



Staff Report

Operations – Capital Projects Division

Report To: Committee of the Whole Meeting
Meeting Date: May 24, 2022
Report Number: CSOPS.22.039
Title: Drainage Master Plan PIC 1 Follow-up
Prepared by: Kevin Verkindt, Senior Infrastructure Capital Project Coordinator

A. Recommendations

THAT Council receive Staff Report CSOPS.22.039, entitled “Drainage Master Plan PIC 1 Follow-up” for their information.

B. Overview

This report outlines the comments received from the first Public Information Centre held virtually on February 24, 2022, for the Drainage Master Plan Class Environmental Assessment (Class EA).

C. Background

In 2021, the Town initiated the Class EA and retained Tatham Engineering Limited as the engineering consultant to lead the project.

As part of the project scope, Town staff identified the need for two public consultation sessions. Ordinarily this would include a Public Information Centre (PIC) where the public can review the information and ask questions in-person. However, due to the COVID-19 situation and the limitations on social gatherings, this type of public consultation is not currently possible. In lieu of a traditional PIC, Town staff proposed a “Virtual PIC” event where the project was presented to the public via online streaming (similar to Council Meetings). The public was able to submit written comments which were responded to live or following the meeting.

On January 19, 2022, staff presented Staff Report CSOPS.22.002 entitled “Drainage Master Plan Public Information Centre 1” to Committee of the Whole (COW).

Following Council approval, on February 1, 2022, Town staff proceed to post the pre-recorded virtual PIC presentation on the Town of The Blue Mountain’s website and hosted a Q&A session following the posting period on February 24, 2022 at 5:00 pm to 7:00 pm.

D. Analysis

The comments received from residents and stakeholders in response to the Virtual Drop-In with Comment Sheets (issued February 1, 2022) and Question and Answer Session (February 24, 2022) were addressed at the PIC. All comments were addressed and summarized in Attachment #1 Public Information Centre One Summary. All attendees were required to pre-register with the Town. The pre-recorded PIC has received 177 views and there were 18 attendees at the virtual Question and Answer Session.

Included below is a summary of the primary subjects heard in the lead up to and throughout the PIC. Attachment 1 provides detail on the comments provided.

Localized Flooding Concerns

Multiple residents voiced concerns regarding localized flooding issues and system deficiencies to ensure they were being evaluated and included through the creation of the Drainage Master Plan.

Impacts of Upstream Development

Multiple residents made comments regarding the impacts that proposed or approved developments would have on drainage and water courses throughout the Town.

Next Steps

Tatham is progressing into Phase 2 and Phase 3 of the Class EA. Phase 2 consists of identifying alternative solutions to address the problem or opportunity by taking into consideration of the existing environment and establishing the preferred solutions. Phase 3 consists of examining the alternative methods of implementing the preferred solutions.

Once Phase 2 and Phase 3 have been successfully completed a second PIC will be scheduled. Staff will be bringing forward a second PIC Notice to COW in the near future and it is anticipated that the second PIC will be held in the fall of 2022 with an in-person experience.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

2. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

F. Environmental Impacts

Flooding is a natural process, the consequences of flooding upon built infrastructure, particularly considering potential climate change impacts, can have negative financial, social, and environmental impacts.

G. Financial Impacts

N/A

H. In Consultation With

Shawn Carey, Director of Operations

Brent Rolufs, Manager of Capital Projects

Jason Petznick, Communications Coordinator

I. Jason Petznick, Communications Coordinator Public Engagement

The topic of this Staff Report was the subject of a Public Information Centre in accordance with the following schedule:

- December 2, 2021 Notice of Study Commencement advertised in Collingwood Connection;
- December 2, 2021 Notice of Study of Commencement mailed to Stakeholders;
- January 13, 2022 PIC 1 Mail Notice to stakeholders;
- January 13, 2022 and January 27, 2022 Notice of PIC 1 advertised in Collingwood Connection;
- January 18, 2022 Committee of the Whole – Initial staff report CSOPS.22.002 with recommendation to proceed to public consultation;
- January 31, 2022 Council – Recommendations from January 18, 2022 Committee of the Whole confirmed;
- February 1, 2022 Virtual Drop In posted on the Town of The Blue Mountains website;
- February 24, 2022 Question and Answer session(s).

Any comments regarding this report should be submitted to Kevin Verkindt, Senior Infrastructure Capital Project Coordinator icpc@thebluemountains.ca.

J. Attached

1. CSOPS.22.039 Attachment 1 PIC 1 Summary Report

Respectfully submitted,

Kevin Verkindt
Senior Infrastructure Capital Project Coordinator

Brent Rolufs
Manager of Capital Projects

Shawn Carey
Director Operations

For more information, please contact:
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Report Approval Details

Document Title:	CSOPS.22.039 Drainage Master Plan PIC 1 Follow-up.docx
Attachments:	- CSOPS.22.039 Attachment 1 PIC 1 Summary Report.pdf
Final Approval Date:	May 11, 2022

This report and all of its attachments were approved and signed as outlined below:

Brent Rolufs - May 5, 2022 - 7:35 AM

Shawn Carey - May 11, 2022 - 10:06 AM

TOWN OF THE BLUE MOUNTAINS DRAINAGE MASTER PLAN

PIC #1 SUMMARY OF RESPONSES VIA COMMENT SHEETS, Q&A REGISTRATION FORMS AND EMAILS

Respondent #1

Date: September 24, 2021

Responded Via: Email

Wishes to be Informed of Staff Recommendations for Preferred Alternative Solutions? N/A

Outstanding Response Required (Responsibility)? Yes (Town)

Comments: Reported damage to his property from the storm event on September 22-23, 2021 and expressed concern that an upstream development caused increased flows onto his property. Wishes to be informed of return frequency of storm on September 22/23, 2021.

Respondent #2

Date: October 25, 2021

Responded Via: Email

Wishes to be Informed of Staff Recommendations for Preferred Alternative Solutions? N/A

Outstanding Response Required (Responsibility)? No

Comments: States that heavy rainfall events overwhelm the concrete gutter that conveys flow from Chamonix Cres into the roadside ditch. Also states the culvert beneath his driveway is undersized.

Respondent #3

Date: December 13, 2021

Responded Via: Email

Wishes to be Informed of Staff Recommendations for Preferred Alternative Solutions? N/A

Outstanding Response Required (Responsibility)? Yes (Tatham)

Comments: Reports flooding after heavy rains and in the spring and states it doesn't appear that the grading plans for residential homes in the area provide proper drainage.

Respondent #4

Date: December 22, 2021

Responded Via: Email

Wishes to be Informed of Staff Recommendations for Preferred Alternative Solutions? N/A

Outstanding Response Required (Responsibility)? Yes (Tatham)

Comments: Question about whether Lake Drive is included in the Drainage Master Plan.

Respondent #5

Date: February 6, 2022

Responded Via: Email

Wishes to be Informed of Staff Recommendations for Preferred Alternative Solutions? N/A

Outstanding Response Required (Responsibility)? Yes (Town)

Comments: Response not specifically regarding DMP.

Properties directly behind and on the north side of respondent's drain a significant amount of water onto respondent's property which collects in a swale. This property is lower than the sidewalk and Grey Rd 13 which prevents drainage from reaching the municipal drainage system. Suggests constructing a drain which will tie into the sewer system in Grey Rd 13.

Respondent #6

Date: February 14, 2022

Responded Via: Comment Sheet

Wishes to be Informed of Staff Recommendations for Preferred Alternative Solutions? N/A

Outstanding Response Required (Responsibility)? No

Comments: Sunset Blvd eastern roadway section floods yearly due to a lack of stormwater catch basins along the south side stormwater swale. The public information slides for sections of Lora Bay need updating. The slides are missing a "V" shaped stormwater catchment swale and underground stormwater pipe that leads overflow to the south side swale along eastern Sunset. The Sunset Blvd roadway has an overland flood yearly mainly affecting the north side of Sunset properties. The plan is missing the ditch and underground pipe. The stormwater pipe that goes underground from Westridge drive north to the holding pond appears to be drawn incorrectly.

Respondent #7

Date: February 19, 2022

Responded Via: Comment Sheet

Wishes to be Informed of Staff Recommendations for Preferred Alternative Solutions? Yes

Outstanding Response Required (Responsibility)? No

Comments: Watercourse 7 from culvert/bridge ID 54 - west to 61. There is a relief pipe for water redirection that does not function due to debris buildup in the pipe and at the junction, we have never seen any maintenance done. Can someone please look at this. Our property was flooded last year. Doing nothing really isn't an option. Population increase, housing development and uncertain weather patterns will put even more pressure on drainage.

Respondent #8

Date: February 21, 2022

Responded Via: Comment Sheet

Wishes to be Informed of Staff Recommendations for Preferred Alternative Solutions? Yes

Outstanding Response Required (Responsibility)? No

Comments: The street drainage on Timber Lane is deficient, creating hazardous conditions after storms and during the winter. Significant ice build-up currently adjacent to the post office boxes. Storm sewers



appear to be incorrectly placed and should be improved prior to the street being taken over by the town (i.e. developer should repair).

Respondent #9

Date: February 22, 2022

Responded Via: Comment Sheet

Wishes to be Informed of Staff Recommendations for Preferred Alternative Solutions? Yes

Outstanding Response Required (Responsibility)? Yes (Town and Tatham)

Comments: Watercourse 1 incorrectly shown on mapping (spill over golf course, Monterra Road and into Watercourse 6 not shown). Watercourse 1 also flows under Monterra Road and on to the stable paddocks, barn area and floods farm area, stable entrance, trails, etc. Previously submitted significant amount of documentation and is looking forward to working with Town to solve the flooding problem. Requests Chris Crozier be involved in steering committee to assist with solutions. Map provided.

Respondent #10

Date: February 22, 2022

Responded Via: Q&A Registration

Wishes to be Informed of Staff Recommendations for Preferred Alternative Solutions? N/A

Outstanding Response Required (Responsibility)? Yes (Tatham)

Comments: Questions regarding growth projections in settlement areas.

Respondent #11

Date: February 23, 2022

Responded Via: Q&A Registration

Wishes to be Informed of Staff Recommendations for Preferred Alternative Solutions? N/A

Outstanding Response Required (Responsibility)? Yes (Town)

Comments: Neighbourhood has been flooded on 2 occasions in the past 6 months and notes that there has been adversarial responses from Town employees.

Respondent #12

Date: February 23, 2022

Responded Via: Q&A Registration

Wishes to be Informed of Staff Recommendations for Preferred Alternative Solutions? N/A

Outstanding Response Required (Responsibility)? Yes (Tatham)

Comments: The maps in the report do not show any indication of flooding issues on Timber Lane. It is known that there have been serious flooding issues on that street during heavy rain storms. Questions whether this should be included in the analysis. Questions whether study accounts for role of wetlands in providing natural drainage solutions. Questions whether there are rules in place to make sure we do not develop wetlands or build on flood plains.



Respondent #13

Date: February 23, 2022

Responded Via: Q&A Registration

Wishes to be Informed of Staff Recommendations for Preferred Alternative Solutions? N/A

Outstanding Response Required (Responsibility)? Yes (Tatham)

Comments: What exactly does 'regulated flood plain' entail. Will there be water flow improvements made to areas surrounding a home that is showing being partially on a 'regulated flood plain'.

Respondent #14

Date: February 24, 2022

Responded Via: Comment Sheet

Wishes to be Informed of Staff Recommendations for Preferred Alternative Solutions? No

Outstanding Response Required (Responsibility)? No

Comments: A 500 mm culvert crosses the 10th Line at Fulton Street. There is a steady, year round stream that flows through this culvert into a pond located at 417035 10th Line. There is no controlled overflow from this pond and excess water simply flows over the East end of the pond, down an embankment to the properties below. The backyards of properties on Fulton and Edward Streets are soggy all year and flood after rain and melts. Selected ditches on Edward Street have standing water for 12 months of the year. Culverts are half plugged with sediment and ditches on the North side of Edward Street are overgrown with vegetation and sediment. These ditches drain into a ditch that moves along the backyards of properties on the North side of Edward Street, on the East End, before crossing Marsh Street. This section of ditch is not maintained by the Town. The construction of a commercial shop at 119 Fulton Street in 2021 has created higher water tables and subsequent flooding in the backyard of adjacent properties.

Respondent #15

Date: February 27, 2022

Responded Via: Comment Sheet

Wishes to be Informed of Staff Recommendations for Preferred Alternative Solutions? Yes

Outstanding Response Required (Responsibility)? Yes (Tatham)

Comments: Watercourse 32 crosses the property. Concerned with spring runoff and potential for flooding. Requesting flow be controlled upstream. Concerned that improvements to the culvert crossing Highway 26 could seriously affect property owners north of the Highway. Mentions flooding at west end of street due to surface runoff. Concern with water quality of Watercourse 32 due to use of fertilizers and pesticides on the golf course. Request to speak with someone about planned improvements.



Respondent #16

Date: March 6, 2022

Responded Via: Email

Wishes to be Informed of Staff Recommendations for Preferred Alternative Solutions? N/A

Outstanding Response Required (Responsibility)? No

Comments: During a snow melt event on March 6, 2022, Culvert 33 was already partially obstructed and flow was building up towards Culvert 34. Culvert 32 was also operating close to full. It was noted that Silver Creek that the creek had high water levels and that any obstruction in a culvert could block up the creek and cause damage to the walking path adjacent to the creek or the properties that back onto the creek.

Respondent #17

Date: March 9, 2022

Responded Via: Email

Wishes to be Informed of Staff Recommendations for Preferred Alternative Solutions? N/A

Outstanding Response Required (Responsibility)? No

Comments: Surface water from upstream drainage area ends up pooling significantly in backyard and drains through a channel which runs along the east side of the house (Outlet 8). This channel runs full constantly and is not identified on any of the maps provided in the DMP study. There is a significant amount of water in the Town ROW in front of the property which is affecting access to a fire hydrant and is causing icing on the road. House sump pump runs continuously.

Respondent #18

Date: March 18, 2022

Responded Via: Email

Wishes to be Informed of Staff Recommendations for Preferred Alternative Solutions? Yes

Outstanding Response Required (Responsibility)? Yes (Tatham)

Comments: Have consulted with adjacent property owners regarding this issue. There is extensive and interconnected ponding on these private properties adjacent to the Highway 26 roadside ditch. The ponding often extends 50 m towards the bay and can exceed a foot in depth. Ponding does not significantly drain during the summer months even when the Highway 26 ditch is dry. Have raised laneway several times over past 20 years to keep above the height of the ponding. Wondering if deficiencies have been identified which may explain these issues or if these properties fall within an area that is absent of drainage systems or is poorly maintained/underserved. Request this area be included in the proposed solutions.



Respondent #19

Date: March 29, 2022

Responded Via: Email

Wishes to be Informed of Staff Recommendations for Preferred Alternative Solutions? N/A

Outstanding Response Required (Responsibility)? N/A

Comments: Concerns with development of various subdivisions upstream and impacts on Watercourse 6. Has stated watercourse now flows year-round where it used to dry out during the year. Has witnessed water overtopping banks of the watercourse and flowing onto his and neighbouring properties.

