Grand Trunk Railway Ad-Hoc Committee
Environmental and Infrastructure Discussion
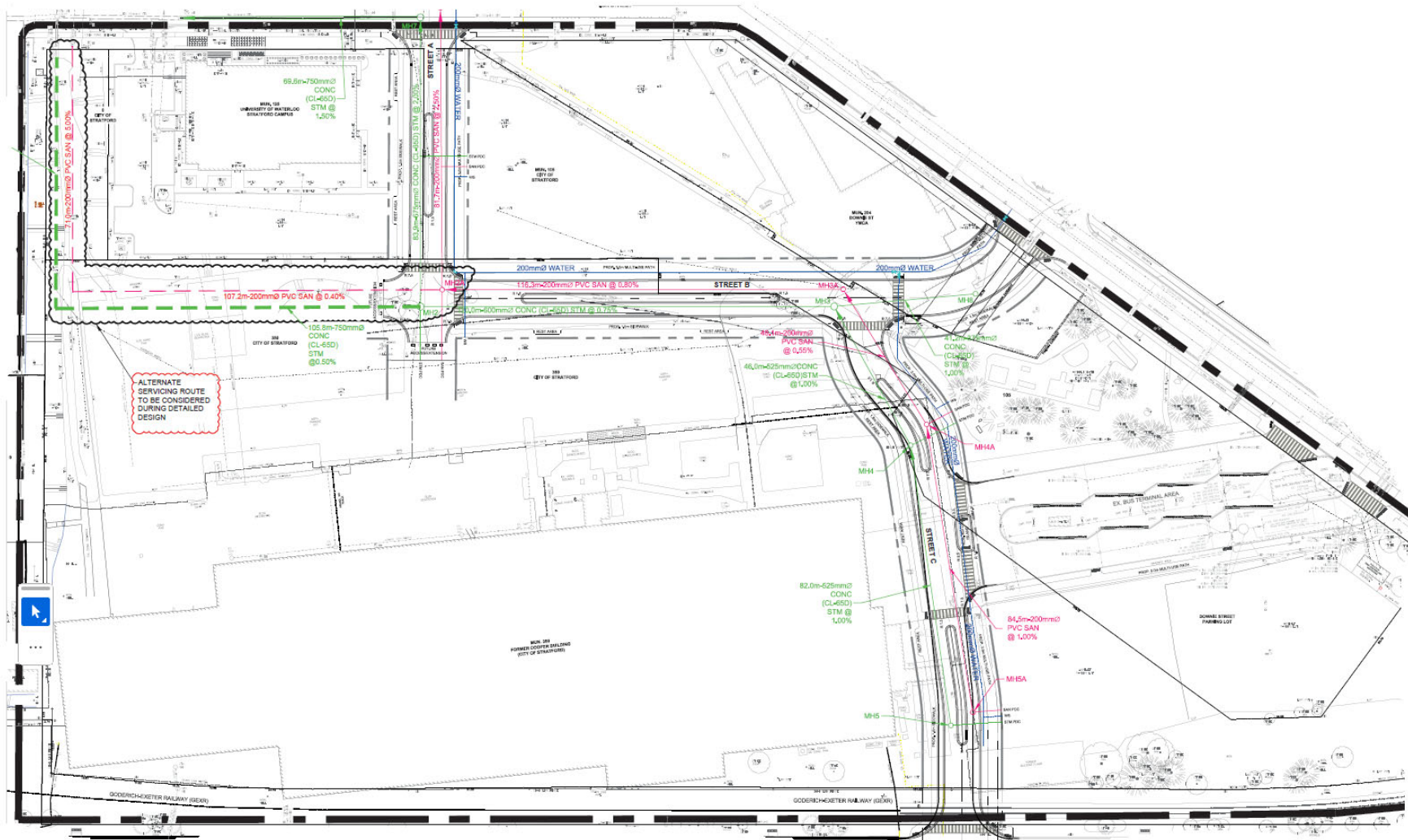## 21 October 2024
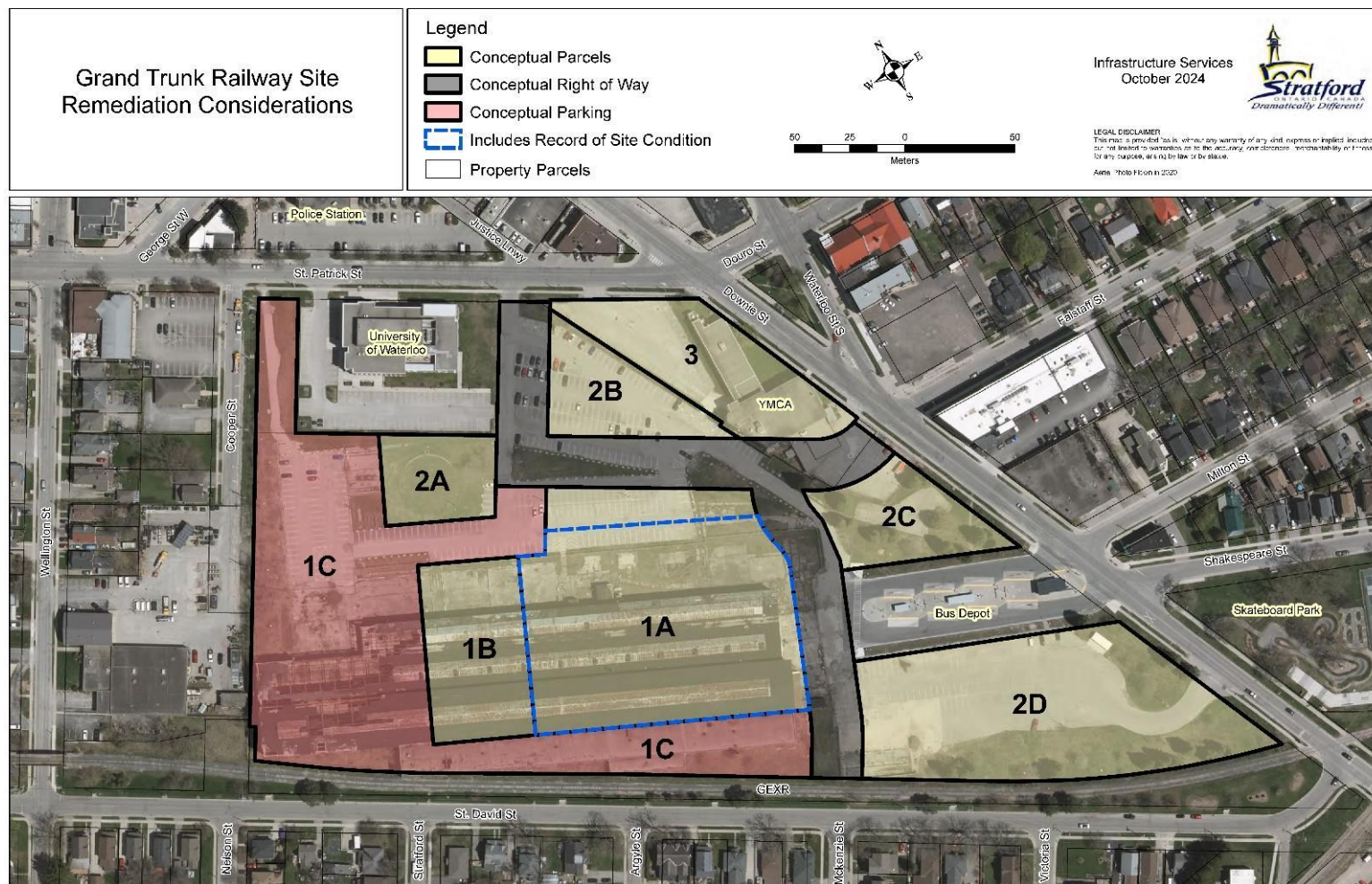

2018 GTR Master Plan

GTR 70 % Municipal Servicing Design

Conceptual Parcels

Establishing a Legal Roadway

Prior to the construction of any new municipal road, a provincially recognized public engagement and planning process must be undertaken in one of the following forms:

1. Plan of Subdivision
2. Municipal Class Environmental Assessment
   -Soon to be replaced by Municipal Project Assessment Process

Both options require setting in stone the road's location.

The verified road locations than assist **delineating specific parcels**

Known Environmental Site Conditions

Grand Trunk Railway Site
Historical Sampling Points
~ 1993 - 2010

Environmental Remediation Options

General Record of Site Condition (RSC) process if **managing** (leaving onsite) existing environmental impacts – Duration 24 to 36 months

1. Phase 1 (Desktop Study) and Phase 2 (Site Assessment)
2. Risk Assessment Report to site specific standards, including risk management measures that enable impacted soil to remain onsite
3. File of RSC and Certificate of Property Use

General RSC process if **removing** impact soils to meet proposed land use requirements – Duration 12 to 18 months

1. Phase 1 (Desktop Study) and Phase 2 (Site Assessment)
2. Full Site Remediation
3. File of RSC

Stratford
ONTARIO CANADA
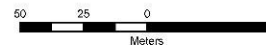*Dramatically Different!*

Parcel Considerations

Grand Trunk Railway Site
Remediation Considerations

Legend
- Conceptual Parcels
- Conceptual Right of Way
- Conceptual Parking
- Includes Record of Site Condition
- Property Parcels

Infrastructure Services
October 2024

Summary

Some takeaways:

1. This is a brownfield site, environmental impacts can be addressed but will take time.

2. Establishing a legal roadway through the legislated planning process will take 6-12 months.

3. Once a decision is made on a roadway and parcels, it will take 2-3 years to go through the environmental process.

4. Staff continue to move along initiatives that will help reduce future roadblocks and enable faster timelines for development, that don't restrict what is decided to be developed.

Questions?

2018 GTR Master Plan