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Staff Report

Infrastructure & Public Works

Report To: Committee of the Whole
Meeting Date: January 30, 2017
Report Number: CSPW.17.016
Subject: Consideration for Wastewater Servicing to Price's Subdivision
Prepared by: Mike Humphries, Engineering Design Technologist

A. Recommendations

THAT Council receive Staff Report CSPW.17.016 entitled, "Consideration for Wastewater Servicing to Price's Subdivision" for their information.

B. Overview

The Price's Subdivision Wastewater Servicing budget is currently being considered in the 2017 Draft Capital Budget. Price's Subdivision includes Claire Glen, Patricia Drive and Martin Grove. A map of the area being considered for servicing is included as Attachment #1. This report is intended to provide Council with additional information for their consideration during the decision making process.

C. Background

Wastewater Servicing for Price's Subdivision was first contemplated in the early 1990's when the area was being serviced with municipal water. At the time there was no suitable outlet available and the wastewater servicing did not advance.

In 2013/2014 the Windfall Development to the northeast of Price's Subdivision advanced to a point where an outlet was anticipated in the near future. With this in mind servicing of the Price's Subdivision was included in the 2015 Capital Budget with engineering/design in 2018 and construction in 2019. In 2016 concerns were raised to the Town of drainage issues in the area of Patricia Drive. The project was revised for inclusion in the 2017 Draft Capital Budget with an allowance for a drainage study and pre-engineering in 2017 with final design in 2018 and construction in 2019. The proposed 2017 Budget Sheet is included as Attachment #2.

At the request of Council a letter was sent out to residents of Price's Subdivision on December 16, 2016 to inform them that the Town was considering providing wastewater servicing to the area and that there would be costs for this allocated to the benefitting properties. The residents were asked for their input either by written comments or in person by attending the budget deliberations on January 23, 2017. A copy of this letter is included as Attachment #3.

Staff have received written comments from 11 of the 59 affected property owners. Of the 11 written comments received 4 are in favour of the sanitary servicing and 6 are opposed. An additional respondent would be opposed if a “reasonable and affordable compromise cannot be reached”.

In general the written comments indicated that those in favour of the servicing had older septic systems that would require costly repairs and/or replacement in the near future or they did not provide specifics, while those opposed had septic systems in good condition or thought that the cost of the servicing was too expensive. Copies of the written comments received are included as Attachment #4.

At the Council Meeting on January 23, 2017 there were 5 residents who spoke regarding Price’s Subdivision. These included Richard Fisher, Jean Marcel and Owen Shaw. All three indicated that they were in favour of the proposed wastewater servicing and drainage works. Tom Strnd and Tracey Johnston also spoke regarding historical drainage issues and water quality issues in Price’s Subdivision.

D. Analysis

None. The report is provided for Council’s information.

E. The Blue Mountains Strategic Plan

Goal #2: Engage Our Communities & Partners

Goal #4: Promote a Culture of Organizational & Operational Excellence

Goal #5: Ensure Our Infrastructure is Sustainable

F. Environmental Impacts

Most properties in Price’s Subdivision have septic systems, many of which are aging and near the end of their useful lives. This combined with the known high water table creates the possibility for contamination of the groundwater. The provision of wastewater servicing will help to avoid the potential for a public health issue.

G. Financial Impact

Costs for the wastewater servicing will be assigned to the benefitting property owners based on the Town’s affordability criteria. The costs for the drainage works will be funded by taxation.

H. In consultation with

Sam Dinsmore, Deputy Treasurer/Manager of Accounting and Budgets

John Caswell, Manager of Water and Wastewater Services

I. Attached

1. Map of Contemplated Service Area
2. Proposed 2017 Capital Budget Sheet, Prices Subdivision Drainage Improvements Servicing Extension and Wastewater Servicing
3. Price's Subdivision Wastewater Servicing, Letter to Residents, December 16, 2016
4. Written responses received from residents in response to the Servicing Letter of December 16,2016

Respectfully submitted,

Mike Humphries

Mike Humphries, C.E.T.
Engineering Design Technologist

Reg Russwurm

Reg Russwurm, MBA, P.Eng
Director Infrastructure and Public Works

For more information, please contact:

Mike Humphries

mhumphries@thebluemountains.ca

519-599-3131 extension 277

Contemplated Service Area



Total count: 59 lots

Price's Subdivision Drainage Improvements and Servicing Extension

Project Number: 6-315-0467
Department: Infrastructure and Public Works - Engineering

Purpose

To address drainage issues and provide wastewater servicing to Price's Subdivision (59 existing residential units).

Accessibility

N/A

Strategic Plan

Goal #5: Ensure our Infrastructure is sustainable.

Environmental Impact

Greenhouse Gases will be generated as part of the construction activities.

Disposal

Waste materials will be disposed of by the contractor.

Operating Impact

Increase in operations cost to maintain the wastewater system. Reduction in operation costs related to drainage.

Budget

Expenditure	Cost	Account
Consulting	\$74,500	63120
Engineering	\$222,400	63115
Contract Services	\$1,483,000	63125
Contingencies	\$148,300	63126
Additional Equipment		64010
Total	\$1,928,200	

Description

Provision of sanitary servicing to the residential lots on Claire Glen, Patricia Drive and Martin Grove as well as to the 4 lots to the east of Martin Grove on CR 19. Work to include restoration of road over the sanitary sewer trench and an allowance for drainage improvements.

Cash-Flow and Funding

	Total	2017	2018	2019	2020	2021	2022
Municipal Act 326/391	\$1,573,000	\$44,400	\$73,400	\$1,455,200			
Revenue Fund - Taxes	\$355,200	\$30,000	\$15,600	\$309,600			
Water Asset Replacement							
Wastewater Asset Replacement							
Debt							
Total	\$1,928,200	\$74,400	\$89,000	\$1,764,800			



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Regular Mail

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File # I74-0476-02

December 16, 2016

RE: Price's Subdivision Wastewater Servicing

Dear Resident,

The Town of The Blue Mountains is considering providing wastewater servicing to the area known as the Price's Subdivision. A preliminary servicing map is provided as Figure 1.

Part of the consideration of whether or not the Town will proceed with the project is feedback from the affected property owners since the cost of the wastewater servicing will be borne by the benefiting property owners.

The conceptual estimate of the construction costs that would have to be repaid is \$1,573,000. When this cost is divided by the expected 59 participating properties, the unit cost is \$26,661 each. In addition, there is a per unit charge of \$2,142 for the transportation to and treatment at the Craigleith Wastewater Treatment Plant of the wastewater. The total per unit conceptual cost is therefore estimated to be \$28,803 per property serviced. The transportation and treatment costs are indexed annually based on construction cost inflation factors while the construction cost of the local servicing will be based on the actual final costs. A copy of the project budget is provided for your information.

The Town understands that the costs can be significant so at the conclusion of the project, the Town will be offering financing and repayment options. As well, the Town is currently reviewing its Affordability Guidelines as it relates to servicing extensions. All service extensions need to be deemed affordable by Town Council for both the benefiting property owners and the Town before the project proceeds to construction.

We wish to get your comments on the merits of the project. Town Council will be considering undertaking the preliminary design of the works on January 23, 2017. The preliminary design phase of a project provides an opportunity to better understand the cost and implications of the works. By initiating the preliminary design phase, the Town is not committed to proceeding with construction of the works if the project is deemed unaffordable afterwards or otherwise lacks merits to move to final design and construction.

To provide your input on whether the project should proceed to at least the preliminary design phase, you can either attend the budget deliberations on January 23, 2017 at 7:00 pm to present your views, or you can forward written comments to Mike Humphries Engineering Design Technologist Town of The Blue Mountains (519) 599-3131 x 277 or mhumphries@thebluemountains.ca by January 16, 2017 who will then bring your comments to Council's attention.

If you have any questions or comment, please do not hesitate to contact us.

Yours Truly,

Reg Russwurm, MBA, P.Eng.
Director of Infrastructure & Public Works Department
Town of The Blue Mountains

RR/ss

Cc: Mayor McKean and Council
Ruth Prince, Director of Finance
Mike Humphries Engineering Design Technologist
Infrastructure and Public Works

att

RECEIVED VIA EMAIL – Thursday, December 29, 2016

Re: Price's Subdivision Wastewater Servicing

We are very much in favour of this project, the sooner the better. We also feel it necessary to proceed with the storm sewers at the same time. Our property is often under water during the Spring.

Mario Bomben,
Carla Bomben
Adriano Bomben
Elvio Bomben
Diana Bomben

RECEIVED VIA EMAIL – Thursday, December 29, 2016

Re: Price's Subdivision Wastewater Servicing

This letter is to inform you that I do not wish sewers to come to Price's Subdivision. I have just spent over \$40,000.00 to have a state of the art septic system installed only 2 years ago. Before proceeding with the installation I was in frequent contact with the Town of Blue Mountains to see if there were plans to go ahead with sewers to this area, because if there were, I was to request a grandfathering of my existing septic until sewers were approved. At no time did the Town inform me that sewers were in the next five year budget, just that the Windfall subdivision was required to provide a future hook up. That was all. So I was very surprised to receive the letter from the Public Works Department so soon after I was told that there was nothing on the books in the near future.

Yours truly,
Madge LeGrice

RECEIVED VIA EMAIL – Monday January 2, 2017

Re: Price's Subdivision Wastewater Servicing

This is in reply to your letter of December 16/2016 regarding wastewater services. We think this is too costly and it is not necessary for us as our septic system is working fine. We do not want the wastewater sewers so we are opposed to this service.

Glenn & Bonnie Wood

RECEIVED VIA EMAIL – Thursday, December 22, 2016

Re: Price's Subdivision Wastewater Servicing

Please see our response below regarding the letter dated December 16, 2016. We recently built the home and installed a high-end septic system which is working well and we therefore have no need for alternate wastewater servicing. We would not agree to this expense. In our opinion the charges proposed and the ongoing disposal charges are steep.

We are already paying for water and we paid a sizeable development charge at the time of permitting so we are not sure why there would be an ongoing charge (assume this is what is meant by 'indexed annually') for water transportation and treatment. Given the Windfall Development is close by and there is more development work to come with a huge body of new taxpayers contributing to the system I wonder if they would all be paying these same costs. I would also appreciate some information on how the decision-making will be handled in general. Is this something that as taxpayers we get to vote on?

Thanks in advance,
Angela Greenway

RECEIVED VIA EMAIL – Saturday, December 24, 2016

Re: Price's Subdivision Wastewater Servicing

I am highly in favour of the proposed waste water servicing to prices subdivision. Our septic systems are getting old and it's time we eliminate the possibility of costly repairs or even replacement. Will this meeting be available online to watch?

Owen Shaw
Sent from my iPhone

RECEIVED VIA EMAIL – Thursday, January 5, 2017

Re: Price's Subdivision Wastewater Project

I have reviewed the letter of Dec.16/16

I am very interested in proceeding with this project but only if there is a reasonable payment schedule. If this cost could be applied to the taxes over say a 15 year payback without any surprises then I am in favour.

I will wait for the results of the Jan. 23/17 meeting.

"Franklin"
Frank Forbes

RECEIVED VIA EMAIL – Monday, January 16, 2017

Re: Price's Subdivision Wastewater Servicing

As a homeowner in this area we are concerned about the costs associated with this project. This would add thousands to our annual costs and we don't understand why some of the costs are not being paid by the town as part of ongoing projects and covered by our taxes. The only way this could be affordable would be for the owners to share in the costs and to spread it over at least a twenty year period at extremely low interest or interest free terms.

We are also worried about the costs growing and the home owners bearing these increases. Assurances would have to be provided that costs would not balloon out of control.

If a reasonable and affordable compromise cannot be reached we would prefer to not proceed with this project and remain on septic.

Kennrth & Dinah Boretsky
130 Claire Glen Road

RECEIVED VIA EMAIL – Monday, January 16, 2017
Re: Price's Subdivision Wastewater Servicing

Mr. Mike Humphries,

We are the owners at 122 Claire Glen St, known as Price's Subdivision Wastewater Servicing project (file I74-0476-02) and have reviewed you notice dated December 16, 2016. We understand the Town's position on the extension of sanitary sewers to lands within the boundaries of the Town. We would like to offer the following comments for Council's consideration.

However, we note that that the process in which servicing is proposed to the Price's Subdivision is a process, which was not initiated by our lands, but rather the rapid approval of subdivisions immediately adjacent of the existing Windfalls approvals. It is ultimately the developers of these lands that require these connections for their approvals. While we are not inherently against the development in the area, but to say in your notice that the sanitary connections is to the benefit of our lands is simply not factual.

It is our opinion that this amount should be incurred by the developers as part of municipal approvals, or development charges, not through imposing the cost on private landowners with no consultation, thus far.

The amount listed in the letter is a large amount to incur on 59 individual land owners, with little consultation on this matter and zero information about the Environmental Assessment process itself.

As part of the sanitary connections, we understand that Claire Glen will be paved. Our concern with this is that from a traffic perspective, this will further encourage by-pass traffic to Scenic Caves road. Further, people already speed down Claire Glen thinking that the Street leads to Scenic Caves Road, paving this road only further encourages this. The gravel road is a natural traffic calming measure that helps the safety our neighbourhood. Is the intent for the neighbourhood to fund speed bumps that would be required as well?

We hope you consider our comments. As noted in the letter, the cost of this connection is very high and we request that the Town reconsider its position to establishing sanitary connections to our neighbourhood.

Please circulate me at this email with further updates as they become available.

Kindly confirm the receipt of this email.

Sincerely,
Beata and Mark Grabowski
(Bgrabowski@rogers.com)

RECEIVED VIA EMAIL – Tuesday, January 17, 2017

Re: Price's Subdivision Wastewater Servicing

As the owner at 131 Claire Glen in The Price Subdivision, I am opposed to the Town taking this wastewater initiative.

Yours truly,
John W.D. Shortill

RECEIVED VIA EMAIL – Monday, January 23, 2017

Re: Price's Subdivision Wastewater Servicing

Good afternoon Mr. Humphries. We are the owners of 101 and 105 Patricia Drive in Prices subdivision. Unfortunately we are unable to make tonight's meeting. We are in favour of bringing sewers to the subdivision. If possible, could you keep us informed of the developments of tonight's meeting and any other developments regarding this issue.

Thanks in advance
James.

RECEIVED – Thursday January 12, 2017

Re: Price's Subdivision Wastewater Servicing

When we moved to Price's Subdivision in October 1984 we found our well-water was loaded with sulphide compounds & totally unsuitable for drinking or cooking. Like most of the residents who came here for only 8-10 week-end in the snow season we chose to carry bottles of potable water from our houses in the real World. Many of us found that Winter & Spring thaws flooded the 3 roads in the subdivision & contaminated our well-heads, producing a health-hazard for all uses except watering the gardens. It was obvious to all of us that the South-to-North gradient in Price's subdivision was too low & that the judge's 1972 plan was improperly designed . This gross mistake by the Planning departments of Collingwood Township & TBM could have been averted by aligning the subdivision & its roads to the North-North East (or better still the North- East) to correct for the gradient problem. The residents of Price's subdivision should have sued the TBM for the gradient, alignment & water problems, but instead waited patiently until the TBM installed a potable water supply - later connected to Collingwood's ultra-filtered Nottawasaga Bay water. TBM should have given FREE installation of the piped water to the few year-round residents to reward them for suffering the sub-division's sulphur swamp hazards!!.. Since 2001 the TBM has reduced the flooding in the sub-division by deepening the roadside ditches at the North ends & raising the South ends of the roads.

Another 0.3 Metre or so South-end road raising would make the surface drainage work satisfactorily-- without any need for storm sewer pipes

The second issue is the TBM's intention to install sewage pipes in the sub-division. TBM's intention is totally without merit. The lots are of sufficient size to accommodate septic tanks & septic beds which are fully legal today & function well. Has TBM had any report from Grey County's Health Unit questioning any ill-health from operation of the Septic tank/ bed combinations on the 100' X 150' lots? In fact there is no justifiable reason to replace the working, legal septic systems with difficult to pump sewage in an almost zero gradient with the threat of sewage back-up into residences & need for repeated mechanical clearance of these sewage pipes - water flushing would not work, either for storm or sewage pipes, because of the entrance of clay & fragmented Silurian shale particles into both systems. le TBM seems to be choosing to start a losing battle with Nature's topography & geology

It appears that TBM wants a non-sense money grab today from Price's subdivision residents on both the storm & sewage pipe issues. It seems likely that the TBM plans to adopt its plan:

- 1) To increase the number of residences per lot by 2 or 3-fold.
- 2) Allow construction of multi-unit dwellings.
- 3) Extend Price's subdivision into the sulphur swamp to the South. *NB.* This swamp is almost flat South to North & would have to be aligned to the North-East, coming out on the Osler Bluff Road.

Besides the fact that the Price's sub-division sewage systems are functional & legal today, there is a much bigger negative issue with TBM's current direction in going into sewers. It appears that in its applications to the Province & Great Lakes Commission TBM did not inform these bodies about the shallow nature of the Bay from Thornbury to Long Point, going beyond the Mary Ward reef, or the prevailing North- West wind. These two factors severely inhibit the functionality of TBM's sewage disposal system. Knowing that the sewage fermentation is half to less than a quarter in Fall, Winter & Spring plus the shallow bay & prevailing wind, TBM sewage treatment is frequently non-functional in the Summer & fails in the Winter. Even if we just look at the Summer we have noted repeated blooms of algae as we kayak 3-4 times a week along the Georgian Peaks to Long Point coast line. We stopped swimming there after a nasty respiratory infection 5 years ago & suggest to adult swimmers that they wear snorkels to avoid the abundant surface detritus & microorganisms beneath. TBM council also knows why Collingwood wisely decided to introduce its costly ultra-filtration on top of it's normal purification of the water. This leaves all bathers in the Nottawasaga Bay open to toxins from blue-green algae plus a variety of microorganisms. TBM is

currently sending undesirables into the bay because the time of contact is limited. eg female anti-fertility steroids which cause male fish & young male human sterility (cf European studies) plus many other pharmaceuticals are only partly depleted in category 1- to 3- type sewage treatments. If the TBM continues to expand its concentration of residences it will not be able to remove many nasty contaminants despite multi-million dollar improvements. The bay is rapidly getting to the point where children under 12 will have to be frequently barred from bathing. This off course will solve your crowding problems in the Summer & make the TBM much less attractive to visitors + residents alike. For these reasons TBM should desist from its Price's subdivision proposal & rely on the legal septic tank/ septic bed systems to protect bay users & young males from potentially severe problems.

I shall be contacting newspapers, the Province, Grey County Health Unit & the Great Lakes Commission if TBM continues with its proposal.

Incidentally the LE. Shore Library & its staff give excellent multi-services to TBM Taxpayers.

Dr Strathearn Wilson.