A. Recommendations

THAT Council receive Staff Report CSOPS.19.067, entitled “Notices of Completion, Town of The Blue Mountains Town-Wide Water Distribution and Clarksburg Servicing Master Plans”;

AND THAT Council approve the issuance of the “Notice of Completion” for the thirty-day review for the Town-Wide Water Distribution Master Plan;

AND THAT Council approve the issuance of the “Notice of Completion” for the thirty-day review for the Clarksburg Servicing Master Plan;

B. Overview

This report is seeking approval to issue the “Notices of Completion” for both the Town of the Blue Mountains Town-Wide Water Distribution Master Plan and for the Clarksburg Servicing Master Plan.

C. Background

JL Richards was retained to conduct both the Town of the Blue Mountains Town-Wide Water Distribution Master Plan and the Clarksburg Servicing Master Plan.

Town of The Blue Mountains Town-Wide Distribution Master Plan

The Town-Wide Water Distribution Master Plan was initiated to evaluate the Town’s long-term water distribution needs and identify a preferred solution incorporating the requirements of expected community growth. The Master Plan identifies the recommended water supply and storage infrastructure needed to service the future growth of the Town over a 5 year and 20 year planning period. Longer-term servicing scenarios are also considered to efficiently plan for municipal infrastructure requirements in anticipation of full build-out conditions within the Town.
Clarksburg Servicing Master Plan

The Town initiated a Class Environmental Assessment (Class EA) to develop a Water and Wastewater Master Servicing Plan for the Community of Clarksburg. The purpose of the Class EA was to evaluate both the need for and the feasibility of improving the water and wastewater services in Clarksburg.

The project was carried out under Schedule B of the Municipal Class EA. A Master Plan Report has now been completed and contains details of the proposed alternatives, including comments received from the public and agencies during the course of the study.

D. Analysis

Town of The Blue Mountains Town-Wide Distribution Master Plan

The Town-Wide Water Distribution Master Plant was carried out under a Schedule A+ Municipal Class Environmental Assessment (EA). While the Master Plan addresses the water supply/infrastructure need and justification at a broad level, more detailed studies will be conducted at a later date for some of the project included in the Master Plan, including:

- West Side (Lora Bay and Thornbury) Storage Expansion – Requires Schedule B Class EA
- East Side (Craigleith) Storage Expansion – Requires a Schedule B Class EA
- East Side Water Supply – Requires Schedule C EA
- Various watermains and extensions – Schedule A or A+ Pre-Approved.

Clarksburg Servicing Master Plan

The recommended strategy developed through the Master Plan process is to extend municipal water and gravity sewer services to all properties in the community. Due to the potential impacts of the preferred alternative, mitigation measure have been recommended, including seeking alternative funding sources and delaying full implementation until deemed affordable.

By issuing the Notices of Completion, the Master Plan reports will be placed on public record for a thirty-day review period. Interested persons may review the documents and provide comments to the Town within the thirty-day review period. Subject to comments received as a result of these notices, as well as funding opportunities and the receipt of necessary approvals, the Town may then proceed with the works.

E. The Blue Mountains Strategic Plan

Goal #2: Engage Our Communities & Partners

Goal #3: Support Healthy Lifestyles

Objective #1 Promote the Town as a Healthy Community

Objective #3 Manage Growth and Promote Smart Growth

Objective #4 Commit to Sustainability
Goal #4: Promote a Culture of Organizational & Operational Excellence
Objective #4 To Be a Financially Responsible Organization
Objective #5 Constantly Identify Opportunities to Improve Efficiencies and Effectiveness

Goal #5: Ensure Our Infrastructure is Sustainable
Objective #1 Develop a Long-Term Asset Management Plan for the Maintenance, Renewal and Replacement of Existing Infrastructure
Objective #2 Avoid Unexpected Infrastructure Failure and Associated Costs and Liability
Objective #3 Implement Best Practices in Sustainable Infrastructure
Objective #4 Ensure that Infrastructure is Available to Support Development

F. Environmental Impacts

The environmental impacts of the proposed Works were addressed as an integral part of the EAs.

G. Financial Impact

None related to the action of this report.

H. In Consultation With

Brian Worsley, Manager of Development Engineering
Shawn Everitt, CAO

I. Public Engagement

The Town-Wide Water Distribution Master Plan has been the subject of a Public Meeting and/or a Public Information Centre which took place on May 29, 2019. Those who provided comments at the Public Meeting and/or Public Information Centre, including anyone who has asked to receive notice regarding this matter, have been provided notice of this Staff Report.

The Clarksburg Master Plan has been the subject of a Public Meeting and/or a Public Information Centre which took place on June 6 & 8, 2019. Those who provided comments at the Public Meeting and/or Public Information Centre, including anyone who has asked to receive notice regarding this matter, have been provided notice of this Staff Report.

J. Attached

1. Attachment 1 – Town of the Blue Mountains Town-Wide and Clarksburg Master Plans Presentation
2. Attachment 2 – Notice of Completion Town-Wide Water Distribution Master Plan
3. Attachment 3 – Notice of Completion Clarksburg Servicing Master Plan
Respectfully submitted,

_______________________________
Allison Kershaw
Manager of Water and Wastewater Services

For more information, please contact:
Allison Kershaw
managerwww@thebluemountains.ca
519-599-3131 extension 226
Town of The Blue Mountains Town-Wide and Clarksburg Master Plans

Presented by: J.L. Richards & Associates
Date: October 7, 2019
JLR No.: 27550/27430
Class EA Process Overview

- Under the Environmental Assessment Act, municipalities must consider potential environmental effects before a potential water and/or wastewater project begins.

- The streamlined MEA Class EA process allows municipalities to consider impacts without having to obtain project-specific approval under the Environmental Assessment Act.

Phase 1 – Problem/ Opportunity

- Data Collection and Review
- Identify Problems and Opportunities
- Identify and Evaluate Solutions

Phase 2 – Alternative Solutions

- Consult with Review Agencies and Public
- Select Preferred Alternative
- WE ARE HERE Presentation to Council September 2019
Study 1: Town-Wide Water Distribution Master Plan

Problem and Opportunity Statement

The Town of The Blue Mountains is undertaking a Town-Wide Master Plan under the Municipal Class EA framework to establish a long-term solution for the provision of water servicing. The purpose of the Master Plan is to evaluate the Town’s long-term water distribution needs and to identify a preferred solution to be implemented as required to match the Town’s growth.
Study Area – Key Plan
Key System Issues

**Issue No. 1 - East Side Supply:** There is a need to provide adequate, secure water supply to meet projected demands east of Arrowhead Road Booster Pumping Station. These areas include Pressure Zone 4 (Craigleith), Zone 5 (Swiss Meadows) and Castle Glen.

**Issue No. 2 – Zone 1, 2, 3 Storage:** In the 20-year and Build-Out scenarios there are storage deficits in Pressure Zone 1 (Thornbury/Clarksburg), Zone 2 (Lora Bay) and Zone 3 (Camperdown) combined. Storage in Zone 2 and 2a (Lora Bay) is accessed through the 10th line BPS and the system cannot supply near-term (i.e. 0 -10 year) projected maximum day plus fire flow demands to these areas.

**Issue No. 3 – Zone 4 Storage:** In the 20-year and Build-Out scenarios there is a storage deficiency in Zone 4 (Craigleith).

**Issue No. 4 – Zone 5 Storage and Fire Protection:** In the Build-Out scenario there is a storage deficiency in Zone 5 (Swiss Meadows). Currently, not all areas are serviced with adequate sized watermains and hydrants.

**Issue No. 5 – Supply & Storage for Castle Glen:** For Build-Out of Castle Glen, municipal water supply will be required.
Future Water Distribution, 20-Years and Build Out Pressure Zones 2 and 2a (Lora Bay)

Proposed Project Overview:
1. Complete Schedule ‘B’ Class EA to determine preferred system for West Side Storage. Potential alternatives include:
   - Alternative 2.1 New Zone 1 Elevated Tower (Existing Location)
   - Alternative 2.2 New Zone 1 Elevated Tower (Tomahawk Municipal Lands or as determine by Class EA)
   - Alternative 2.3 Zone 1 Elevated Tower and In-ground Storage at 10th Line Booster Station
   - Alternative 2.4 Zone 1 Elevated Tower and Zone 2 Floating Reservoir – Carried for Budgeting Purposes
   - Alternative 2.5 Expand Thornbury Reservoir and In-ground Storage at 10th Line Booster Station
2. Add two additional PRVS to provide emergency and fire flows
Future Water Distribution, 20-Years and Build Out Pressure Zones 1-West (Thornbury and Clarksburg)

Proposed Project Overview:
1. Complete Schedule ‘C’ Class EA to determine preferred system for East Side Water Supply. Potential alternatives include:
   - Alternative 1.1 Upgrade Mountain Road Booster Station to supply water entirely from Collingwood
   - Alternative 1.2 Upgrade Arrowhead Booster Station and supply water entirely from Thornbury Water Treatment Plant – Carried forward for Budgeting Purposes
   - Alternative 1.3 Supply water from Collingwood and Thornbury Water Treatment Plan
   - Alternative 1.4 Construct a new Water Treatment Plan in Craigleith and supply water entirely from this new plant
2. Complete Schedule ‘B’ Class EA to determine preferred system for West Side Storage (refer to Pressure Zone 2)
3. Decommission the Victoria Tower.
Future Water Distribution, 20-Years and Build Out Pressure Zones 1a, 1-West and 3 (Camperdown)

Proposed Project Overview:
1. Complete Schedule ‘C’ Class EA to determine preferred system for East Side Water Supply to determine the preferred water supply alternative (refer to Pressure Zone 1 – Thornbury and Clarksburg)
2. Implement recommendations from the Hidden Lake Class EA.
3. Install new check valve at Grey Road 40 and Timberleif.
Future Water Distribution, 20-Years and Build Out Pressure Zones 1-East, 4a-d, 5 (Craigleith and Swiss Meadows)

Proposed Project Overview:
1. Complete Schedule ‘C’ Class EA to determine preferred system for East Side Water Supply to determine the preferred water supply alternative (refer to Pressure Zone 1 – Thornbury and Clarksburg)
2. Complete Schedule ‘B’ Class EA to determine preferred system for East Side Storage. Potential alternatives for storage in Zone 4 include:
   - Alternative 3.1 Expand Storage at or near Happy Valley Reservoir – Carried Forward for Budgeting Purposes
   - Alternative 3.2 Build elevated Tower at a New Location
   - Alternative 3.3 Build At-or Below-Grade Reservoir at a New Location
3. Complete Zone 4C Pressure Zone Modifications
4. Implement the recommendations established in Castle Glen Development Corporation Phase 1 Water Supply Class EA. Connect Castle Glen groundwater system to the Town’s water system.
## Preferred Alternative 5-Year Capital Cost

<table>
<thead>
<tr>
<th>0-5 Years Project Description</th>
<th>Capital Cost</th>
<th>Project Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complete Schedule ‘C’ Water Supply Class EA for East Pressure Zones</td>
<td>$500,000</td>
<td>0 - 5 years</td>
</tr>
<tr>
<td>Complete Schedule ’B’ Class EA and Pre-Design for West Pressure Zones Storage</td>
<td>$250,000</td>
<td>0 - 5 years</td>
</tr>
<tr>
<td>Complete Schedule ’B’ Class EA and Pre-Design for East Side Water Storage</td>
<td>$250,000</td>
<td>0 - 5 years</td>
</tr>
<tr>
<td><strong>Studies 0 - 5 Years Total</strong></td>
<td><strong>$1,000,000</strong></td>
<td></td>
</tr>
<tr>
<td>Pending outcome of Class EA - Construct new 1,700 m3 reservoir on the west side of Zone 2</td>
<td>$2,700,000</td>
<td>0 - 5 years</td>
</tr>
<tr>
<td>(south of Hwy 26)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pending outcome of Class EA - 0.5 km, 300mm feedermain from new Zone 2 reservoir to</td>
<td>$450,000</td>
<td>0 - 5 years</td>
</tr>
<tr>
<td>distribution system</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Implement findings from Hidden Lake Class EA (C.C. Tatham and Associates)</td>
<td>TBD</td>
<td>0 - 5 years</td>
</tr>
<tr>
<td>Check valve at Grey Road 40 and Timberleif</td>
<td>$110,000</td>
<td>0 - 5 years</td>
</tr>
<tr>
<td>Implement findings from Zone 4C Pressure Zone Modification Conceptual Design (JLR)</td>
<td>$580,000</td>
<td>0 - 5 years</td>
</tr>
<tr>
<td>Add pressure Zone 4b into Zone 4 (PRV currently not operating)</td>
<td>$0</td>
<td>0 - 5 years</td>
</tr>
<tr>
<td><strong>Projects 0 - 5 Years Sub-Total</strong></td>
<td><strong>$3,840,000</strong></td>
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</tr>
<tr>
<td>General Requirements (2) (9.5%)</td>
<td>$370,000</td>
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</tr>
<tr>
<td>Engineering and Contingency (22%)</td>
<td>$850,000</td>
<td></td>
</tr>
<tr>
<td><strong>Projects 0 - 5 Years Total</strong></td>
<td><strong>$5,060,000</strong></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL 0 - 5 YEARS (ROUNDED)</strong></td>
<td><strong>$6,060,000</strong></td>
<td></td>
</tr>
</tbody>
</table>

Total 5-Year Capital Costs = $6.1 M
# Preferred Alternative 20-Year Capital Cost

<table>
<thead>
<tr>
<th>Type</th>
<th>5 - 20 Years Project Description</th>
<th>Capital Cost</th>
<th>Project Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supply</td>
<td>Implement findings from Schedule 'C' Water Supply Class EA for East Pressure Zones</td>
<td>$10,620,000</td>
<td>5 - 20 years</td>
</tr>
<tr>
<td>Storage</td>
<td>Pending outcome of Class EA - Decommission existing Victoria Street Tower (end of service life)</td>
<td>$250,000</td>
<td>5 - 20 years</td>
</tr>
<tr>
<td>Storage</td>
<td>Pending outcome of Class EA - Construct new 1,000 m³ elevated tank at new site in Zone 1</td>
<td>$2,100,000</td>
<td>5 - 20 years</td>
</tr>
<tr>
<td>Storage</td>
<td>(Tomahawk Municipal Lands)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storage</td>
<td>Pending outcome of Class EA - 0.3 km, 300 feedermain from new elevated tank to existing feedermain</td>
<td>$700,000</td>
<td>5 - 20 years</td>
</tr>
<tr>
<td>Storage</td>
<td>Pending outcome of Class EA - Add 1,000 m³ below grade storage facility near the Happy Valley</td>
<td>$2,300,000</td>
<td>5 - 20 years</td>
</tr>
<tr>
<td></td>
<td>Reservoir site</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distribution</td>
<td>Distribution system extensions to service 20-year development areas</td>
<td>$13,210,000</td>
<td>5 - 20 years</td>
</tr>
<tr>
<td>Distribution</td>
<td>Distribution system upgrades to infill development areas and to improve looping</td>
<td>$1,890,000</td>
<td>5 - 20 years</td>
</tr>
<tr>
<td></td>
<td>Projects 5 - 20 Years Sub-Total</td>
<td>$31,070,000</td>
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<tr>
<td></td>
<td>General Requirements (2) (9.5%)</td>
<td>$2,960,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Engineering and Contingency (22%)</td>
<td>$6,840,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Projects 5 - 20 Years Total</td>
<td>$40,870,000</td>
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</tr>
<tr>
<td></td>
<td>TOTAL 5 - 20 YEARS (ROUNDED)</td>
<td>$40,870,000</td>
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</tr>
</tbody>
</table>

Total 20-Year Capital Costs = $40.9 M
## Preferred Alternative Build-Out Capital Cost

<table>
<thead>
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<th>Type</th>
<th>Build-Out Project Description</th>
<th>Capital Cost</th>
<th>Project Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storage</td>
<td>Pending outcome of Class EA - Expand the below grade storage near the Happy Valley Reservoir site to add 2,300 m³</td>
<td>$2,640,000</td>
<td>Build-out</td>
</tr>
<tr>
<td>Distribution</td>
<td>Add two additional PRVs to provide Zone 2a with flows</td>
<td>$154,000</td>
<td>Build-out</td>
</tr>
<tr>
<td>Distribution</td>
<td>Distribution system extensions to service build-out development areas</td>
<td>$10,950,000</td>
<td>Build-out</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Projects Build-Out Sub-Total</td>
<td>$13,744,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>General Requirements (2) (9.5%)</td>
<td>$1,310,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Engineering and Contingency (22%)</td>
<td>$3,030,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Projects Built-Out Total</td>
<td>$18,084,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>TOTAL BUILD-OUT (ROUNDED)</td>
<td>$18,084,000</td>
<td></td>
</tr>
</tbody>
</table>

Total Build-Out Capital Costs = $18.1 M

Total Capital Costs to Build-Out = $65.0 M
Stakeholder Consultation

Consultation Process:
• A Notice of Study Commencement was distributed in early Fall, 2017
• The findings from the Master Plan were presented to Council in May, 2019
• A Public Information Centre (PIC) was held in May, 2019
  • The Notice of PIC was distributed via mail (to public and agencies) and was placed on the Town’s website and newspaper

Comments Received:
• Concerns regarding low pressures in various areas throughout Town
• Concerns regarding location of the Happy Valley reservoir
• Concerns regarding the methods used to calculate storage needs in Lora Bay

Aboriginal Communities:
• Communities were contacted regarding the project. Generally, communities had no specific comments regarding the projects. Saugeen Ojibway Nation (SON) requested to be notified as the project progresses.
Review of Master Plan Approach

This Master Plan is being completed under **Approach 1**:  

- Schedule ‘A’ and ‘A+’ projects can be implemented  
- Schedule ‘B’ projects require a separate Schedule ‘B’ Class EA  
- Schedule ‘C’ projects require Phases 3 and 4 of the Class EA process to be complete
Next Steps

1. ‘Notice of Completion’ to be issued by Town for 30-day Review

2. Town can consider Project Implementation (Phase 5) of the preferred Schedule A and A+ projects.

3. The Town must complete Schedule ‘B’ and Schedule ‘C’ Class EAs (Phase 2, 3 and 4) prior to implementation (Phase 5) of those projects.
Study 2: Clarksburg Servicing Master Plan

Problem and Opportunity Statement

The Town of The Blue Mountains is undertaking a Master Plan under the municipal Class EA framework to evaluate the need for and the feasibility of improving the water and wastewater services for properties in the Clarksburg community. There are two main issues that this Class EA will consider. The first is (1) the quality and quantity of drinking water and the second is (2) the adequacy of wastewater treatment.
Study Area Boundary
Key System Issues

**Key Issue 1 – Ground Water Source Constraints:** Well water that failed the standards for safe consumption (25 out of the 88 of tested homes) was found broadly throughout Clarksburg and in both drilled and dug wells. 11 of these residents reported well water as their primary drinking water source.

**Key Issue 2 – Septic Age and Performance:** Over the next 20 years a total of 276 septic systems will reach their anticipated replacement age of 30 years old. As well, septic system standards have changed and replacement systems will have to meet current standards. Many properties in Clarksburg are small making it difficult to accommodate a new system.

**Key Issue 3 – Downtown Business Opportunities:** Current servicing downtown impacts the types of business that can operate and there are a number of practical and regulatory challenges associated with shared wells and septic systems arrangements.

**Key Issue 4 – Community Growth:** Growth targets are assigned to Clarksburg as part of the Town’s long-term growth and development plan. Currently, residential growth is limited by lack of services.
Shortlisted Alternatives

1. Do Nothing
2. Septic Re-Inspection and Education
3. Community Wide Water and Wastewater
4. Downtown Only Water and Wastewater
5. Partial Services: Water Community Wide And Wastewater Downtown Only
Preferred Option – Community Wide Servicing

The municipal water and gravity sewer system would be extended throughout the entire Community.

- All homes will have safe tap water.
- The loading to the environment from septic systems will be eliminated.
- Commercial opportunities downtown can be expanded (e.g. café)
- Future permitted growth will allow for density targets to be achieved.
- Impact of construction on community
- The main drawback of this option is the very high initial capital cost.

Overall Score:
Preferred Option – Community Wide Servicing: 20-Year Lifecycle Costing

Costs associated with this option are:
- Municipal Connection Charge ($96,500/unit)
- Plant Connection Charge ($8,729/unit)
- Service Laterals to Unit ($15,000/unit)
- Decommission Wells and Septic ($1,500/unit)
- Annual Water and Sewer Rates ($1,028/unit/year, $20,560 over 20 years)

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Cost per Unit</th>
<th># of Units</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Residential Unit – Connect to Water and Wastewater</td>
<td>$142,289</td>
<td>239</td>
<td>$34,007,071</td>
</tr>
<tr>
<td>Existing Residential Unit – Connect to Water and Wastewater</td>
<td>$142,289</td>
<td>185</td>
<td>$26,323,465</td>
</tr>
<tr>
<td>Existing Residential Unit – Connect to Wastewater Only (Existing Water)</td>
<td>$76,449</td>
<td>56</td>
<td>$4,281,144</td>
</tr>
<tr>
<td>Downtown Residential Unit or Commercial – Connect to Water and Wastewater</td>
<td>$142,289</td>
<td>60</td>
<td>$8,537,340</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td><strong>540</strong></td>
<td><strong>$73,149,020</strong></td>
</tr>
</tbody>
</table>
Full Servicing – Annual Payment (20-Year Debenture)

<table>
<thead>
<tr>
<th>System Component</th>
<th>Water ($/property)</th>
<th>Wastewater ($/property)</th>
<th>Total ($/property)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annual Capital Debenture Payment</td>
<td>$3,180</td>
<td>$3,912</td>
<td>$7,092</td>
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<tr>
<td>Annual Water/Sewer Rates</td>
<td>$552</td>
<td>$467</td>
<td>$1,019</td>
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<tr>
<td>Private Service Line–Paid Upfront</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Decommission Well &amp; Septic–Paid Upfront</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
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<tr>
<td><strong>Total Cost Per Property</strong></td>
<td><strong>$3,732</strong></td>
<td><strong>$4,379</strong></td>
<td><strong>$8,111</strong></td>
</tr>
</tbody>
</table>
Stakeholder Consultation

Consultation Process:

• A Notice of Study Commencement was distributed in early Fall 2017

• The Phase 1 Public Information Centre (PIC) was held in September, 2017

• Door-to-door surveys were conducted in the fall and winter of 2017

• Newsletters were sent out a project milestone to the voluntary mailing/e-mail list

• The findings from the Class EA were presented to Council in May, 2019

• The Phase 2 PIC was held in June 2019

• A Public Liaison Committee was formed at the project onset and met five times
Stakeholder Consultation

Stakeholder Comments:
• A large number of public comments surrounded concerns about increased development and the high cost of the proposed project
• Questions regarding the growth plan and vision for the Town and Clarksburg
• Concern that the door-to-door surveys did not cover the full range of residents
• Questions regarding if the cost is the same for all sizes of properties

Aboriginal Communities:
• Communities were contacted regarding project. Generally, communities had no specific comments regarding the projects. Saugeen Ojibway Nation (SON) requested to be notified as the project progresses.
Next Steps

1. ‘Notice of Completion’ to be issued by Town for 30-day Review

2. If no request for a ‘Part II Order’ is received, the Phase 1 & 2 of the Class EA will be complete

3. Town can consider Project Implementation (Phase 5) of the preferred Schedule A and B projects.

4. Public should be notified prior to project implementation.
Questions?
Notice of Completion
Town of The Blue Mountains
Water Distribution System Master Plan Class Environmental Assessment

The Town of The Blue Mountains initiated a Class Environmental Assessment (Class EA) to develop a Town-Wide Water Distribution System Master Plan to evaluate the Town’s long-term water distribution needs and identify a preferred solution incorporating the requirements of expected community growth. The Master Plan identifies the recommended water supply and storage infrastructure needed to service the future growth of the Town over a 5-year and 20-year planning period. Longer-term servicing scenarios are also considered to efficiently plan for municipal infrastructure requirements in anticipation of full build-out conditions within the Town.

The above project was carried out under Schedule ‘A+’ of the Municipal Class EA. While the Master Plan addresses the water supply/infrastructure need and justification at a broad level, more detailed studies will be conducted at a later date for some of the projects included in the Master Plan, including:

- West Side (Lora Bay and Thornbury) Storage Expansion - Requires Schedule ‘B’ Class EA
- East Side (Craigleith) Storage Expansion - Requires Schedule ‘B’ Class EA
- East Side Water Supply - Requires Schedule ‘C’ Class EA
- Various watermain and extensions – Schedule ‘A’ or ‘A+’ Pre-Approved

By this Notice, this Master Plan Report, which contains details of the proposed alternatives, is being placed on public record for a thirty (30) day review period in accordance with the requirements of the Municipal Class Environmental Assessment process. Interested persons may review this document and provide comments to the Town within this 30-day period. Subject to the comments received as a result of this Notice, as well as funding opportunities and the receipt of necessary approvals, the Town may then proceed with the works.

The Master Plan Report is available for review on the Town’s website. A copy of the completed report is also available at the Operations Department counter at Town Hall (32 Mill St, Thornbury) and the L.E. Shore Memorial Library (173 Bruce St S, Thornbury). Please send any comments by November 23, 2019 to:

Michael Troop, P.Eng.
Manager, Senior Environmental Engineer
J.L. Richards & Associates Limited
107-450 Speedvale Ave W
Guelph, ON N1H 7Y6
Phone: 519-763-0713 ext. 6522

Allison Kershaw
Manager of Water and Wastewater Services
Town of The Blue Mountains
32 Mill Street, PO Box 310
Thornbury, ON N0H 2P0
Phone: 519-599-3131 ext. 226

Project email address: watermasterplan@thebluemountains.ca

Comments: Any information collected during the review period will be managed in accordance with the Freedom of Information and Protection Act. With the exception of personal information, all comments will become part of the public record. If concerns arise regarding the Schedule ‘A+’ Report, which cannot be resolved in discussion with the Town, a person or party may request the Minister of the Environment, Conservation and Parks to order a change in the project status and require a higher level of assessment under an individual Environmental Assessment process (referred to as a Part II Order) for specific projects identified within the Master Plan. Part II Order Request Forms are available online on the Forms Repository Website (www.forms.ssb.gov.on.ca) by searching “Part II Order”. Reasons must be provided for the request. Requests must be received by the Minister within thirty (30) calendar days of this Notice.

Michael Troop, P.Eng.
Manager, Senior Environmental Engineer
J.L. Richards & Associates Limited
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Allison Kershaw
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Project email address: watermasterplan@thebluemountains.ca

This notice originally posted October 24, 2019.
Notice of Completion
Town of The Blue Mountains
Community of Clarksburg
Master Plan Class Environmental Assessment

The Town of The Blue Mountains initiated a Class Environmental Assessment (Class EA) to develop a Water and Wastewater Master Servicing Plan for the Community of Clarksburg. The purpose of the Class EA was to evaluate both the need for and the feasibility of improving the water and wastewater services in Clarksburg.

The above project was carried out under Schedule B of the Municipal Class EA, an approved process under the Environmental Assessment Act. A Master Plan Report has now been completed that contains details of the proposed alternatives, including comments received from the public and agencies.

The recommended strategy developed through the Master Plan process is to extend municipal water and gravity sewer services to all properties in the community. Due to the potential impacts of the preferred alternative, mitigation measures have been recommended, including seeking alternative funding sources and delaying full implementation until deemed affordable.

By this Notice, the Master Plan Report is being placed on public record for a thirty (30) day review period. Interested persons may review this document and provide comments to the Town within this 30-day period. Subject to comments received as a result of this Notice, as well as funding opportunities and the receipt of necessary approvals, the Town may then proceed with the works.

The Master Plan Report is available for review on the Town’s website. A copy of the completed report is also available at the Operations Department counter at Town Hall (32 Mill St, Thornbury) and the L.E. Shore Memorial Library (173 Bruce St S, Thornbury).

Please send any comments by November 23, 2019 to:

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Comments
Any information collected during the review period will be managed in accordance with the Freedom of Information and Protection Act. With the exception of personal information, all comments will become part of the public record. If concerns arise regarding the Schedule ‘B’ Report, which cannot be resolved in discussion with the Town, a person or party may request the Minister of the Environment, Conservation and Parks to order a change in the project status and require a higher level of assessment under an individual Environmental Assessment process (referred to as a Part II Order). Part II Order Request Forms are available online on the Forms Repository Website (www.forms.ssb.gov.on.ca) by searching “Part II Order”. Reasons must be provided for the request. Requests must be received by the Minister within thirty (30) calendar days of this notice.

Minister Jeff Yurek
Ministry of Environment, Conservation and Parks
77 Bay Street, 5th Floor
Toronto, ON M7A 2J3
minister.mecp@ontario.ca

Director, Environmental Assessment
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