

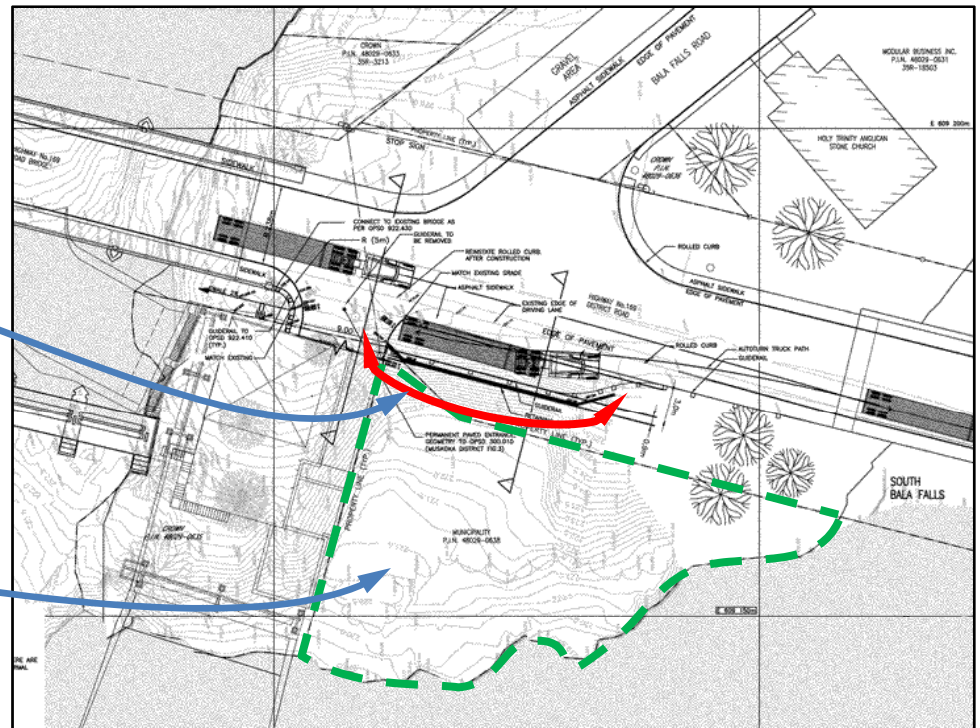


Proposed Hydro-electric Generating Station at the Bala Falls

# Proposed Muskoka Road 169 Shoulder Widening

# Proposed Shoulder Widening

- To facilitate the construction of the proposed hydro-electric generating station in Bala, the proponent has requested to widen the shoulder of Muskoka Road 169
- This would create a 10'-high retaining wall, over 90' long
  - Which would be very visible from the Township's Portage Landing





# District Staff Report

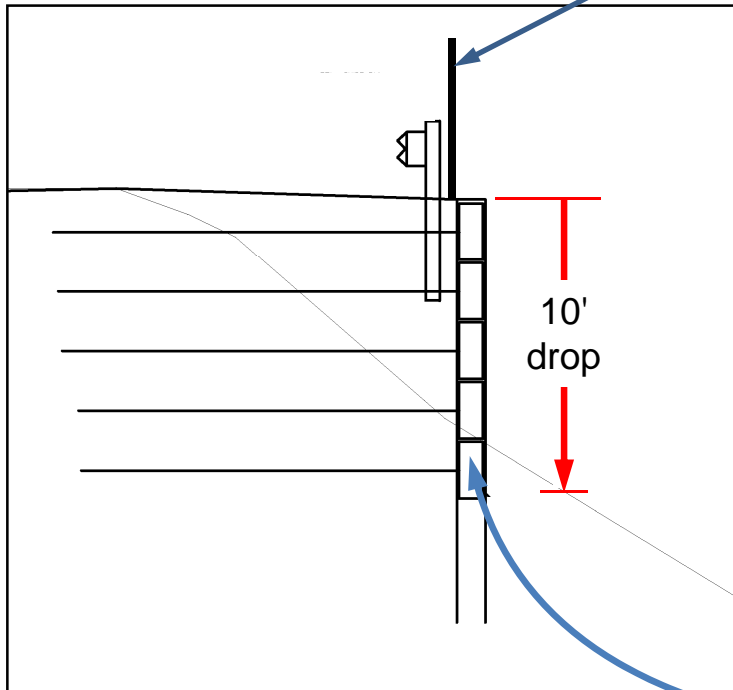
- District Municipality of Muskoka's Commissioner of Engineering and Public Works May 20, 2015 report to Engineering and Public Works Committee:
  - "Swift River Energy Limited is prepared to **fund** the permitting, design, construction and **maintenance**"
  - "Swift River Energy Limited will be **required to submit certified engineering drawings** ... for approval"
  - "[public's] concerns ... guard rails, pedestrian traffic flow through the construction area, traffic management impacts of loading and unloading, and impacts on emergency services"
  - "**the engineering plans and design parameters for the widening will be reviewed by the Bala Falls Working Committee** to ensure the concerns identified by the public have been taken into consideration"

# District Staff Presentation

- District's Commissioner of Engineering and Public Works June 17, 2015 presentation to Engineering and Public Works Committee:
  - Design Parameters:
    - ▶ “The widening is considered **temporary** road with stipulated conditions for **removal**”
    - ▶ “Pedestrian traffic flow and safety considerations must be addressed including designated walkways, crosswalks, signage, and protection from construction hazards”
    - ▶ “**Heritage features must be preserved** during construction and restoration”
  - Permit Condition Overview:
    - ▶ “**Heritage impact assessment and protection of heritage features**”
    - ▶ “**Removal** of the road widening as per the District”

# Retaining Wall

Would need a fence too



Shoulder widening would create a 10'-high retaining wall,  
more than 90' long

# Heritage Attributes Includes Views

- 2013 Designation of Portage Landing under Part IV of the Ontario Heritage Act

and

- Schedule B to Township's by-law 2013-52

note

- Heritage attributes ... include ... scenic views ...
- Absence of ... buildings
- Clearly, a 10'-high retaining wall, more than 90' long would negatively impact the heritage attributes
  - So preferable shoulder widening be temporary and removed

# Safety and Maintenance

- Safety concern
  - 10'-high retaining wall creates a fall hazard
- Maintenance
  - Retaining wall and required fence can both require repairs
  - Shoulder can have stormwater erosion problems
- Only way to ensure no costs or risks to municipality is proponent must restore site to current state

# Requests

- Proposed shoulder widening be **temporary**
  - Improves public safety
  - Eliminates municipality's maintenance obligations
  - Ensures no long-term impacts on heritage designation
- Proponent must **provide detailed engineering drawings to Bala Falls Hydro Project Working Committee**
  - So public's concerns can be considered
- Proponent must **preserve heritage features during construction** and restoration
- Proponent must provide a **Heritage Impact Assessment**