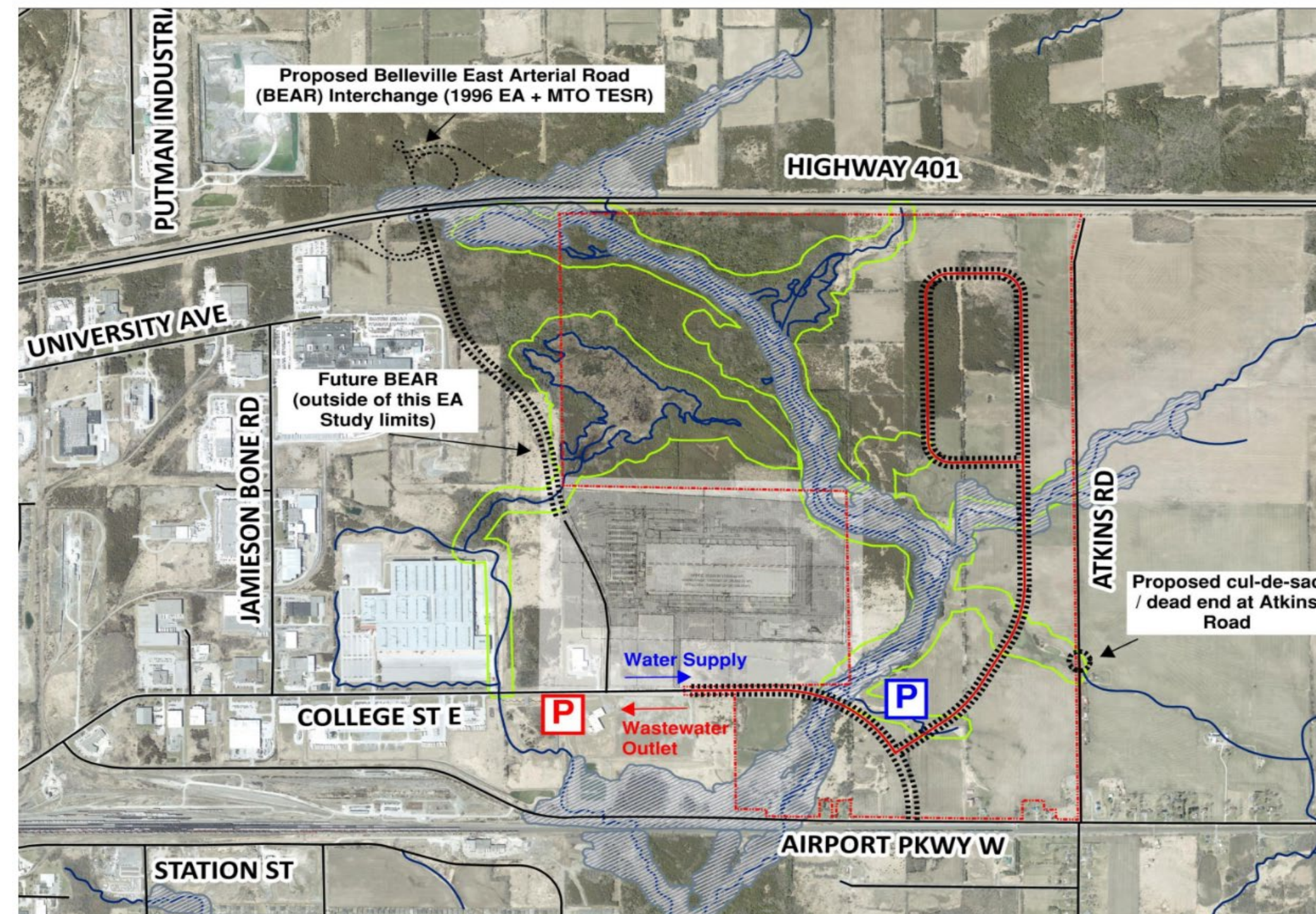


Do Nothing Alternative

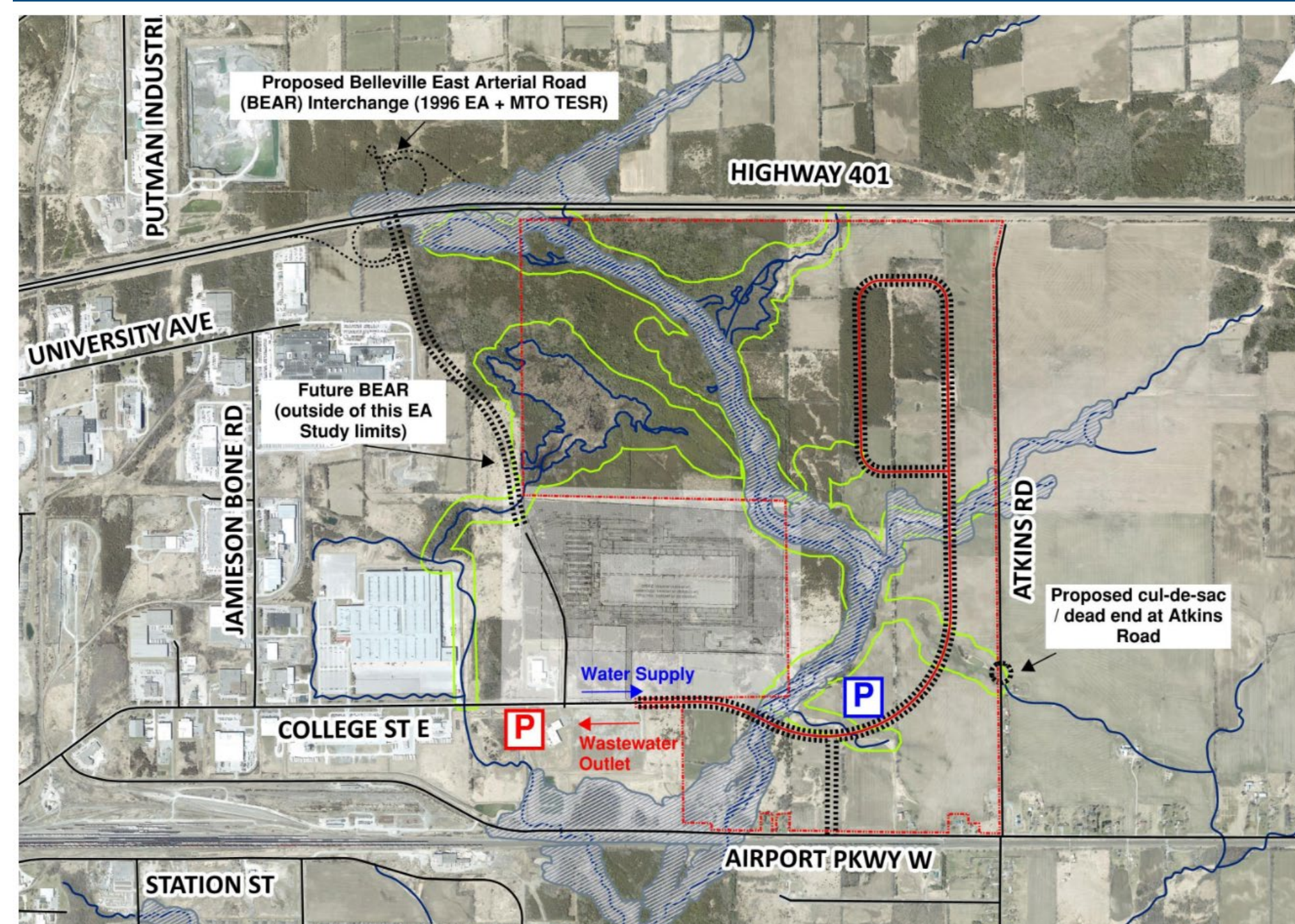
The Do Nothing alternative was considered to provide a baseline against which the effects of other alternatives could be compared. The Do Nothing alternative does not address the objective of this EA study. Therefore, it is not considered a feasible solution.

ALTERNATIVES FROM PIC #1

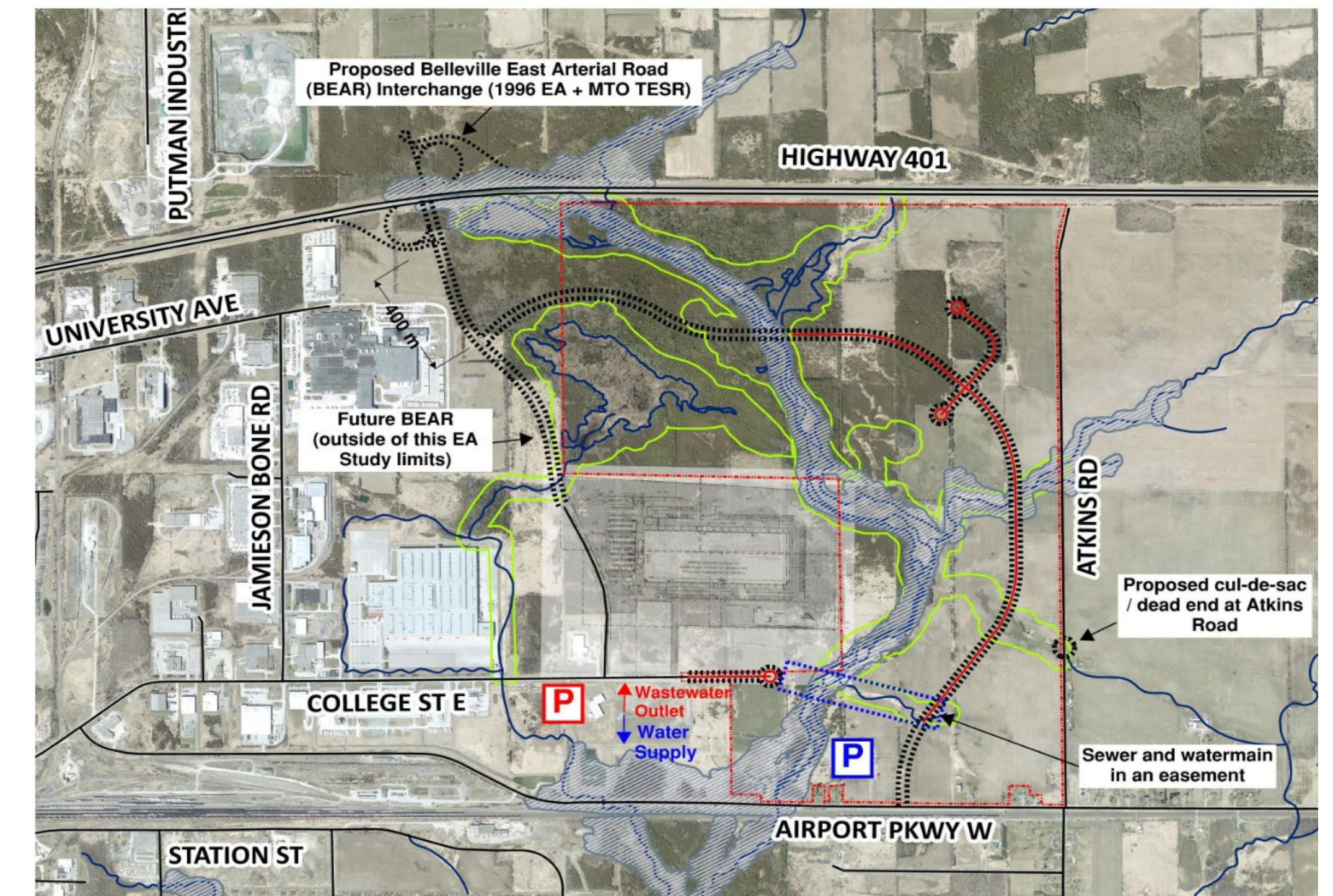
ROADWAY NETWORK & SERVICING – ALTERNATIVE #1



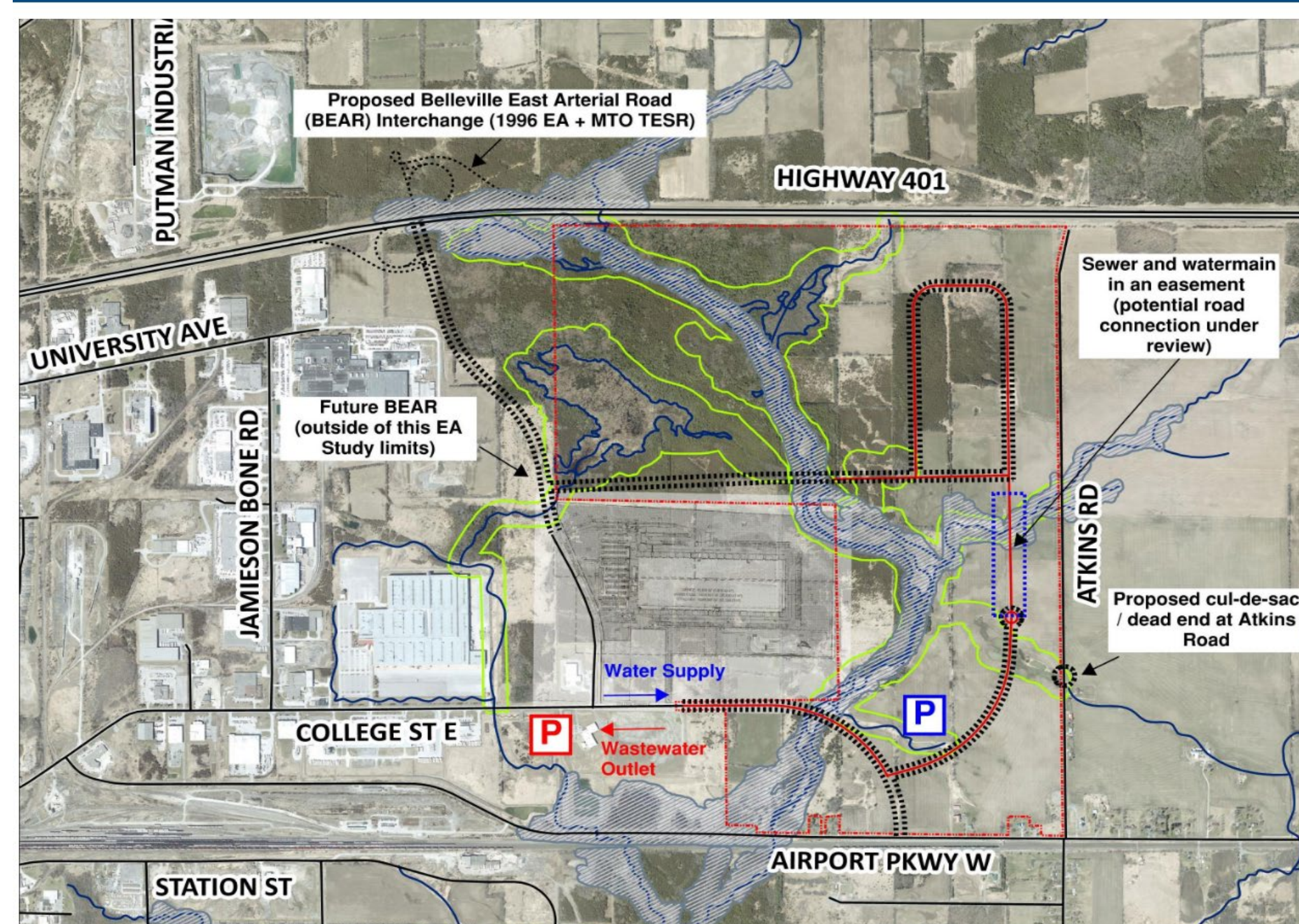
ROADWAY NETWORK & SERVICING – ALTERNATIVE #2



ROADWAY NETWORK & SERVICING – ALTERNATIVE #3



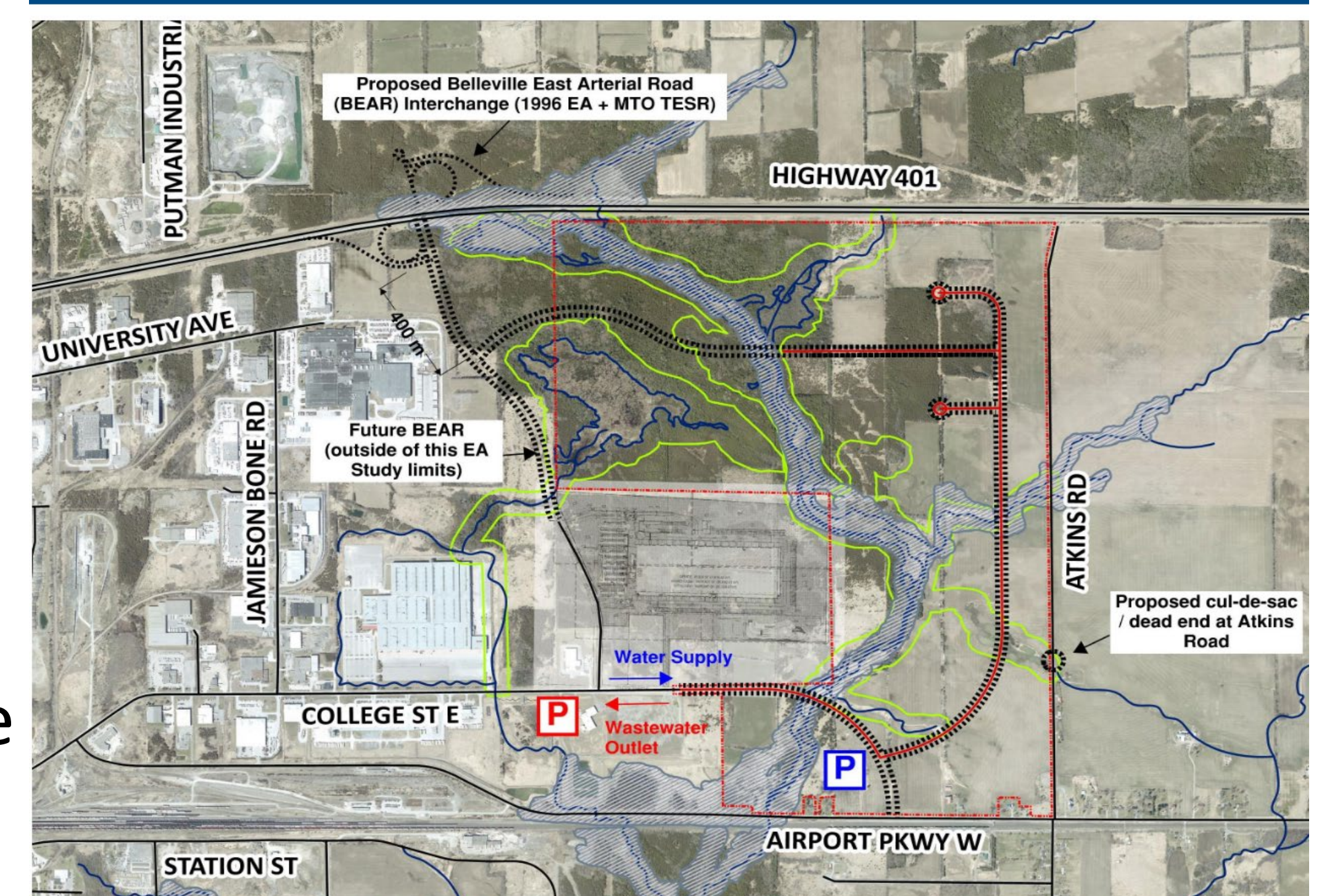
ROADWAY NETWORK & SERVICING – ALTERNATIVE #4



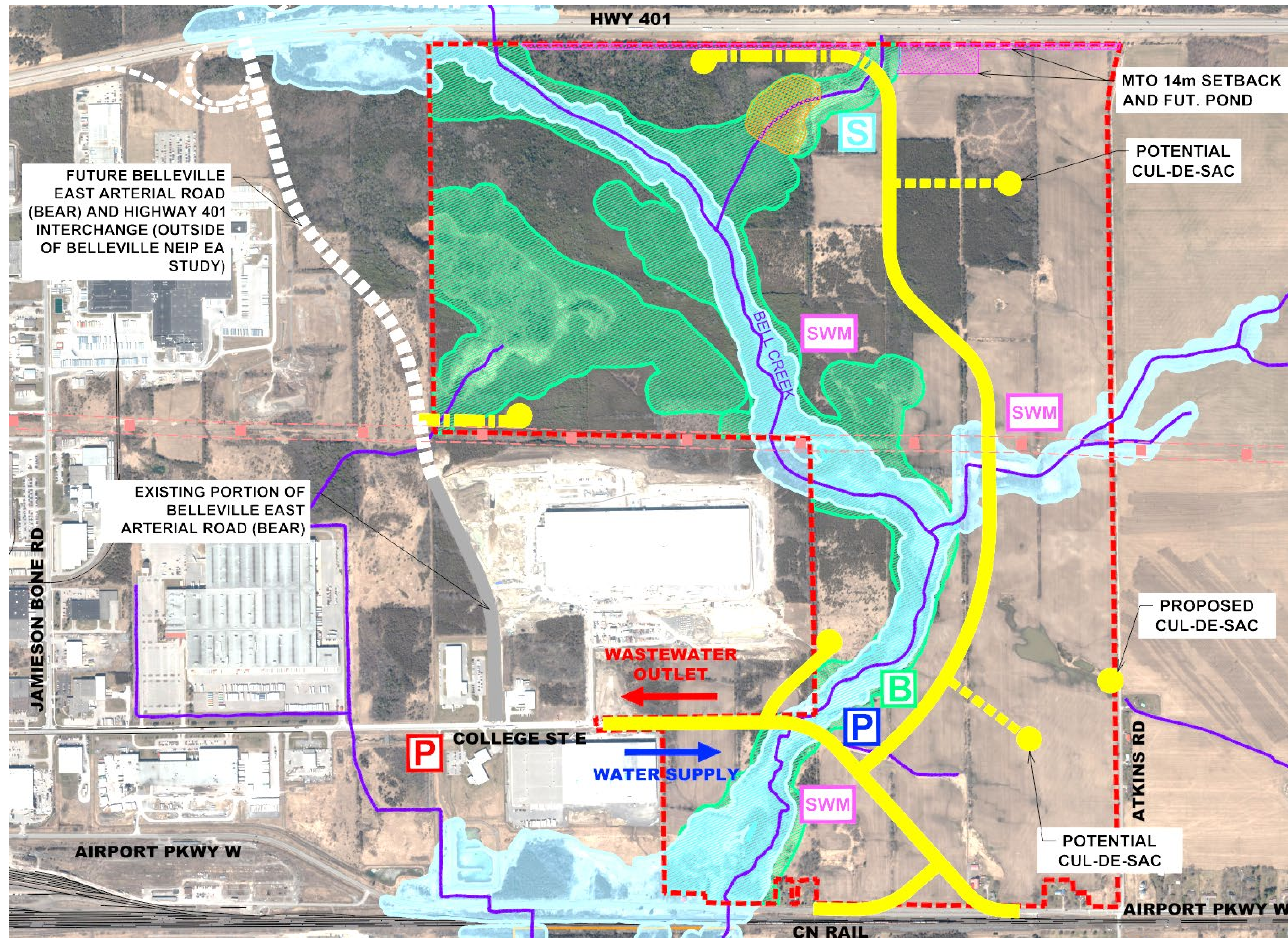
Revisions to Alternatives Since PIC #1

- Demand for larger industrial developments requires a road network that maximizes parcel size. Flexibility for smaller developments are retained with access to all areas of the NEIP.
- Traffic analyses indicated that a 'flow through' connection between the College Street extension and Airport Parkway may be a beneficial option.

ROADWAY NETWORK & SERVICING – ALTERNATIVE #5

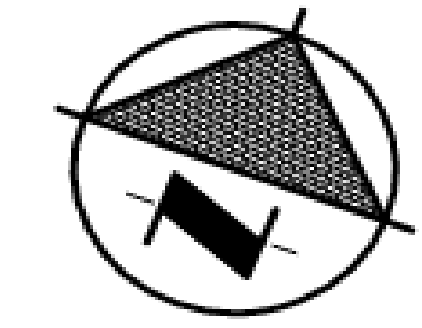


ROADWAY NETWORK & SERVICING – ALTERNATIVE #1

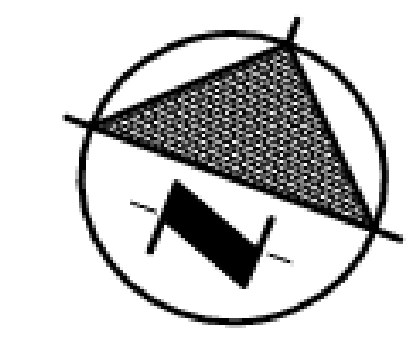
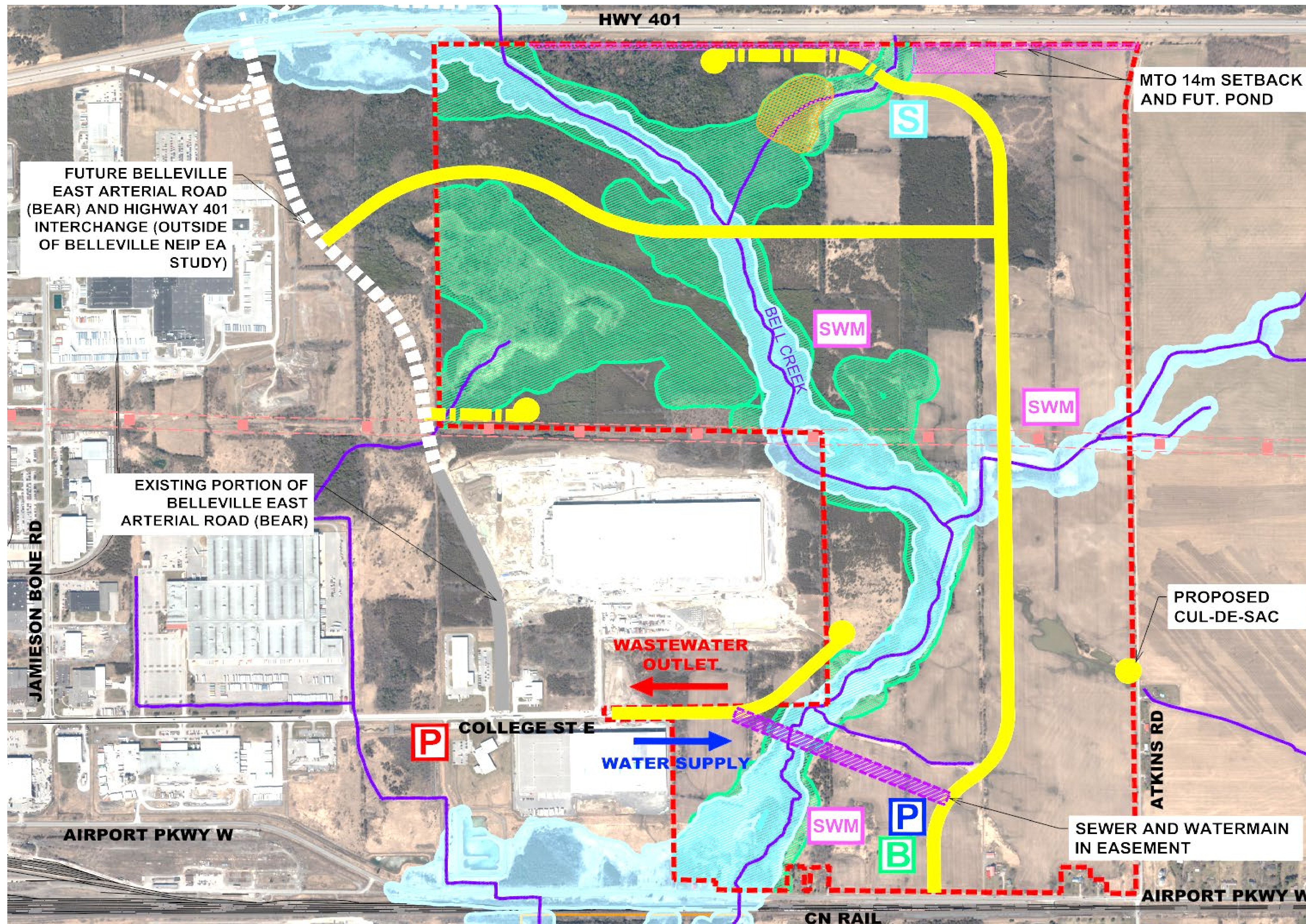


LEGEND:

-  STUDY AREA
-  PROPOSED ROAD NETWORK FOR BELLEVILLE NEIP
-  POTENTIAL ROAD (PENDING APPROVAL OF FUTURE STUDIES)
-  OPTIONAL ROAD
-  CUL-DE-SAC
-  EXISTING HYDRO TOWER
-  CREEK/ DRAINAGE SWALE
-  PROPOSED WETLANDS LIMITS INCLUDING 30m SETBACK
-  QUINTE CONSERVATION FLOODPLAIN INCLUDING 15m SETBACK
-  AMPHIBIAN BREEDING AREA AND SETBACK
-  MTO 401 SETBACK AND FUTURE PROPERTY ACQUISITION
-  EXISTING SEWAGE PUMPING STATION
-  PROPOSED SEWAGE PUMPING STATION
-  POTENTIAL WATER BOOSTER STATION
-  POTENTIAL WATER STORAGE FACILITY
-  PROPOSED STORM WATER MANAGEMENT FACILITY

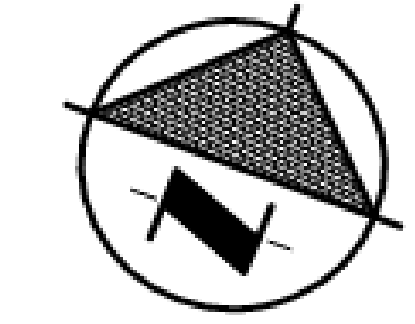
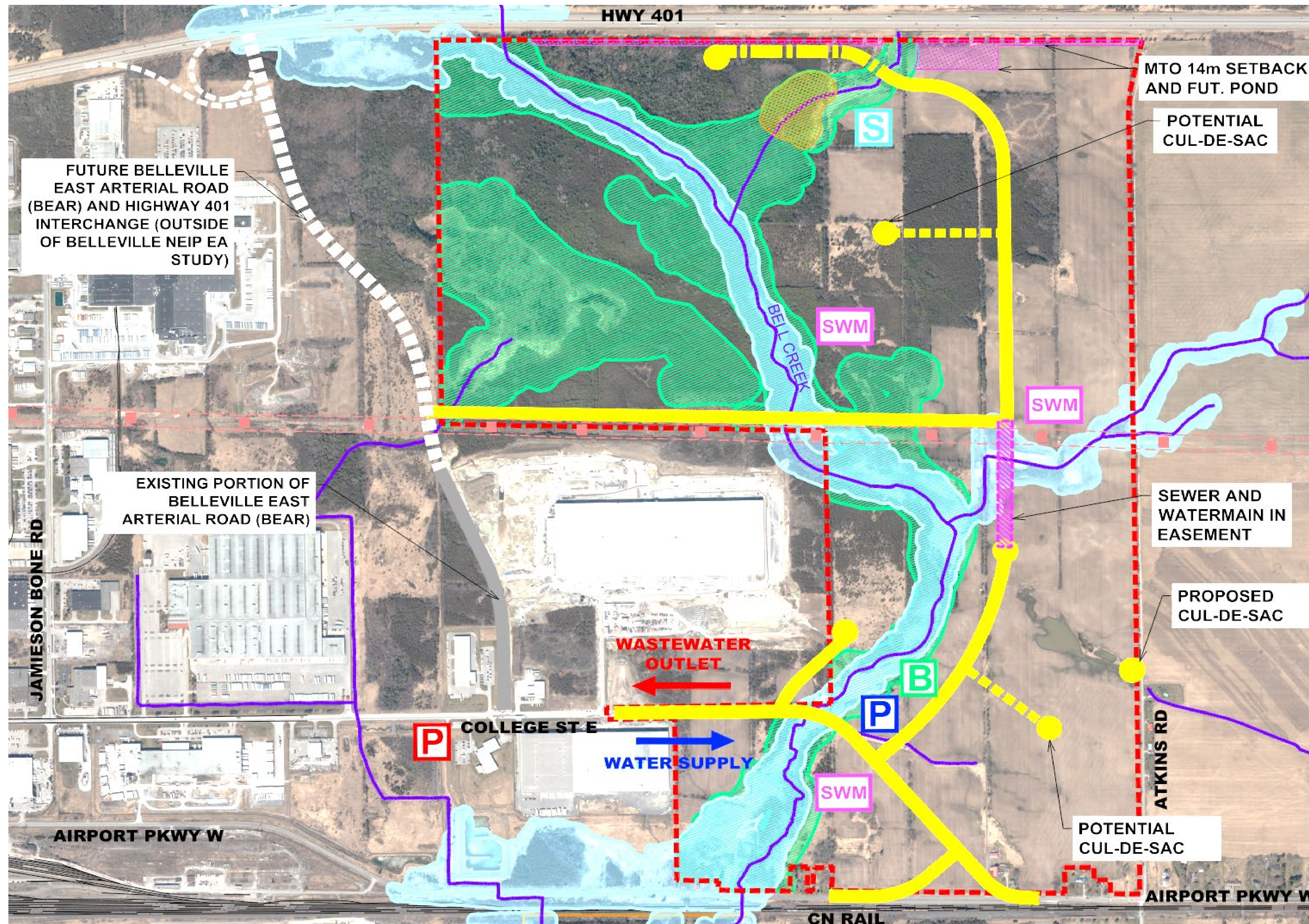


ROADWAY NETWORK & SERVICING – ALTERNATIVE #3



- LEGEND:**
- STUDY AREA
 - PROPOSED ROAD NETWORK FOR BELLEVILLE NEIP
 - POTENTIAL ROAD (PENDING APPROVAL OF FUTURE STUDIES)
 - OPTIONAL ROAD
 - CUL-DE-SAC
 - EXISTING HYDRO TOWER
 - CREEK/ DRAINAGE SWALE
 - PROPOSED WETLANDS LIMITS INCLUDING 30m SETBACK
 - QUINTE CONSERVATION FLOODPLAIN INCLUDING 15m SETBACK
 - AMPHIBIAN BREEDING AREA AND SETBACK
 - MTO 401 SETBACK AND FUTURE PROPERTY ACQUISITION
 - P EXISTING SEWAGE PUMPING STATION
 - P PROPOSED SEWAGE PUMPING STATION
 - B POTENTIAL WATER BOOSTER STATION
 - S POTENTIAL WATER STORAGE FACILITY
 - SWM PROPOSED STORM WATER MANAGEMENT FACILITY

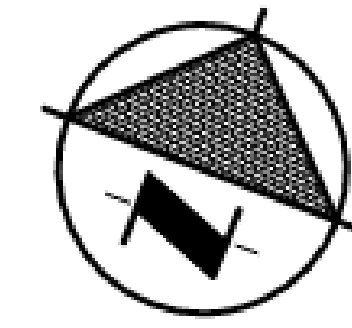
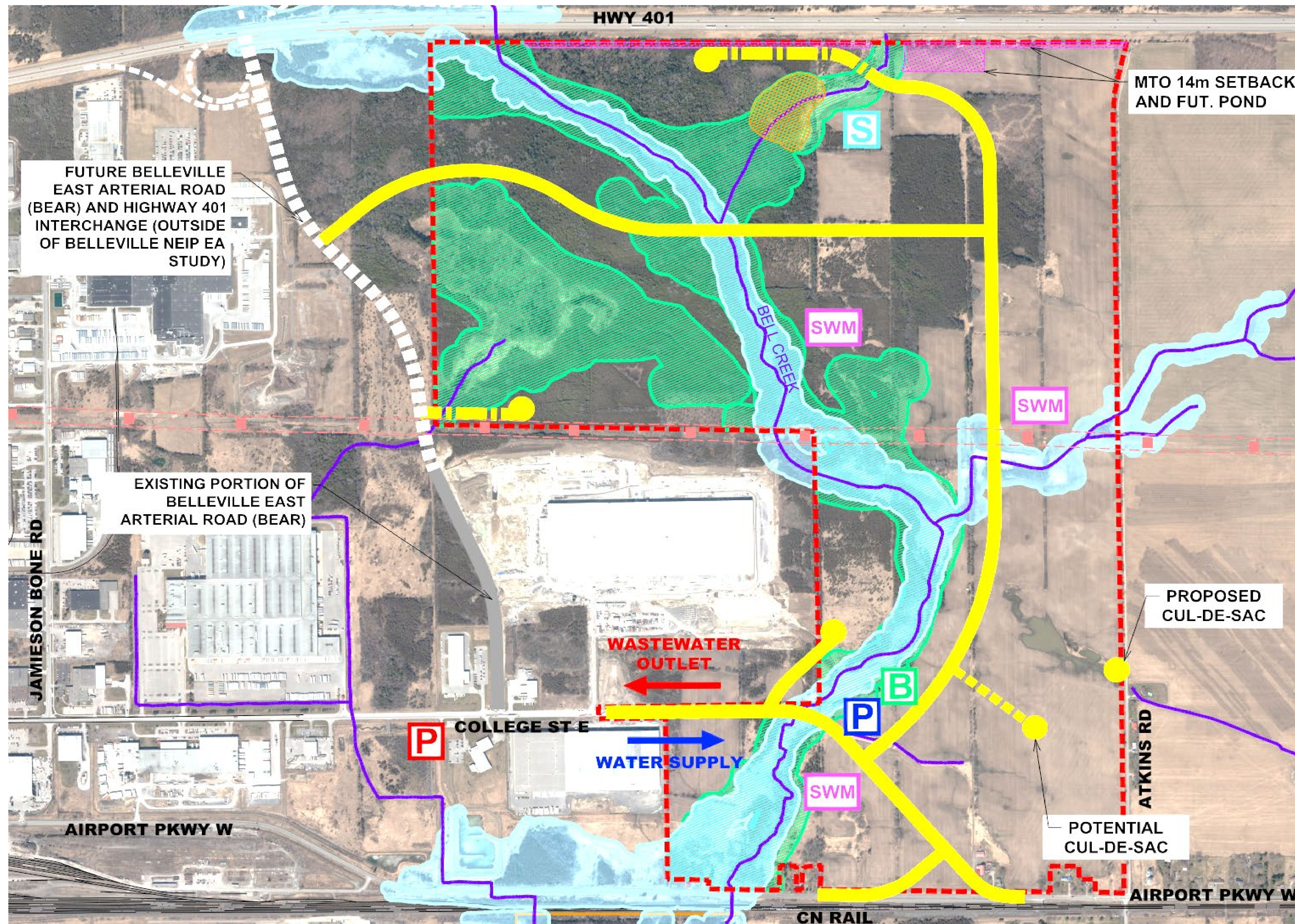
ROADWAY NETWORK & SERVICING – ALTERNATIVE #4



LEGEND:

- STUDY AREA
- PROPOSED ROAD NETWORK FOR BELLEVILLE NEIP
- POTENTIAL ROAD (PENDING APPROVAL OF FUTURE STUDIES)
- OPTIONAL ROAD
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- S POTENTIAL WATER STORAGE FACILITY
- SWM PROPOSED STORM WATER MANAGEMENT FACILITY

ROADWAY NETWORK & SERVICING – ALTERNATIVE #5



LEGEND:

- STUDY AREA
- PROPOSED ROAD NETWORK FOR BELLEVILLE NEIP
- POTENTIAL ROAD (PENDING APPROVAL OF FUTURE STUDIES)
- OPTIONAL ROAD
- CUL-DE-SAC
- EXISTING HYDRO TOWER
- CREEK/ DRAINAGE SWALE
- PROPOSED WETLANDS LIMITS INCLUDING 30m SETBACK
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- B POTENTIAL WATER BOOSTER STATION
- S POTENTIAL WATER STORAGE FACILITY
- SWM PROPOSED STORM WATER MANAGEMENT FACILITY



EVALUATION CRITERIA FOR ROADWAY NETWORK ALTERNATIVES

Following PIC #1, the roadway network alternatives were evaluated based on the below criteria to determine the Preferred Roadway Network and Servicing for the Northeast Industrial Park Expansion that best meets the future transportation and servicing needs and minimizes negative impacts on the natural, cultural, social and economic environments.

The following is a list of evaluation criteria that was used to evaluate the alternative options:

Technical Considerations

- Roadway connectivity & impact on existing network
- Geometric design
- Potential to improve active transportation
- Potential for Public transit connectivity
- Watercourse crossing facilities
- Future railway crossing
- Stormwater management
- Water & wastewater servicing
- Utility impacts

Natural Environmental

- Impacts to terrestrial / vegetation
- Impacts to wildlife / Species at Risk
- Impact to aquatic habitat
- Impact to watercourses
- Potential effects on surface water, hydrology and floodplain
- Potential effects on groundwater resources
- Climate Change

Socio-Economic Environment

- Impacts to archeological resources
- Impacts to built & cultural resources
- Impacts to agricultural lands
- Compatibility with future development opportunities
- Potential effects on existing Residential & businesses
- Potential effects on air quality and noise

Cost & Constructability

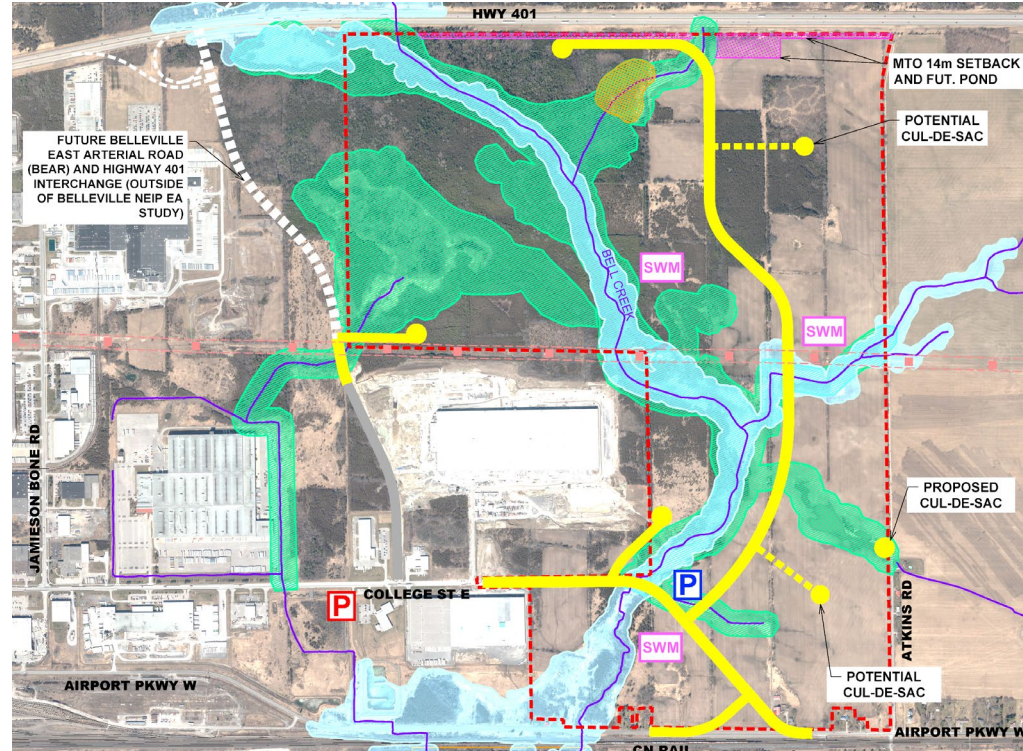
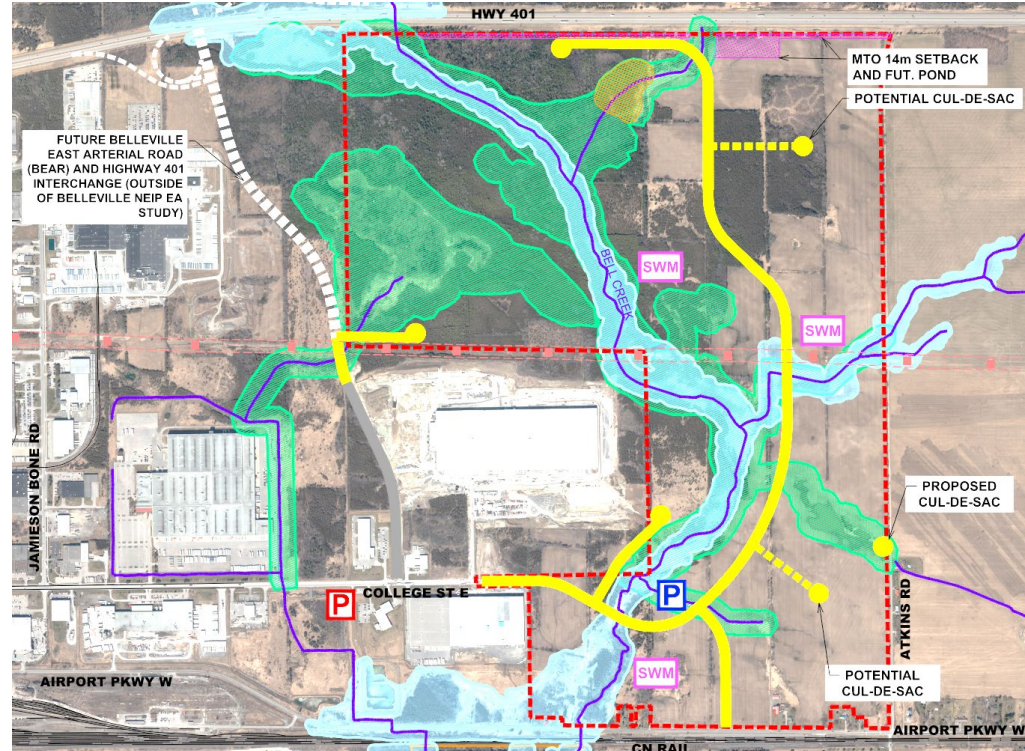
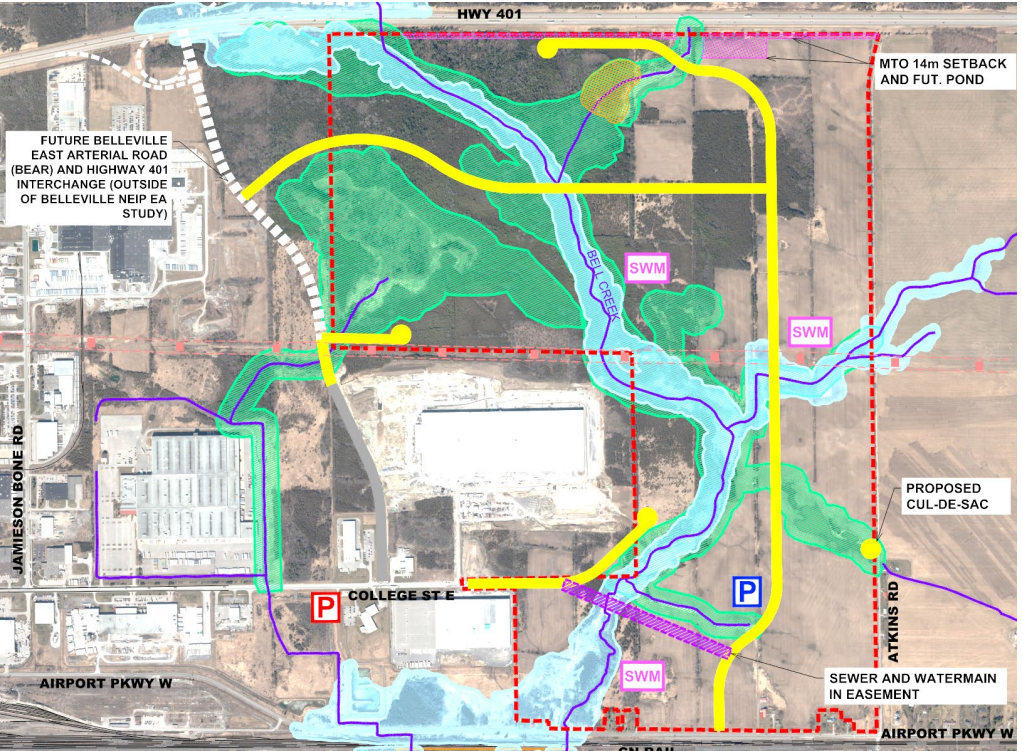
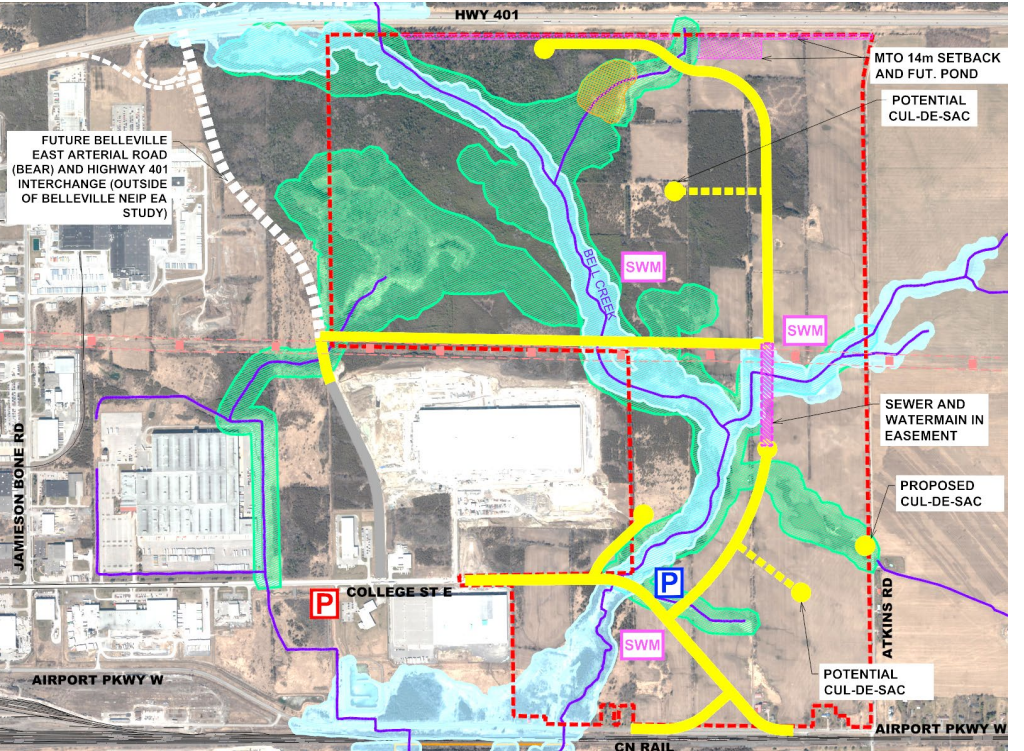
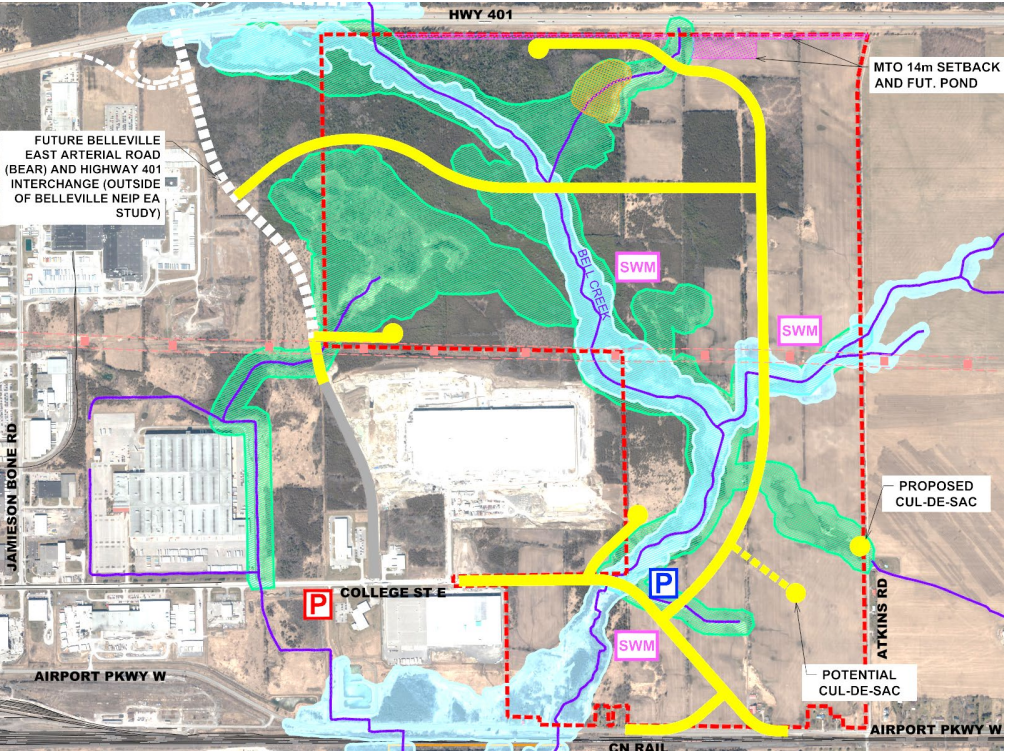
- Utility relocation
- Cost / benefit
- Capital cost
- Opportunity to phase construction
- Maintenance cost



BELLEVILLE NORTHEAST INDUSTRIAL PARK EXPANSION ENVIRONMENTAL ASSESSMENT (EA) STUDY

EVALUATION SUMMARY FOR ROADWAY NETWORK ALTERNATIVES

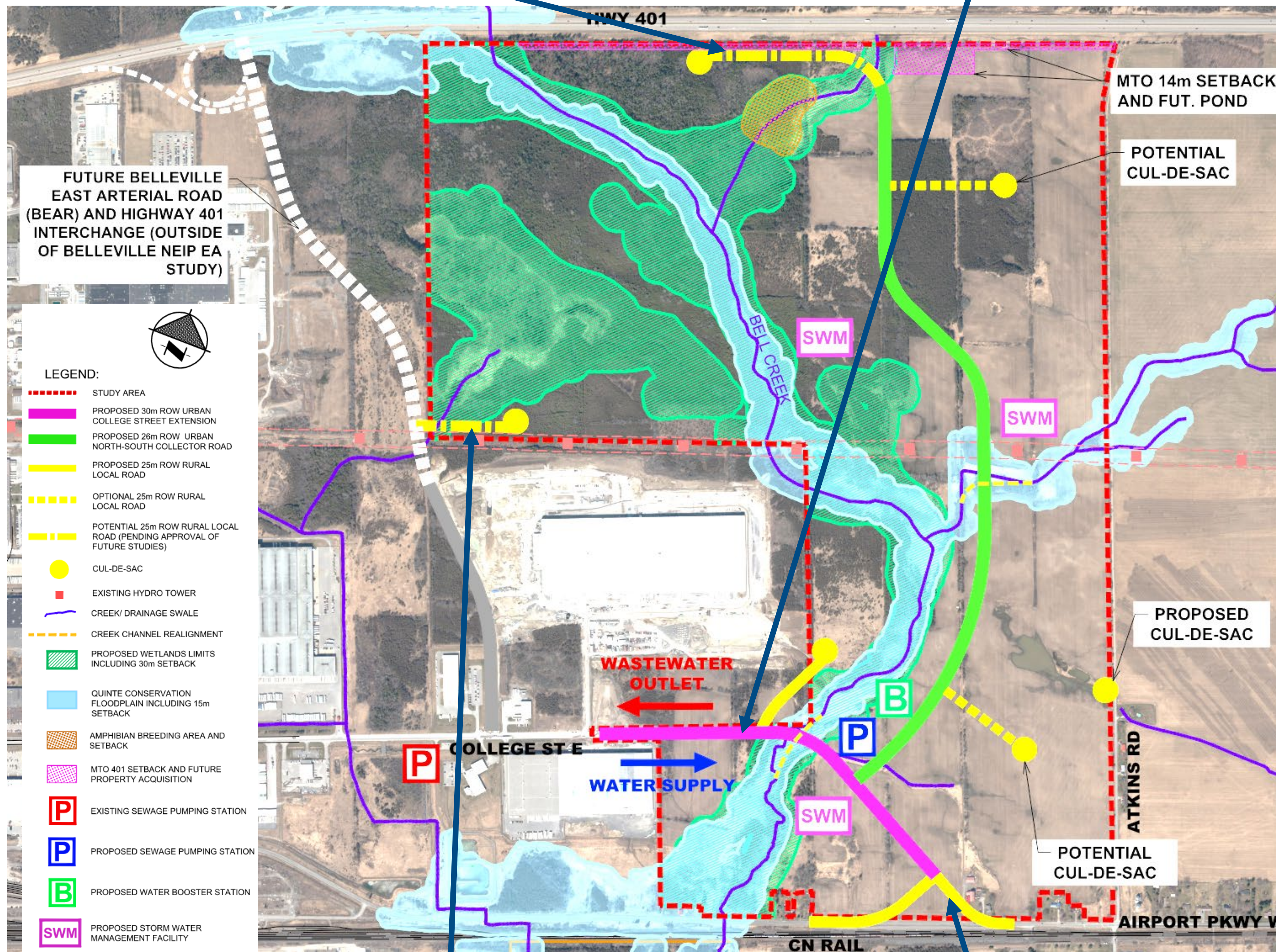
A weighted criteria method has been used to evaluate the alternatives. A summary of the evaluation results are presented on this board:

Alternatives Evaluation Criteria	Alternative #1 	Alternative #2 	Alternative #3 	Alternative #4 	Alternative #5 
Technical	More Preferred	Moderately Preferred	Less Preferred	Less Preferred	Moderately Preferred
Natural Environment	More Preferred	More Preferred	Less Preferred	Less Preferred	Less Preferred
Socio-Economic Environment	Moderately Preferred	Moderately Preferred	Moderately Preferred	Moderately Preferred	Moderately Preferred
Cost & Constructability	More Preferred	More Preferred	Less Preferred	Less Preferred	Less Preferred
OVERALL RECOMMENDATION FOR NEIP EXPANSION	Recommended	Not Recommended	Not Recommended	Not Recommended	Not Recommended

PREFERRED ROADWAY & SERVICING ALTERNATIVE – ROAD NETWORK

Implementation of this road and services to this will be dependent on the approval of environmental studies for the development of the lands

30m ROW – Arterial Urban to match College St E

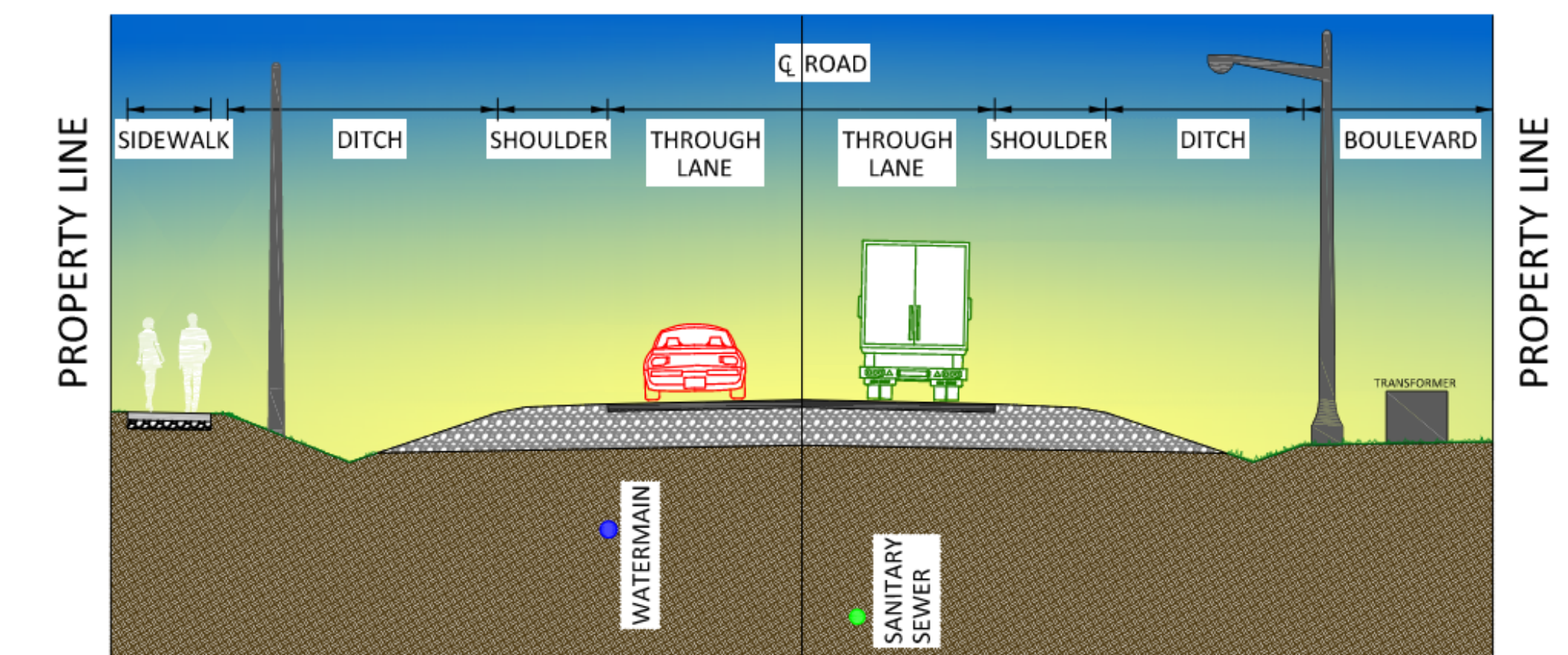


Implementation of this road and services to be investigated through future studies in conjunction with the future Belleville East Arterial Road (BEAR) and the development of the associated lands

Ex Airport Parkway W alignment to be reconfigured to improve traffic conditions

Elements of 25m ROW Local Rural

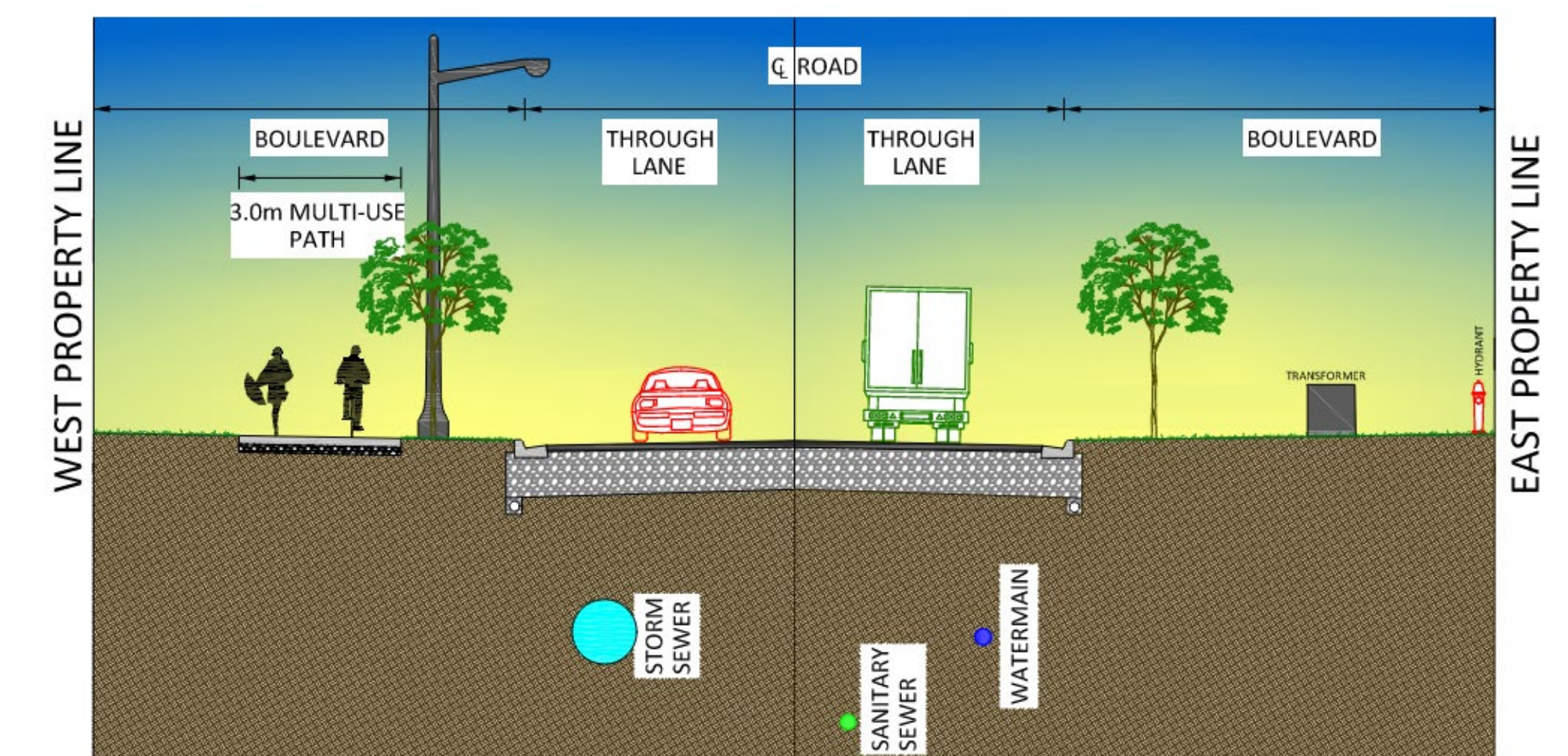
- Municipal Road
- 2 lanes
- Shoulders
- Ditches
- One Sidewalk
- 40 km/h posted speed



TYPICAL SECTION - RURAL ROAD - 25m RIGHT OF WAY
N.T.S

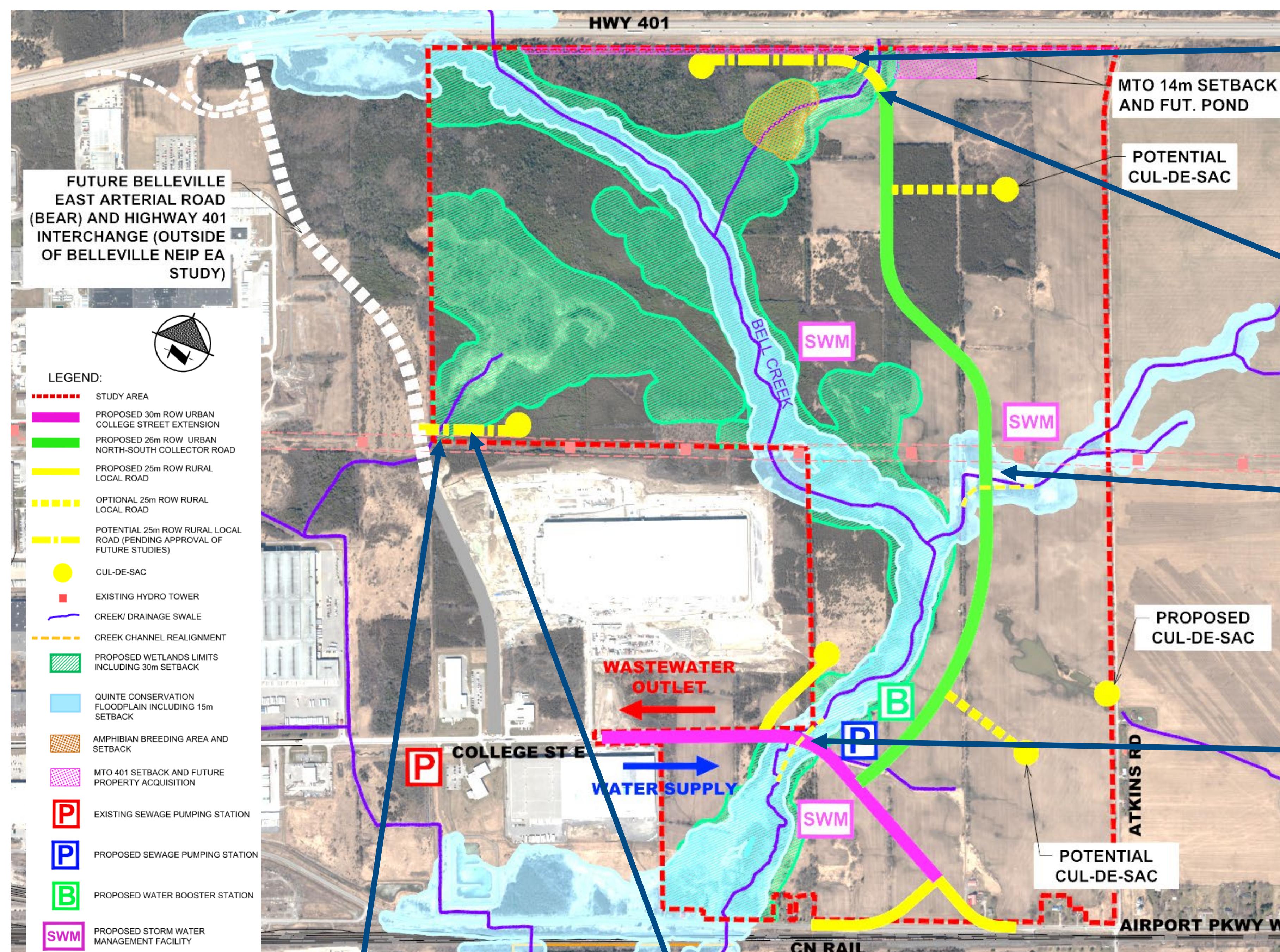
Elements of 26m ROW Collector Urban

- Municipal Road
- 2 lanes
- Curbs
- Storm Sewer
- One 3.0m Multi-Use Path
- 60 km/h posted speed



TYPICAL SECTION - NORTH/SOUTH COLLECTOR - 26M RIGHT OF WAY
N.T.S

PREFERRED ROADWAY & SERVICING ALTERNATIVE – CROSSINGS



Implementation of this road and services to this will be dependent on the approval of environmental studies for the development of the lands

Bell Creek Northeast Tributary Crossing
Anticipated to be 9.7 m wide x 2.4 m high Open Bottom Conspan Arch

Bell Creek East Tributary Crossing
Anticipated to be 12.8 m wide x 3.1 m high Open Bottom Conspan Arch and local channel realignment to reduce erosion hazard

Bell Creek Crossing
Anticipated to be 14.6 m wide x 3.9 m high Open Bottom Conspan Arch and local channel realignment to reduce erosion hazard

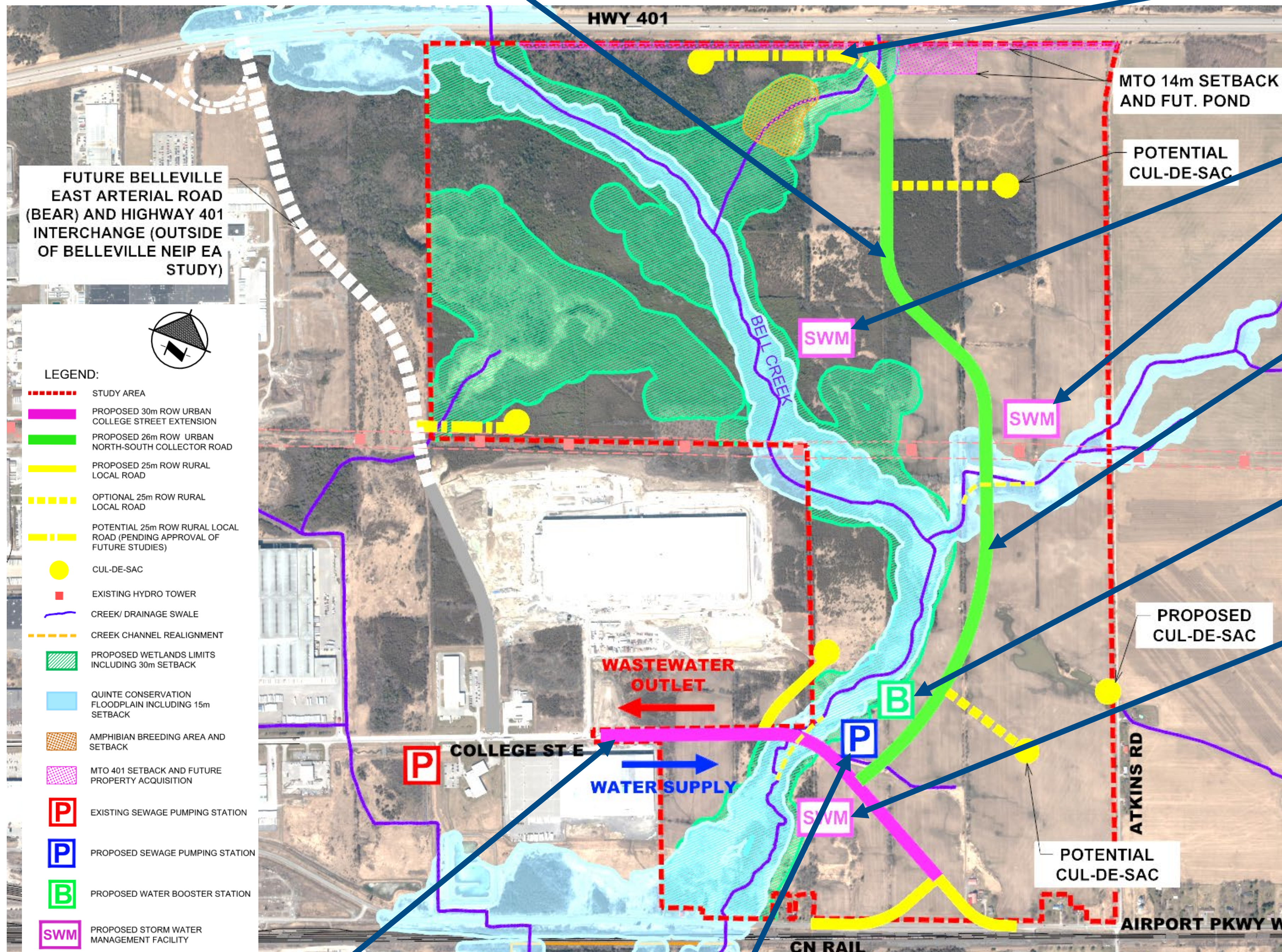
Wetland Outlet Crossing
Subject to future studies in conjunction with the future Belleville East Arterial Road (BEAR)

Implementation of this road and services to be investigated through future studies in conjunction with the future Belleville East Arterial Road (BEAR) and the development of the associated lands

PREFERRED ROADWAY & SERVICING ALTERNATIVE - SERVICING

Proposed Sanitary gravity systems within the road right of way to connect to sanitary pumping station

Implementation of this road and services to this will be dependent on the approval of environmental studies for the development of the lands



Proposed City-owned SWM Facilities to provide water quality, water quantity (flood control) and erosion control

Proposed watermain within the road right of way to connect to the existing watermain on College Street E

Proposed City-owned water booster pumping station to connect to existing watermain on College Street E to provide adequate fire flow to future developments

Proposed City-owned SWM Facilities to provide water quality, water quantity (flood control) and erosion control

Proposed sanitary sewer within the road right of way to connect to the existing sewer on College Street E

Proposed City-owned sewage pumping station and forcemain to connect to existing sanitary sewer on College Street E





BELLEVILLE NORTHEAST INDUSTRIAL PARK EXPANSION ENVIRONMENTAL ASSESSMENT (EA) STUDY

PREFERRED ROADWAY & SERVICING ALTERNATIVE – EFFECTS AND MITIGATION

Anticipated Environmental Effects		Recommended Mitigation Measures and Commitments to Future Work
<p>Natural Environmental</p>	<ul style="list-style-type: none"> • Terrestrial / vegetation • Wildlife / Species at Risk • Aquatic habitat • Watercourses • Groundwater 	<ul style="list-style-type: none"> • Watercourse crossings will include design considerations for geotechnical, structural, hydraulics, stream erosion and geomorphology, groundwater, fish habitat/passage, and wildlife passage including large mammals. • Amphibian breeding pools will be avoided. Migrating and dispersing amphibians will be excluded from work areas with barrier fencing. • Compensation for watercourse/wetland impacts and removals, in collaboration with QCA, replicating impacted wetlands elsewhere within the NEIP. • Definition of appropriate setbacks to natural features and their restoration with native species. • Timing window implemented during the vegetation clearing phase to avoid breeding birds and bats. • Timing window implemented should any in-water works be required. • Restoration of lands adjacent to construction to be retained in public ownership. • Review and confirmation of stormwater management controls in detailed design. • Hydrogeological assessment to determine impacts with respect to Source Water Protection and construction dewatering. • Environmental Impact Studies (EIS) for proposed industrial developments to be served by the road and servicing network, where they are located adjacent to natural features, demonstrating no net negative impacts on the natural features or their ecological functions. • Woodland compensation may be required for future industrial developments. • Soil management compliant with Ontario Regulation 406/19: On-Site and Excess Soil Management. • Implementation of a Construction Environmental Management Plan (EMP). • Erosion and sediment control measures for Bell Creek, including infrastructure design and construction measures.



BELLEVILLE NORTHEAST INDUSTRIAL PARK EXPANSION

ENVIRONMENTAL ASSESSMENT (EA) STUDY

PREFERRED ROADWAY & SERVICING ALTERNATIVE – EFFECTS AND MITIGATION

Anticipated Environmental Effects	Recommended Mitigation Measures and Commitments to Future Work
<p style="text-align: center; margin: 0;">Socio-Economic Environment</p> <ul style="list-style-type: none"> Archaeological resources Built & cultural resources Agricultural lands Existing residential & businesses Air quality and noise 	<ul style="list-style-type: none"> Stage 2 Archaeological Assessment to be completed as part of detailed design (and any further assessment as recommended by the Stage 2 Archaeological Assessment, for portions of the project location that exhibit archaeological potential). Consultation with Indigenous communities during detailed design should there be any relevant archaeological findings. Where required, Cultural Heritage Evaluation Report to be completed as part of proposed development applications. Continue to work with property owners during the detailed design to confirm mitigation measures. A Drainage and Stormwater Management Report on the preferred alternative and mitigation measures will be considered if necessary for the drainage features within the NEIP and in close proximity with the existing residential and businesses. Review noise attenuation requirements during detailed design and consult with property owners of the affected properties to discuss the review and consideration of mitigation measures, including noise barriers, vegetative visual screening, etc. Construction to be completed in accordance with Municipal Noise By-laws and standard construction measures for noise.
<p style="text-align: center; margin: 0;">Transportation & Constructability</p> <ul style="list-style-type: none"> Utility relocation Traffic interruptions and delays Construction staging 	<ul style="list-style-type: none"> Coordination with Hydro One and other utilities companies during detailed design. A traffic management plan will be developed during detailed design to define the measures to reduce the duration of temporary closures. Advanced notice to property owners adjacent to the NEIP to notify them of construction start, access to all properties will be maintained.



IMPLEMENTATION STRATEGY

Recommended Future Studies

Preliminary and detailed design of the road, servicing, watercourse crossings and stormwater management facilities require coordination with several additional studies, including but not limited to ecological, archaeological, cultural heritage, geotechnical, hydrogeology, fluvial geomorphology, topographic survey, utilities investigations.

Permits and Approvals

During detailed design and prior to construction, several permits and approvals are required from agencies such as:

- City of Belleville
- Quinte Conservation
- Ministry of the Environment, Conservation and Parks
- Ministry of Transportation
- Fisheries and Oceans Canada

Phasing

Based on existing developments, future developments and traffic demands, the Belleville Northeast Industrial Park Expansion is anticipated to be completed in the following phases:

- Phase 1: College Street East extension to Airport Parkway West and the local road west of Bell Creek (if required)
- Phase 2: North-South Collector and associated local roads (if required)



BELLEVILLE NORTHEAST INDUSTRIAL PARK EXPANSION ENVIRONMENTAL ASSESSMENT (EA) STUDY

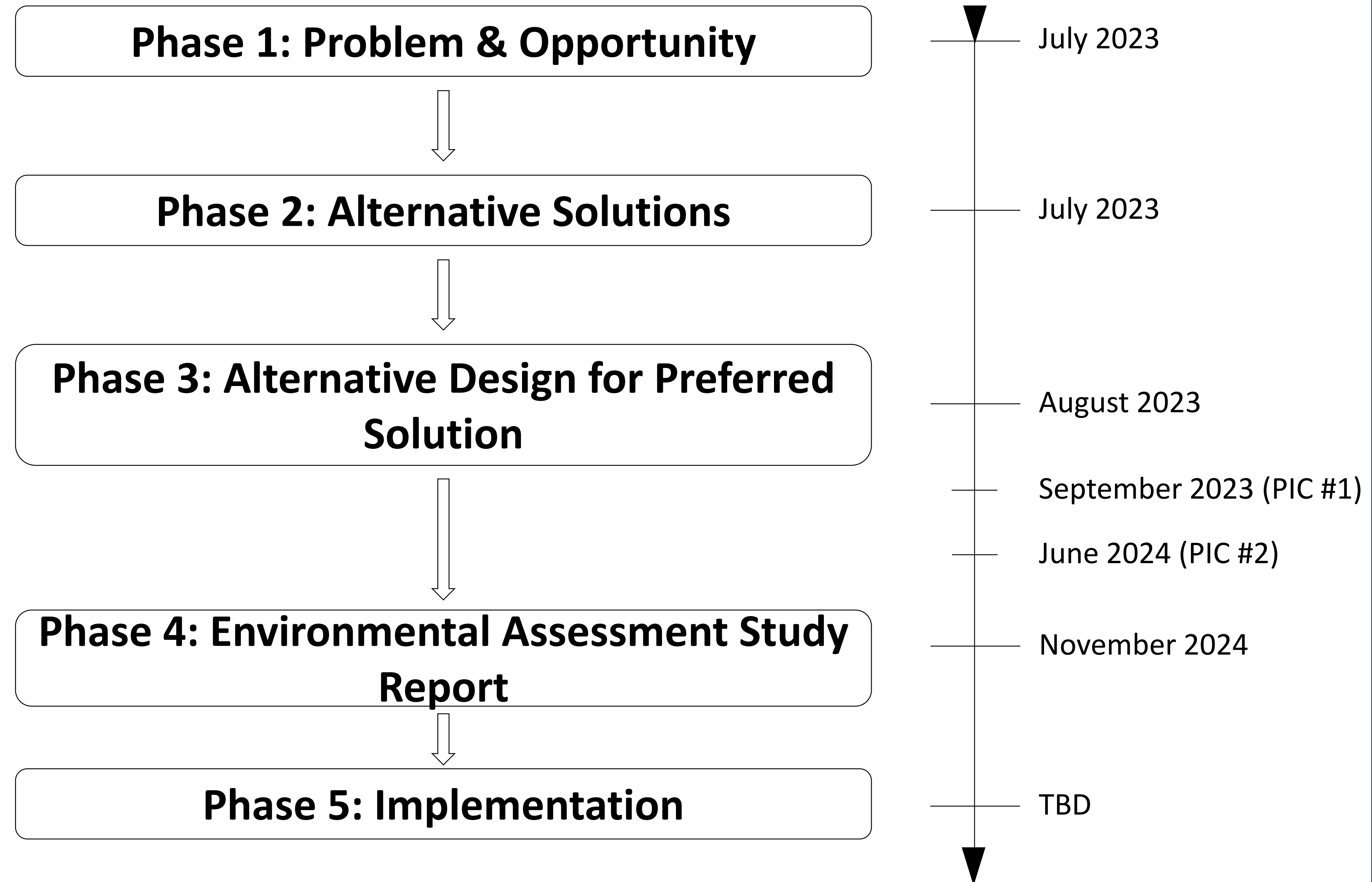
NEXT STEPS

Following this Public Information Centre #2, the Project Team will:

- Review and respond to comments received
- Finalize the Preferred Alternative
- Develop impact mitigation measures
- Complete preliminary design of the preferred solution
- Prepare the Environmental Study Report for 30-day public review period.

Thank you for participating in the Public Information Centre. We welcome your comments.

With the exception of personal information, all comments will become part of the public record.



For more information, please visit: <https://constructionprojects.belleville.ca/>

If you would like more information regarding the Class EA study, please contact a Project Team member.

Contact information is provided on the comment sheet.