



# Staff Report

## Operations Department

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**Report To:** Council  
**Meeting Date:** March 30, 2020  
**Report Number:** CSOPS.20.022  
**Subject:** Public Comments received for the Proposed Watermain Replacement and Wastewater Servicing for Tyrolean Village Area  
**Prepared by:** Thomas Nightingale, Senior Infrastructure Capital Project Coordinator

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### A. Recommendations

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THAT Council receive Staff Report CSOPS.20.022, entitled “Public Comments received for the Proposed Watermain Replacement and Wastewater Servicing for Tyrolean Village Area” for their information.

### B. Overview

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This report outlines the comments received from the Public Information Centre and Public Meeting held at Town Hall on March 9, 2020 for the 2020 Draft Budget with focus on the Proposed Watermain Replacement and Wastewater Servicing for the Tyrolean Village Area.

### C. Background

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In 2018, Staff prepared a “Water and Wastewater Servicing Extension Plan”, which identified twenty-four (24) service extension areas within the Town’s designated Urban Area (as per the Town’s Official Plan). This plan identified Birch View Trail and Tyrolean Lane as candidates for wastewater servicing within 5-years and 5-10 years, respectively.

In October 2019, Council directed staff to include wastewater servicing for Tyrolean Lane in the 2020 Budget for Council consideration. The Council resolution from October 21, 2019 is included as Attachment 1.

The Town has also expressed an interest in providing opportunities for attainable housing. The extension of municipal services along these streets would also provide opportunities for this initiative.

There have been several watermain breaks in the Tyrolean Village area associated with the age and original pipe material used. As such, a watermain replacement project was also included in the Draft 2020 budget to address these concerns.

In 2017, Council approved the Affordability Policy (POL.COR.17.02) for Water and Wastewater Service extensions. The Policy identified the criteria for assessing whether affected residents could reasonably afford proposed municipal servicing costs. The estimated cost per household is expected to be greater than 5% (“affordable”) but less than 10% (“unaffordable”) of the median after tax single household income. As such, the project needs to be endorsed by Council to move forward.

On February 24, 2020, Staff issued a notice (Attachment 2 & 3) to the affected property owners on Tyrolean Lane and Birch View Trail regarding the proposed projects. The notice encouraged the residents to provide comments or questions to the Town regarding the proposed municipal servicing or attend the upcoming Public Information Centre and/or Public Meeting held on March 9, 2020.

The Public Information Centre and Public Meeting was hosted on March 9, 2020 for residents to ask questions and provide comments to Town Council and Staff. Comments previously received by email were issued to Council and summarized during the Public Meeting.

## **D. Analysis**

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The following table summarizes the public comments received in response to the Notice (issued February 24, 2020), Public Information Centre and Public Meeting (March 9, 2020). The comments received from residents are provided in Attachment 4.

<b>Name:</b>	<b>Street Address:</b>	<b>Comment:</b>
Denis Martinek, Tyrolean Village Resorts	Multiple Addresses	Tyrolean Village Resorts owns multiple properties in this area. Strongly supports wastewater and watermain servicing.
Graham Flanagan	Property on Tyrolean Lane	Resident Does Not support the Wastewater Servicing due to “substantial cost and no tangible benefit to homeowner”. Resident also posed a number of questions.
Teresa Hana Havlicek	Property on Tyrolean Lane	Resident and Landlord STA and staff housing. Supports the wastewater servicing and watermain replacements
Laura Barr, Carol Barr & Jeff Thornton	Property on Tyrolean Lane	Resident Does Not support the Wastewater Servicing due to “substantial cost and no tangible benefit to homeowner”
Luis Oliveira	Property on Birch View Trail	Resident Does Not Support Wastewater Servicing but Does Support Watermain Replacement

<b>Name:</b>	<b>Street Address:</b>	<b>Comment:</b>
Nelson & Nellie Lopes	Property on Birch View Trail	Resident is pleased to connect but would like to know if affordable financing options will be available
Blanka Guyatt	Property on Birch View Trail	Resident supports the installation of sewers and replacement of drinking water system. However, she has concerns with the financing and function of grinder pump systems. Resident also has concerns with her street becoming primarily STA's.
Ann Pilon	Property on Tyrolean Lane	Resident supports the proposed wastewater servicing
Vel Ivardi	Property on Tyrolean Lane	Resident supports the proposed wastewater servicing
Jason Rubinoff, Israel Ellis and Maureen Gottesman	Properties on Tyrolean Lane	We support and encourage the town to replace these lines as they are old and have broken down

**Staff Response:**

The comments above have been received by Staff and any decisions on the comments above will be brought forward for Council's consideration.

The public feedback indicated that of those residents that responded, the majority (10 respondents) of resident's support wastewater servicing and watermain replacements along Tyrolean Lane and Birch View Trail, as per the 2020 Draft Budget. Several of these respondents also own multiple properties on these affected streets.

However, there were two (2) respondents who did not support any of the proposed works and three (3) respondents who only supported watermain replacements. The primary concerns identified by residents are: the cost of the works; the perception that there is not a tangible benefit for wastewater servicing; and, concerns associated with increased short-term accommodations within their neighborhood. If Council approves the project, there will be further opportunity for public input as the preliminary design proceeds.

## **E. The Blue Mountains Strategic Plan**

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- Goal #5: Ensure Our Infrastructure is Sustainable
- 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**

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It is generally accepted that municipal wastewater servicing (sewers) which transport the sewage to a wastewater treatment plant are preferred over private septic systems. Private septic systems (especially those that are old and/ or poorly maintained) have a risk of contaminating the local soil and groundwater.

The process of constructing new water and wastewater infrastructure and manufacturing the materials does have negative environmental impacts (e.g. CO2 emissions, energy consumption, etc.). However, it should be noted that many of the existing private septic systems on these streets are approaching the end of their useful life and would alternatively require replacement, which would carry similar environmental impacts.

## **G. Financial Impact**

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The proposed wastewater servicing for Tyrolean Lane and Birch View Trail will be designed and constructed by the Town. However, the Town will recover the costs from the benefitting properties. Various financing options will be available to the residents, including 10, 15, and 20-year plans.

An analysis was completed to determine whether the proposed services are considered “affordable”. The estimated cost per household is expected to be greater than 5% but less than 10% of the median after tax single household income.

The proposed watermain replacements in the Tyrolean Village area will be funded from the Infrastructure and Public Works Asset Replacement Reserve Fund and Long-Term Debt Financing.

## **H. In Consultation With**

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Sam Dinsmore, Deputy Treasurer/ Manager of Accounting and Budgets

Ruth Prince, Director of Finance and IT Services/ Treasurer

## **I. Public Engagement**

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The topic of this Staff Report has been the subject of a Public Meeting and/or a Public Information Centre which took place on March 9, 2020. 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.

Comments regarding this report should be submitted to Thomas Nightingale, [operationsinfo@thebluemountains.ca](mailto:operationsinfo@thebluemountains.ca).

## **J. Attached**

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Attachment 1 - Certified Council Resolution, October 21, 2019

Attachment 2 - Notice to Tyrolean Lane residents, February 24, 2020

Attachment 3 - Notice to Birch View Trail residents, February 24, 2020

Attachment 4 - Public Comments Received and Staff Responses, March 4-9, 2020

Attachment 5 - Proposed Servicing Map

Respectfully submitted,

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Thomas Nightingale, P.Eng.  
Senior Infrastructure Capital Project Coordinator

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Shawn Carey  
Director of Operations

For more information, please contact:  
[operationsinfo@thebluemountains.ca](mailto:operationsinfo@thebluemountains.ca)  
519-599-3131 extension 304



## Town of The Blue Mountains

32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

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October 21, 2019

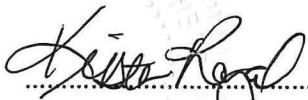
Moved by: Rob Sampson      Seconded by: Odette Bartnicki

THAT Council receive the deputation of Denis Martinek, Tyrolean Village Resorts Limited requesting installation of a gravity fed sanitary sewer line on Tyrolean Lane in order to provide municipal sewers to the chalets on Tyrolean Lane; and

THAT Council direct staff to include the Tyrolean Lane gravity fed sanitary sewer line in the 2020 Budget for Council consideration;

AND THAT Council refer the deputation of Mr. Martinek to the Blue Mountains Attainable Housing Corporation for consideration as it relates to staff accommodations in this area, **CARRIED.**

CERTIFIED TO BE A TRUE COPY

  
.....  
Krista Royal, Deputy Clerk



# Town of The Blue Mountains

32 Mill Street  
Box 310  
THORNBURY, ON N0H 2P0  
[www.thebluemountains.ca](http://www.thebluemountains.ca)

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Regular Mail

February 24, 2020

**RE: Proposed Watermain replacement and Wastewater Servicing for Tyrolean Lane**

Dear Resident,

The Town of The Blue Mountains (the Town) is considering extending wastewater servicing along Tyrolean Lane and is seeking input from the property owners. In addition, the existing watermain infrastructure along these streets will also be replaced to ensure the reliability of the distribution system.

The proposed wastewater servicing along Tyrolean Lane includes the installation of sanitary sewers in the roadway and service connections to approximately 50 residential properties. These sewers will collect wastewater discharge from the properties which will then be transported to the Craigeleith Wastewater Treatment Plant for proper treatment. The proposed services will replace the need for existing private septic systems or holding tanks. The existing private septic systems will also need to be decommissioned.

Since the proposed watermain replacements are for existing infrastructure, there will be no additional cost to the residents. However, as wastewater services are not currently provided to these properties, the costs will be borne by the benefitting users. Please note that subsequent operations, maintenance and replacement of the wastewater infrastructure within the roadway will be borne by the Town. Part of the consideration of whether or not the Town will proceed with this project is based on feedback from the affected property owners.

The Town has estimated that each unit will have an approximate cost of \$25,000. Please note that these construction costs are estimates and refined costs will be made available if the Town proceeds with the project.

The Town understands that these costs can be significant and therefore will be offering financing and repayment options that will be paid through your annual property taxes.



As well, the Town has an Affordability Policy for Water and Wastewater servicing extensions. All service extensions need to be deemed affordable by Council for both the property owners and the Town.

Prior to proceeding to the preliminary design phase of the project, the Town wishes to get your comments or questions related to this service extension. The preliminary design phase of the 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.

On Monday March 9, 2020 (from 3:30 pm to 5:00pm) the Town will be holding a Public Information Centre to provide an opportunity for the Public to review and comment on the 2020 Draft Budget. Staff will be available for the public to ask questions about this project. Additional details are provided in the attached document. If you are unable to attend in-person, written correspondence can also be submitted by Friday March 6, 2020 (4:30pm) to the Town Clerk. The correspondence can be emailed to [townclerk@thebluemountains.ca](mailto:townclerk@thebluemountains.ca), faxed to 519-599-7723 or dropped off at Town Hall, 32 Mill Street, Thornbury Ontario.

If you have any questions or comments, please do not hesitate to contact me.

Yours Truly,



Thomas Nightingale, P.Eng.  
Senior Infrastructure Capital Project Coordinator  
Town of The Blue Mountains  
[operationsinfo@thebluemountains.ca](mailto:operationsinfo@thebluemountains.ca)

Cc: Mayor and Council  
Ruth Prince, Director of Finance

Attachment





# Town of The Blue Mountains

32 Mill Street  
Box 310  
THORNBURY, ON N0H 2P0  
[www.thebluemountains.ca](http://www.thebluemountains.ca)

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Regular Mail

February 24, 2020

**RE: Proposed Watermain replacement and Wastewater Servicing for Birch View Trail**

Dear Resident,

The Town of The Blue Mountains (the Town) is considering extending wastewater servicing to Birch View Trail and is seeking input from the property owners. In addition, the existing watermain infrastructure along these streets will also be replaced to ensure the reliability of the water distribution system.

The proposed wastewater servicing along Birch View Trail includes the installation of sanitary sewers in the roadway and service connections to approximately 27 residential properties. These sewers will collect wastewater discharge from the properties which will then be transported to the Craighleith Wastewater Treatment Plant for proper treatment. The proposed services will replace the need for existing private septic systems or holding tanks. The existing private septic systems will also need to be decommissioned.

Since the proposed watermain replacements are for existing infrastructure, there will be no additional cost to the residents. However, as wastewater services are not currently provided to these properties, the costs will be borne by the benefitting users. Please note that subsequent operations, maintenance and replacement of the wastewater infrastructure within the roadway will be borne by the Town. Part of the consideration of whether or not the Town will proceed with this project is based on feedback from the affected property owners.

The Town has estimated that each unit will have an approximate cost of \$35,000. At this time the Town is unsure whether a gravity system will be possible and therefore privately-owned grinder pump systems may be required and are included in the estimated cost. As the Town works through detailed engineering a final solution will be determined. Please note that these construction costs are estimates and refined costs will be made available if the Town proceeds with the project.

The Town understands that these costs can be significant and therefore will be offering financing and repayment options that will be paid through your annual property taxes. As well, the Town has an Affordability Policy for Water and Wastewater servicing extensions. All service extensions need to be deemed affordable by Council for both the property owners and the Town.

Prior to proceeding to the preliminary design phase of the project, the Town wishes to get your comments or questions related to this service extension. The preliminary design phase of the 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.

On Monday March 9, 2020 (from 3:30 pm to 5:00pm) the Town will be holding a Public Information Centre to provide an opportunity for the Public to review and comment on the 2020 Draft Budget. Staff will be available for the public to ask questions about this project. Additional details are provided in the attached document. If you are unable to attend in-person, written correspondence can also be submitted by Friday March 6, 2020 (4:30pm) to the Town Clerk. The correspondence can be emailed to [townclerk@thebluemountains.ca](mailto:townclerk@thebluemountains.ca), faxed to 519-599-7723 or dropped off at Town Hall, 32 Mill Street, Thornbury Ontario.

If you have any questions or comments, please do not hesitate to contact me.

Yours Truly,



Thomas Nightingale, P.Eng.  
Senior Infrastructure Capital Project Coordinator  
Town of The Blue Mountains  
[operationsinfo@thebluemountains.ca](mailto:operationsinfo@thebluemountains.ca)

Cc: Mayor and Council  
Ruth Prince, Director of Finance

Attachment

**Written Comments Received Prior to Public Meeting:**

**From:** Blanka Guyatt

March 9, 2020


Proposed Watermain Replacement and Wastewater Services for Birch View Trail.

As a long standing resident on [REDACTED] in Tyrolean Village, and a permanent resident for last eight years I value the invitation to participate in this process, and the opportunity to express my opinion regarding this development, both the watermain and the wastewater system on my street. Unfortunately with this invitation came a subtle threat generated in consequent conversations and meetings. I do not hold a STA licence, my two homes have never been the short term rental units, there has never been a thought of trying to grandfather my homes and I have always taken the utmost care of my two acres property ever since I purchased it in 1975. It reminded me the home I emigrated from all those years ago and to I have been very loyal and protective. I have no intention of describing here the trials and the tribulations of living in Tyrolean Village for all those years, I am certain that it has been widely known that Tyrolean Village was and stayed a party place and that there has been little consideration for a handful of residents that did not abandon their homes.

I am sad to know that if I abstain from the project, my property will lose the value or possibility to sell at all. However, I have never stood in any path of progress in my life and I believe in and understand the value of the Town's offer to modernize and improve our street. I hope that this modernization will benefit for our comparatively quiet existence on Birch View and it will not open the carnage associated with more rental buildings or loss of green spaces that are too quickly disappearing from the Blue Mountains and will not cause more damage to our local natural heritage, the ravines and the abundance of wild life in this area. Unfortunately this land is already in danger because of the faulty septic tanks and careless maintenance which always occur when one's focus is only money. Sanitation refers to public health conditions related to clean drinking water and adequate treatment and disposal or reuse of human excrement and wastewater. Sanitary means free of germs, cleansing and cleaning. Environmental sanitation means the arts and science of applying sanitary and biological and physical science principals and knowledge to improve and control the environment and the factors for the protection of the health and welfare of the public. Environmental sanitation is promotion of hygiene and the prevention of disease and other consequences of ill health, relating to the environmental factors. Sanitation needs to be addressed as a whole including improvement of facilities, environmental conditions and behavioural change. Awareness needs to be raised and sanitation set as a priority in all forms of governances and the population at large.

My biggest concern is financial. I am retired and living on my own and just recuperating from the thousands of dollars I had to spend when the waterline on my property broke twice last year and had to be replaced. I also found out that I have been missing the water connection to one of my homes due the lack of responsibility and lack of diligence of people many years ago

which came back to haunt me. Nevertheless I am in favour of installation of the sewers and replacement of the drinking water system and I hope wholeheartedly that I will find a solution to be part of this project that is do detrimental to our healthy existence in the Blue Mountains.

Thank you,  
Blanka Guyatt  


Staff Response:

The comments above have been received by staff and any decisions on the comments above will be brought forward for Council's consideration where required.

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**From:** Tyrolean Village Resorts at Blue Mountain

March 2, 2020

**To:** Deputy Mayor Potter & Members of Council

Thomas Nightingale, Senior Infrastructure Capital Projects Coordinator. The Town of the Blue Mountains

**Re:** Proposed Watermain replacement and Wastewater Servicing for the Tyrolean Village area.

In response to the recent mail out on the upgrading of water & wastewater services, Tyrolean Village Resorts Limited, an owner of multiple properties in this area, would like to confirm that we fully support the Town's initiative to replace the water mains within the Tyrolean area. Staff have concluded that the existing watermains have reached the end of their useful life and property owners in the Tyrolean area have experienced problems with water pressure and multiple line breakages in the last several years which have required emergency repairs.

We also would like to confirm that we fully support the installation of wastewater servicing on Tyrolean Lane and Birch View Trail. Previously we submitted a local improvements petition to the town for wastewater services along these two streets with around 80% support from the individual property owners on Tyrolean Lane and almost all of the built out lots on Birch View Trail. I am not aware of anyone that opposed the plan. The property owners understood that the project would be carried out in a similar manner as the Arlberg Crescent sewer installation, where the cost of the project will be financed by the town and the property owners will pay for it over 15+ years on their taxes at an affordable rate. The Tyrolean Village area has been recognized by the Town and the OMB board decision as the place where new and existing STA's should be located. Municipal services are important for this activity to continue.

In recent years the Tyrolean Village area has also developed into a location for staff housing serving the resort staff in the area. On any given day you will see multiple shuttle buses travelling through the Tyrolean area dropping off and picking up resort workers and or staff walking to work from the Tyrolean area. Staff housing is a much more intensive use of these properties, where people are living there 7 days a week versus tourists who are mostly just

visiting on the weekends. The installation of Municipal services is critical in order for staff housing to be supplied in this area due to this intensity of usage within the property. Based on my discussion with staff housing providers I understand that the Tyrolean area is currently providing around 165 staff housing beds.

Denis Martinek, Director

Staff Response:

The comments above have been received by staff and any decisions on the comments above will be brought forward for Council's consideration where required.

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**From:** Flanagan, Graham (MOF) [REDACTED]  
**Sent:** Thursday, March 5, 2020 2:12 PM  
**To:** Town Clerk [REDACTED]  
**Subject:** Comments/Questions on Proposed Watermain Replacement and Wastewater Servicing for Tyrolean Lane  
**Importance:** High

Good afternoon,

Thank you for your correspondence of February 24, 2020 in which you advised of a wastewater servicing project that is being proposed for Tyrolean Lane.

As an owner of a property on Tyrolean Lane I am deeply concerned that the proposed wastewater servicing project will impose substantial costs on me, and I will derive no tangible benefits from it. I will be unable to attend the public information session scheduled for March 9, 2020, so I ask that you consider my comments/questions below in developing your staff report on the potential for the project. I would also appreciate it if you would keep me informed of the status of the project proposal as it is developed.

I can be reached at [REDACTED] if you require any additional input from me and/or clarification about my comments/questions below.

Sincerely,

Graham Flanagan  
[REDACTED]

Project Description/Timelines

1. Could the Town please provide a detailed description of the projects that are discussed in the February 24, 2020 notice that was sent to me (re: Proposed Watermain Replacement and Wastewater Servicing for Tyrolean Lane)? For example, would the wastewater servicing



project be undertaken at the same time as the watermain extension project or separately?  
What activities would be undertaken with each project?

[The Town is proposing to extend wastewater servicing (sanitary sewers) along Birch View Trail and Tyrolean Lane. Watermain replacements have also been proposed on these and some of the adjacent streets (i.e. Craigmere Crescent, Kandahar Lane). It is anticipated that the proposed watermain and wastewater works will be completed as part of the same construction tender to reduce costs and minimize disruptions.]

2. What are the timelines and milestones associated with the wastewater servicing and watermain projects (from the decision-making process to estimated completion date of the projects)?

[If the proposed budget is approved by Town Council, Town staff will begin working on preliminary and detailed designs with an engineering consulting firm. Environmental Compliance Approval will also be required from the Ministry of the Environment Conservation and Parks (MECP). Construction could potentially begin in 2021.]

3. If a decision was made to proceed with both the watermain extension project and the proposed wastewater project, when would construction commence? Would the wastewater project and the watermain projects be undertaken at the same time or separately?

[It is expected that construction could begin as early as 2021, pending all approvals. It is anticipated that the proposed watermain and wastewater works would be completed as part of the same construction tender to reduce costs and minimize disruptions.]

4. How would access to my property and Tyrolean Lane be affected during construction (i.e., if one of both projects proceed)?

[The project will include a traffic management plan, so that impacts to the affected property owners will be minimized.]

5. What steps would be required to decommission my septic system and how would this impact my property?

[Private septic systems will be decommissioned by the property owner. This involves retaining a qualified contractor to clean the tank and fill it in with gravel or sand. Generally, the septic field can be disconnected and left in place.]

6. How would landscaping be impacted in the Tyrolean Lane area as a result of the watermain and wastewater servicing projects?

[The Town's works will be limited to the public road allowance. The amount of vegetation disturbance will be identified in the design stage. The Town will also issue notices to the residents inquiring about the preferred location of servicing connections. This will help to mitigate the impact and cost of the private lateral connections.]

7. Would any wildlife be impacted by the watermain and wastewater servicing projects (e.g. Would any of Ontario's species at risk be impacted by the project?)?

[The risk to wildlife will be investigated in the design stage. If there are significant risks identified, a mitigation plan can be developed to address these concerns.]

8. Would there be any other improvements on Tyrolean Lane if the project(s) proceed (e.g., paving of Tyrolean Lane)?

[Pavement has not been identified as part of this project. However, discussions with staff have identified this section of Tyrolean Lane as a potential location for future pavement as a subsequent project.]

### **Rationale for Project**

1. Why is there a need to extend wastewater services on Tyrolean Lane?

[This section of Tyrolean Lane was identified among 24 locations in the 2018 Water and Wastewater Servicing Extension Plan, within the Town's designated Urban Area (as per the Official Plan). Further, many of these properties date back to the 1970's and it is expected that the current septic systems were also installed at that time. Given the age of these systems, it is expected that they are coming to the end of their useful life and will require replacement.]

2. Is there an underlying health or safety issue in the area that I am not aware of on Tyrolean Lane that requires the wastewater servicing project to proceed?

[Town staff are not aware of any existing health or safety issues. However, there is a concern that many of the old septic systems are coming to the end of their useful life due to the age of construction. Septic systems that are not functioning properly may pose a risk of contaminating the local soil and groundwater.]

3. Is there any danger with any of the existing septic systems on Tyrolean Lane?

[Please see responses above.]

4. There are no problems with my septic system so I do not see any benefit that I would get from connecting to proposed sewers on Tyrolean Lane. Could the Town please articulate why I should endorse this project?

[There is a deferral of payment option discussed in the Town's Affordability Policy for Water and Wastewater Service Extensions (please see POL.COR.17.02), which applies to septic systems that have recently received significant upgrades. Access to municipal servicing is also generally accepted as improving the resale value of residential properties.]

### **Cost Projections**

1. How did the Town arrive at the \$25,000 cost projections per residential unit that are included in the notice re: connection to wastewater services?



[Capital costs for this project are estimated based on the Town's benchmarking costs from past projects. This cost estimate is divided by the number of benefitting units, in addition to a connection fee to the wastewater treatment plant.]

2. Would the cost for each residential connection to Town wastewater services be the same for each residential unit or be dependent on other factors (e.g. distance of residence to road, grade of lot, etc.)?

[The recovery cost for each equivalent unit being serviced along the street is the same. This includes installation of the main sewer and lateral connections up the property line. The property owners will be responsible for connections from their home to the public right-of-way.]

3. What would the Town consider to be unaffordable to not move forward with the final design and construction phase for the wastewater servicing project?

[In 2017 the Town approved the "Affordability Policy for Water and Wastewater Service Extensions" (POL.COR.17.02). This policy identifies affordability based on a percentage of the median after tax income for the Town. Please refer to this Policy on the Town's website for more details.]

4. Will the Town guarantee costs for residential owners? What happens in the event the costs for residential owners is substantially higher than the \$25,000 projection after the work is complete?

[Unfortunately, costs cannot be guaranteed at this time. However, once the designs are completed, the Town will issue a public tender to retain a qualified contractor. The contractors bid will include the final price for the work, which will indicate whether the project meets the Town's affordability criteria. If the project exceeds the Town's affordability criteria, it may be cancelled, revised or re-tendered at a later date.]

5. What are the proposed financing and repayment options included in the notice? Does the \$25,000 projection include financing costs for homeowners? What financing options have been provided by the Town in the past (including financing charges for homeowners)?

[The financing options offered by the Town include payments over 10, 15 or 20 years with equal annual payments and interest. Please review the Corporate Policy (POL.COR.17.02) for more information.]

6. Who pays for the cost of decommissioning private septic systems? Is this cost built into the \$25,000 projection? If not, what does the Town estimate it would cost to decommission a private septic system?

[The cost of decommissioning existing septic systems is separate and would be borne by the property owner. The cost estimates provided in the notice do not include decommissioning costs. Unfortunately, the Town does not have estimates for these type of works.]

Will there be an option to opt out of connecting my residence to the proposed sewers on Tyrolean Lane if I feel the project will not benefit me?

[Property owners would not be forced to connect to the proposed sewers. However, if the project proceeds, each benefitting landowner will be required to pay for the service. Users may be eligible for a deferral of payment if their septic private system received significant upgrades, as per POL.COR.17.02.]

### **Consultation/Decision Making**

1. The notice indicates that there are approximately 50 residential units on Tyrolean Lane that could potentially be impacted. How many of these units are short-term accommodation units? Presumably STA unit owners and their investors would benefit more from the project and would be more likely to afford the estimated connection fee for each residential unit (i.e., vs. a regular household that does not sublet their property). How will this be factored into the analysis and decision-making process?

[The number of short-term accommodations (STA's) currently registered along this portion of Tyrolean Lane is 23 units. The decision whether to proceed with the project as part of the 2020 Capital Budget will ultimately be made by Town Council, in part based on the feedback received from the public.]

2. The notice advises: "Part of the consideration of whether to proceed with this project is based on feedback from the affected property owners". What are "other considerations"?

[This project was identified in the 2018 Water and Wastewater Servicing Extension Plan, within the Town's designated Urban Area (as per the Official Plan) as discussed above. Other considerations include the capital costs and affordability of the project as well as the age/condition of many of the existing septic systems in the area. The potential for attainable housing was also identified.]

3. Is this project being considered because of the potential for future development opportunities around Tyrolean Lane? How will this impact future development decisions around Tyrolean Lane? Will the specifics of the wastewater servicing project dictate what can/can't be built on Tyrolean Lane in the future?

[Various STA owners and developers have generally voiced support for this project. The addition of wastewater servicing is generally more accommodating to future developments, including attainable housing and STA units.]

4. The notice that was sent to me was dated February 24, 2020; however, I did not receive it until March 3, 2020. This did not provide me with adequate time to plan to attend the public information forum on March 9, 2020 (I live in Toronto). Please ensure that I am given more notice when soliciting feedback on Town activities that could impact my property.

[The Town will try to provide additional notice in the future. However, your comments were provided to Council for the March 9<sup>th</sup> public meeting and will also be included in the staff report summarizing the public feedback.]

5. Will I be given an opportunity to comment on the staff report before the proposal is brought forward to Council for consideration (i.e., to ensure my questions/concerns were considered)?

[The staff report summarizing the public comments will be posted on the Town's website on March 18, 2020 for public review. This staff report will be presented to the Committee of the Whole on March 24, 2020. Town Council will be voting on the Draft 2020 Capital Budget on April 6, 2020. If you have any additional written comments please send them to the Town Clerk by March 18, 2020. Alternatively, the public is also welcome to attend these meetings in person to provide comments. Please refer to the Correspondence & Deputations page on the Town's website for more information.

6. Will the Town be soliciting further input once more information is available about the project? If so, how will this consultation be done (e.g. interviews, open forum, request for comments, etc.)? Given that I am from Toronto, I would appreciate it if the Town scheduled meetings and/or solicited feedback such that I can participate in the consultation process.

[Please see response above. If the project is approved by Council, it is expected to include a Public Information Centre (PIC) during the subsequent design phase, where the public can provide further input.]

Staff Response:

The comments above have been received by staff and any decisions on the comments above will be brought forward for Council's consideration where required.

A response to each question is also provided immediately beneath.

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**From:** Teresa [REDACTED]  
**Sent:** Thursday, March 5, 2020 10:47 AM  
**To:** Krista Royal [REDACTED]; Town Clerk  
[REDACTED]  
**Cc:** 'Hana Havlicek' [REDACTED]  
**Subject:** Re: Proposed water main replacement and wastewater servicing for Tyrolean Lane

Dear Krista,

I own multiple properties in the Tyrolean area and I am a resident and landlord (STA and staff housing).

I fully support the Town's initiative to replace the aging water lines and extend the sewers within Tyrolean.

Hana Havlicek  
[REDACTED]

Staff Response:

The comments above have been received by staff and any decisions on the comments above will be brought forward for Council's consideration where required.

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**From:** Laura Barr [REDACTED]  
**Sent:** Thursday, March 5, 2020 4:16 PM  
**To:** Town Clerk [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Comments/Questions on Proposed Watermain Replacement and Wastewater Servicing for Tyrolean Lane

Good afternoon,

Thank you for your correspondence of February 24, 2020 in which you advised of a wastewater servicing project that is being proposed for Tyrolean Lane.

As owners of a property on Tyrolean Lane we are concerned that the proposed wastewater servicing project will impose substantial costs on property owners with no tangible benefits from it. We are likely unable to attend the public information session scheduled for March 9, 2020, so we ask that you consider our comments/questions below in developing your staff report on the potential for the project. We would also appreciate it if you would keep us informed of the status of the project proposal as it is developed.

A delegate representative is trying to attend the meeting on Monday March 9<sup>th</sup> on our behalf but this may be challenging as we are not local.

Our main concerns are around such a substantial cost to the homeowners for something we do not understand the benefit.

Does this estimated \$25K include the cost to connect the household to the infrastructure the Town is proposing?

If not, are there projected costs around the connection – our property is downhill from Tyrolean Lane so we are concerned that a pump system of some sort would be required. Potentially another significant cost to our property.

[The cost estimate provided in the notice (dated February 24, 2020) does not include the construction of laterals connections outside of the public right-of-way (on private property). The property owners will be responsible for connections from their home to the right-of-way. Unfortunately, the Town does not have estimates for these types of works.]

What are the concerns regarding Septic systems? Has there been an environmental concern raised?

[Many of the properties on this street date back to the 1970's and it is expected that the current septic systems were also installed at that time. Given the age of these systems, it is expected that they are coming to the end of their useful life and will require replacement.

Septic systems that are not functioning properly may pose a risk of contaminating the local soil and groundwater.]

Would Tyrolean Lane see an increase in Town services as the property taxes we currently pay yearly should in part have been designated as infrastructure support and yet our stretch of road has had limited services over the years?

[In 2018 Town Staff prepared a “Water and Wastewater Servicing Extension Plan”, which identified twenty-four (24) service extension areas within the Town’s designated Urban Area (as per the Town’s Official Plan), including Tyrolean Lane and Birch View Trail. It is not financially sustainable to fund these extensions from property taxes. These service extension upgrades are to be funded by the benefitting users. However, the Town provides several financing options to the residents.]

Are there documents on your website which review the infrastructure projects and associated costs to individual residents over the past decade to provide some idea of previous assessments to property owners?

[There are staff reports available on the Town’s websites which include similar servicing projects. However, the capital cost per unit has many factors including the number of units, local conditions, sewer design and market variability which create significant variability in project costs.]

We can be reached at the emails included above if you require any additional input from us

Regards,  
Carol Barr, Laura Barr and Jeff Thornton

Additionally we are aware of the below comments and concerns submitted by the owners of

We agree with all their comments, questions and concerns and consider all of the points raised by Graham Flanagan as our points of concern as well.

[Responses to these questions are provided above.]

### **Project Description/Timelines**

1. Could the Town please provide a detailed description of the projects that are discussed in the February 24, 2020 notice that was sent to me (re: Proposed Watermain Replacement and Wastewater Servicing for Tyrolean Lane)? For example, would the wastewater servicing project be undertaken at the same time as the watermain extension project or separately? What activities would be undertaken with each project?
2. What are the timelines and milestones associated with the wastewater servicing and watermain projects (from the decision-making process to estimated completion date of the projects)?

3. If a decision was made to proceed with both the watermain extension project and the proposed wastewater project, when would construction commence? Would the wastewater project and the watermain projects be undertaken at the same time or separately?
4. How would access to my property and Tyrolean Lane be affected during construction (i.e., if one of both projects proceed)?
5. What steps would be required to decommission my septic system and how would this impact my property?
6. How would landscaping be impacted in the Tyrolean Lane area as a result of the watermain and wastewater servicing projects?
7. Would any wildlife be impacted by the watermain and wastewater servicing projects (e.g. Would any of Ontario's species at risk be impacted by the project?)?
8. Would there be any other improvements on Tyrolean Lane if the project(s) proceed (e.g., paving of Tyrolean Lane)?

### **Rationale for Project**

1. Why is there a need to extend wastewater services on Tyrolean Lane?
2. Is there an underlying health or safety issue in the area that I am not aware of on Tyrolean Lane that requires the wastewater servicing project to proceed?
3. Is there any danger with any of the existing septic systems on Tyrolean Lane?
4. There are no problems with my septic system so I do not see any benefit that I would get from connecting to proposed sewers on Tyrolean Lane. Could the Town please articulate why I should endorse this project?

### **Cost Projections**

1. How did the Town arrive at the \$25,000 cost projections per residential unit that are included in the notice re: connection to wastewater services?
2. Would the cost for each residential connection to Town wastewater services be the same for each residential unit or be dependent on other factors (e.g. distance of residence to road, grade of lot, etc.)?
3. What would the Town consider to be unaffordable to not move forward with the final design and construction phase for the wastewater servicing project?
4. Will the Town guarantee costs for residential owners? What happens in the event the costs for residential owners is substantially higher than the \$25,000 projection after the work is complete?
5. What are the proposed financing and repayment options included in the notice? Does the \$25,000 projection include financing costs for homeowners? What financing options have been provided by the Town in the past (including financing charges for homeowners)?
6. Who pays for the cost of decommissioning private septic systems? Is this cost built into the \$25,000 projection? If not, what does the Town estimate it would cost to decommission a private septic system?
7. Will there be an option to opt out of connecting my residence to the proposed sewers on Tyrolean Lane if I feel the project will not benefit me?

### **Consultation/Decision Making**

1. The notice indicates that there are approximately 50 residential units on Tyrolean Lane that could potentially be impacted. How many of these units are short-term accommodation units? Presumably STA unit owners and their investors would benefit more from the project and would be more likely to afford the estimated connection fee for each residential unit (i.e., vs. a regular household that does not sublet their property). How will this be factored into the analysis and decision-making process?
2. The notice advises: "Part of the consideration of whether to proceed with this project is based on feedback from the affected property owners". What are "other considerations"?
3. Is this project being considered because of the potential for future development opportunities around Tyrolean Lane? How will this impact future development decisions around Tyrolean Lane? Will the specifics of the wastewater servicing project dictate what can/can't be built on Tyrolean Lane in the future?
4. The notice that was sent to me was dated February 24, 2020; however, I did not receive it until March 3, 2020. This did not provide me with adequate time to plan to attend the public information forum on March 9, 2020 (I live in Toronto). Please ensure that I am given more notice when soliciting feedback on Town activities that could impact my property.
5. Will I be given an opportunity to comment on the staff report before the proposal is brought forward to Council for consideration (i.e., to ensure my questions/concerns were considered)?
6. Will the Town be soliciting further input once more information is available about the project? If so, how will this consultation be done (e.g. interviews, open forum, request for comments, etc.)? Given that I am from Toronto, I would appreciate it if the Town scheduled meetings and/or solicited feedback such that I can participate in the consultation process.

### **Staff Response:**

The comments above have been received by staff and any decisions on the comments above will be brought forward for Council's consideration where required.

A response to each question is also provided immediately beneath.

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**From:** Oliveira, Luis [REDACTED]

**Sent:** Friday, March 6, 2020 12:10 PM

**To:** Town Clerk [REDACTED]

**Subject:** proposed water main replacement and water servicing for Birch View Trail

Good day,

I am a resident of Birch View Trail and would like to request notification of a decision on this proposal once it has been reached.

In addition, I would like to leave a comment as I will not be able to attend the Public Meeting on this topic on Monday March 9<sup>th</sup>.



**Comment:** I DO NOT support the proposed wastewater servicing due to a number of concerns but do agree with the proposed water main replacement.

Thank you for considering my request, please let me know if any additional information is required.

Regards,  
Luis Oliveira

Staff Response:

The comments above have been received by staff and any decisions on the comments above will be brought forward for Council's consideration where required.

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**From:** [REDACTED]  
**Sent:** Friday, March 6, 2020 1:35 PM  
**To:** Town Clerk [REDACTED]  
**Subject:** watermain replacement for birch view trail

Hello Thomas

My name is peter gountounas, I own [REDACTED] Ive read the proposal and im willing to have new watermain replacement.

Thanks  
Peter Gountounas  
[REDACTED]

Staff Response:

The comments above have been received by staff and any decisions on the comments above will be brought forward for Council's consideration where required.

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**From:** Rob Mair [REDACTED]  
**Sent:** Friday, March 6, 2020 9:55 AM  
**To:** Town Clerk [REDACTED]  
**Subject:** Sewers on Birchview Trail

Hello,  
I won't be attending the meeting but want to express my support for the sewers. I own [REDACTED]  
[REDACTED]. Thanks Rob Mair

Staff Response:

The comments above have been received by staff and any decisions on the comments above will be brought forward for Council's consideration where required.

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**From:** Nelson Lopes [REDACTED]  
**Sent:** Thursday, March 5, 2020 5:32 PM  
**To:** Town Clerk [REDACTED]; Operations Info  
[REDACTED]  
**Subject:** Proposed Watermain replacement and Wastewater Service for Birch View Trail

To whom it may concern,

We are the owners of [REDACTED] and we have received your notice regarding the wastewater service on our street. We would be very pleased to connect to the sewers, however, we hope that you will be able to offer affordable financing options that will allow these costs to be amortized over a long period of time, otherwise we simply will not be able to afford this.

We look forward to receiving a more detailed cost for this project, and we look forward to participating in it.

Best regards,

**Nelson & Nellie Lopes**  
[REDACTED]

Staff Response:

The comments above have been received by staff and any decisions on the comments above will be brought forward for Council's consideration where required.

The financing options offered by the Town include payments over 10, 15 or 20 years with equal annual payments and interest. Please review the Corporate Policy (POL.COR.17.02) for more information.

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**From:** Richard Havlicek [REDACTED]  
**Sent:** Saturday, March 7, 2020 11:28 AM  
**To:** Town Clerk [REDACTED]  
**Cc:** Richard V. Havlicek [REDACTED]  
**Subject:** 2020 Draft Water and Wastewater Budget

First:

I support the proposed budget/work on Tyrolean lane to replace the aging water/wastewater infrastructure.

Secondly;

I own a vacant lot [REDACTED] and have a question.

Is the estimated \$25k cost applicable to me as well or would it be split into two sections, one being for initial immediate work and a second portion payable (like a development charge) once I decide to build on the lot?

Richard  
[REDACTED]

Staff Response:

The comments above have been received by staff and any decisions on the comments above will be brought forward for Council's consideration where required.

Payments will begin after the wastewater servicing is installed. However, financing options are offered by the Town including payments over 10, 15 or 20 years with equal annual payments and interest. Please review the Corporate Policy (POL.COR.17.02) for more information.

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**From:** Tony Chen [REDACTED]

**Sent:** Friday, March 6, 2020 7:08 AM

**To:** Town Clerk [REDACTED]

**Subject:** Re: proposed Watermain replacement and Wastewater Servicing for Birch View Trail

Dear Town Clerk,

My name is **Tie Chen**, owner of [REDACTED]. I'm writing to you in response to the letter regarding the proposed watermain replacement and wastewater treatment servicing for Birch View Trail. **I SUPPORT this proposed service!** Thanks!

Tie Chen  
[REDACTED]

Staff Response:

The comments above have been received by staff and any decisions on the comments above will be brought forward for Council's consideration where required.

**From:** Jason Rubinoff, Israel Ellis and Maureen Gottesman

Good day,

I would like to apologize for being late on this letter of support. As owners of [REDACTED], we support and encourage the town to replace these lines as they are old and have broken down. Please ensure our recommendation is recorded for future deciding.

Regards,

Jason Rubinoff, Israel Ellis and Maureen Gottesman

Owners

Staff Response:

The comments above have been received by staff and any decisions on the comments above will be brought forward for Council's consideration where required.

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**Written Comments received at the Public Meeting:**

**From:** Vel Ivardi

I own a property at [REDACTED]. The services along this stretch are long overdue most of the septic systems are well beyond their "best before dates" (including mine).

I, along with others would like to redevelop this land for affordable housing or anything that makes financial sense.

Staff Response:

The comments above have been received by staff and any decisions on the comments above will be brought forward for Council's consideration where required.

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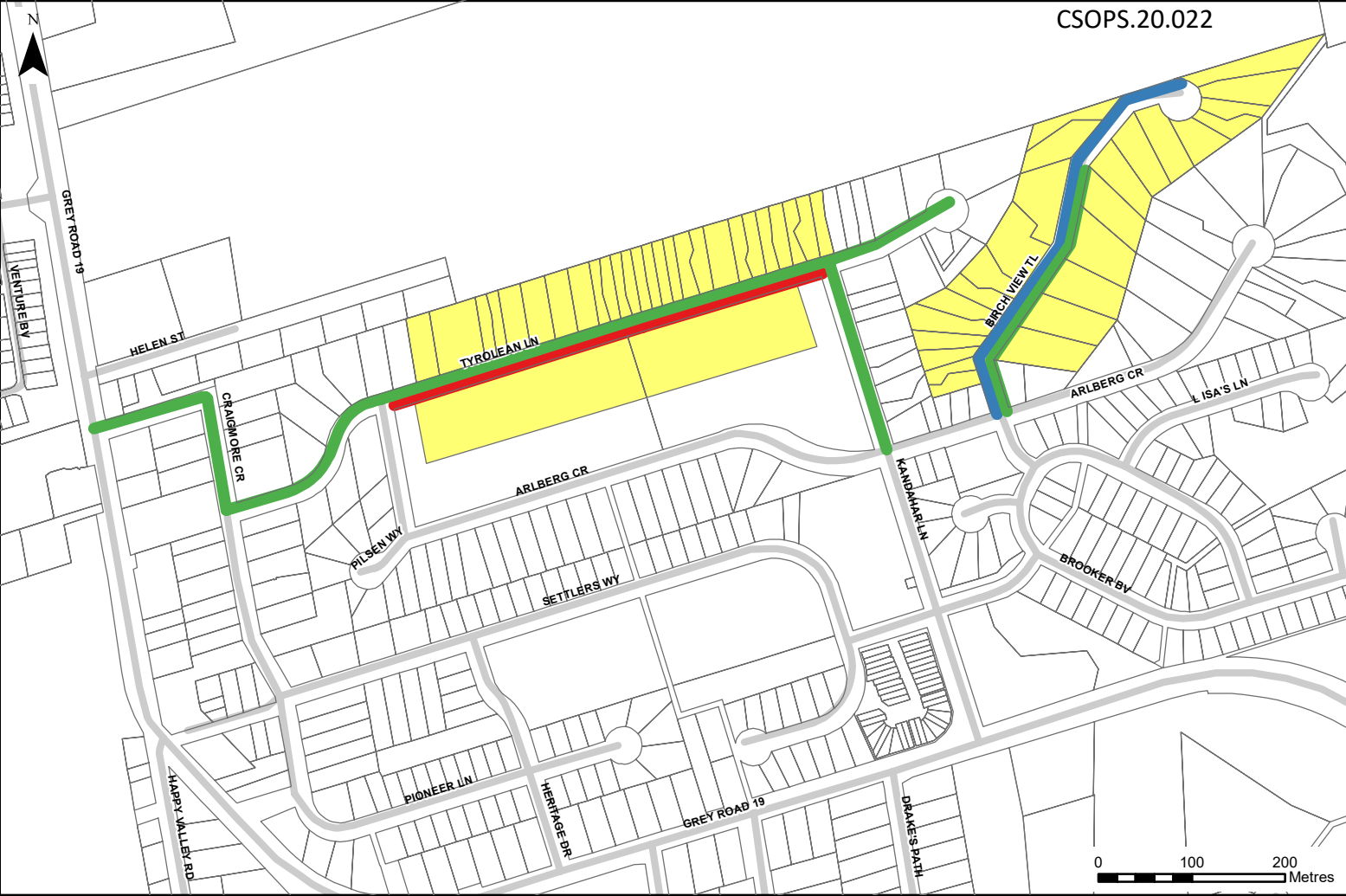
**From:** Anne Pilon

[REDACTED] – wastewater service, please bring to address

Staff Response:

The comments above have been received by staff and any decisions on the comments above will be brought forward for Council's consideration where required.

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- Project 1A - Tyrolean Lane Proposed Wastewater Servicing (Est. 50 units)
- Project 1B - Birch View Trail Proposed Wastewater Servicing (Est. 27 units)
- Project 2 - Tyrolean Village Watermain Replacement
- Benefitting Wastewater Users (Proposed)

