



# Staff Report

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## Operations – Water & Wastewater Services

**Report To:** COW - Operations, Planning and Building Services  
**Meeting Date:** April 8, 2025  
**Report Number:** OPS.25.018  
**Title:** Wastewater Master Plan PIC 2 Follow-up  
**Prepared by:** Allison Kershaw, Manager of Water & Wastewater Services

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### A. Recommendations

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THAT Council receive Staff Report OPS.25.018, entitled “Wastewater Master Plan PIC 2 Follow-up” for their information;

AND THAT Council approve the issuance of the “Notice of Completion” for the 30-day review for the Wastewater Master Plan.

### B. Overview

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The purpose of this Staff Report is to provide Council with a summary of the comments and feedback that was received through the Wastewater Master Plan Virtual Public Information Centre (PIC) 2 held on February 26, 2026.

### C. Background

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The Town of The Blue Mountains has initiated a Municipal Class Environmental Assessment (MCEA) to complete a Wastewater Master Plan. This study is conducted according to the requirements of Phases 1 and 2 of the MCEA process which is an approved process under the Environmental Assessment Act. This Master Plan is being completed as Approach 2 Master Plan with sufficient detail to fulfill the requirements for Schedule “B” projects, such as new or upgraded sewage pumping stations, and forcemains.

### D. Analysis

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The purpose of this study was to evaluate the Town’s long-term wastewater treatment and collection system needs and identify a preferred solution to be implemented to improve the system to accommodate the Town’s growth. This process will help identify system requirements and assist with long-term capital planning. Recommended projects include:

- Gravity sewer upgrades in Thornbury and Craigeith, including upgrades to the Little Beaver River Siphon (all projects exempt under the Municipal Class Environmental Assessment (MCEA) )
- Sewage pumping station (SPS) upgrades at the Mill Street SPS, Alta SPS, and Craigeith Main Sewage Lift Station (all projects exempt or approved under the previous MCEAs)
- New sewage lift station at the Craigeith Wastewater Treatment Plant (WWTP), (approved under previous MCEA)
- Future WWTP expansions or upgrades (will be subject to subsequent Schedule C MCEA)

The Virtual Public Information Centre (PIC) #2 for the Wastewater Master Plan was held on February 26, 2025. A copy of the presentation can be found in Attachment #1. The comments received from the residents and stakeholders in response to the PIC #2 were addressed at the PIC. All comments and responses are summarized in Attachment #2 Public Information Centre #2 Summary. All attendees were required to register with the Town. The PIC was recorded and is available on the Town's website, under the project page.

Included below is a summary of the primary subjects heard during the PIC. Attachment #2 provides detail on the comments provided.

### **Future growth projections**

Comments were received regarding the method of calculating the future growth projections and whether they were based on current development applications.

### **Consideration for secondary plan areas and developments beyond our municipal boundary**

Comments were received regarding if considerations had been made for the secondary plan areas or properties beyond our municipal boundaries. Specifically, how that would impact the load on the system.

### **Funding for the required projects to support growth**

Comments were received regarding the funding source for growth related infrastructure, and whether the current taxpayers will need to cover the costs.

### **Next Steps**

The Town will continue to work with our consultant to complete and post the Notice of Completion and answer any concerns or questions heard through the mandated thirty (30) day notice period. The Notice of Completion can be found in Attachment #3. The final Wastewater Master Plan Report is available on the Project's webpage, on the Town's website.

## **E. Strategic Priorities**

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### **1. Communication and Engagement**

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

### **2. Organizational Excellence**

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

### **3. 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.

### **4. Quality of Life**

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

## **F. Environmental Impacts**

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The Wastewater Master Plan will identify the needs of the wastewater collection and treatment system to ensure the system is able to meet the needs of our existing and future users. The wastewater collection and treatment system are designed and operated to protect human health and the environment.

## **G. Financial Impacts**

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Capital projects required to meet the long-term growth needs for the Town will be brought forward for Council's approval through the annual budget process.

## **H. In Consultation With**

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Jason Petznick, Communications Coordinator

Mark Service, Wastewater Supervisor

## **I. Public Engagement**

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

- February 5, 2025 - Notice of Public Information Centre posted on Town website;

- February 5, 2025 - Notice of Public Information Centre advertised in The Blue Mountains Review;
- February 5, 2025 - Notice of Public Information Centre emails to project subscribers;
- February 26, 2025 - Public Information Centre #2 Meeting
- April 8, 2025 Committee of the Whole – Follow up report to the Public Meeting, attaching comments received in response to the Public Meeting;
- April 22, 2025 Council – recommendation from Committee of the Whole considered by Council, and related By-law, if any

Any comments regarding this report should be submitted to Allison Kershaw, Manager of Water & Wastewater Services [managerwww@thebluemountains.ca](mailto:managerwww@thebluemountains.ca).

## **J. Attached**

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1. Attachment 1 – Public Information Centre 2 Slides
2. Attachment 2 - Public Information Center 2 Summary
3. Attachment 3 – Notice of Completion

Respectfully submitted,

Allison Kershaw,  
Manager of Water & Wastewater Services

Alan Pacheco  
Director of Operations

For more information, please contact:  
Allison Kershaw, Manager of Water & Wastewater Services  
[managerwww@thebluemountains.ca](mailto:managerwww@thebluemountains.ca)  
519-599-3131 extension 226

### Report Approval Details

Document Title:	OPS.25.018 PIC 2 Follow Up for Wastewater Master Plan.docx
Attachments:	- Attachment 1 - Public Information Centre 2 Slides.pdf - Attachment 2 - Public Information Centre 2 Summary.pdf - Attachment 3 - Notice of Completion.pdf
Final Approval Date:	Mar 27, 2025

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

**Allison Kershaw - Mar 27, 2025 - 3:52 PM**

**Alan Pacheco - Mar 27, 2025 - 4:20 PM**

Date: February 26, 2025

JLR No.: 31000-010

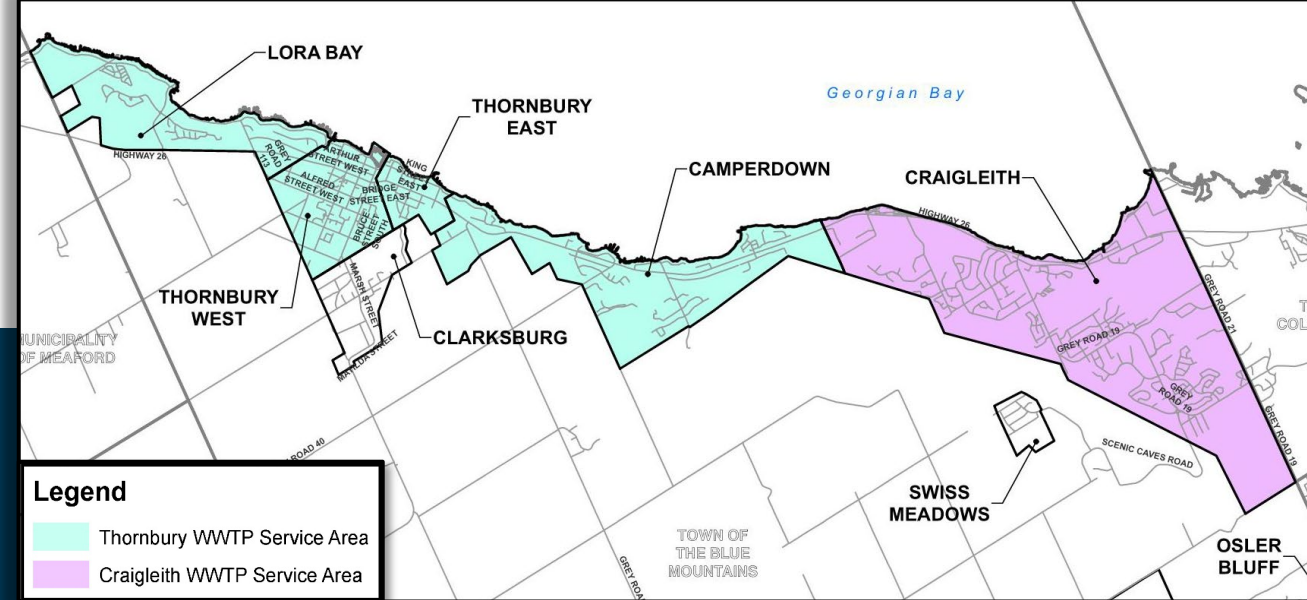
# Town of The Blue Mountains Wastewater Master Plan Public Information Centre No. 2



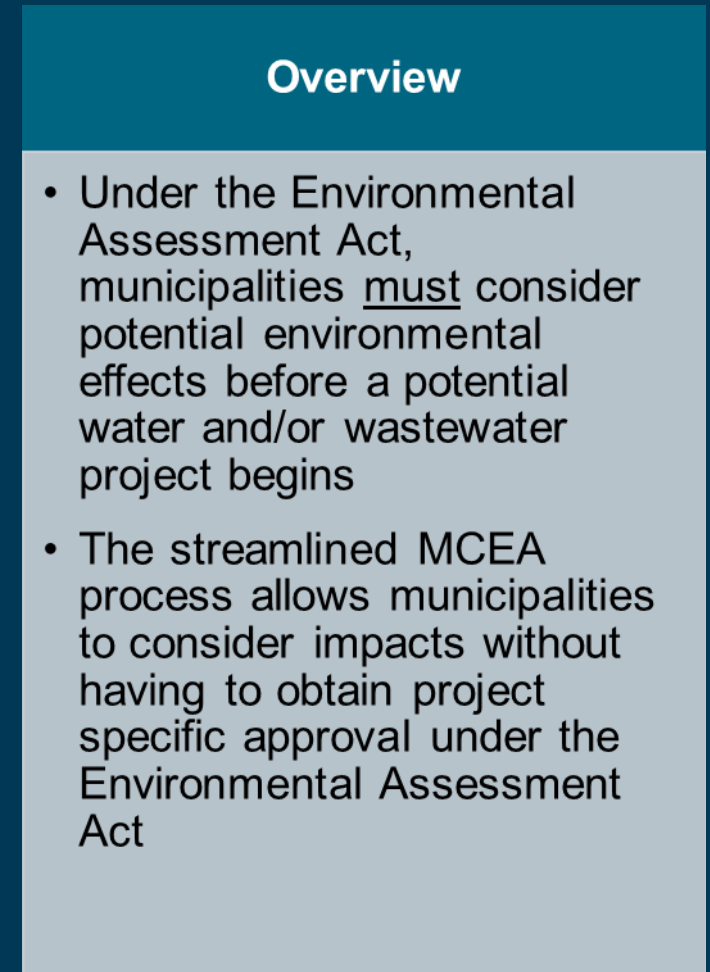
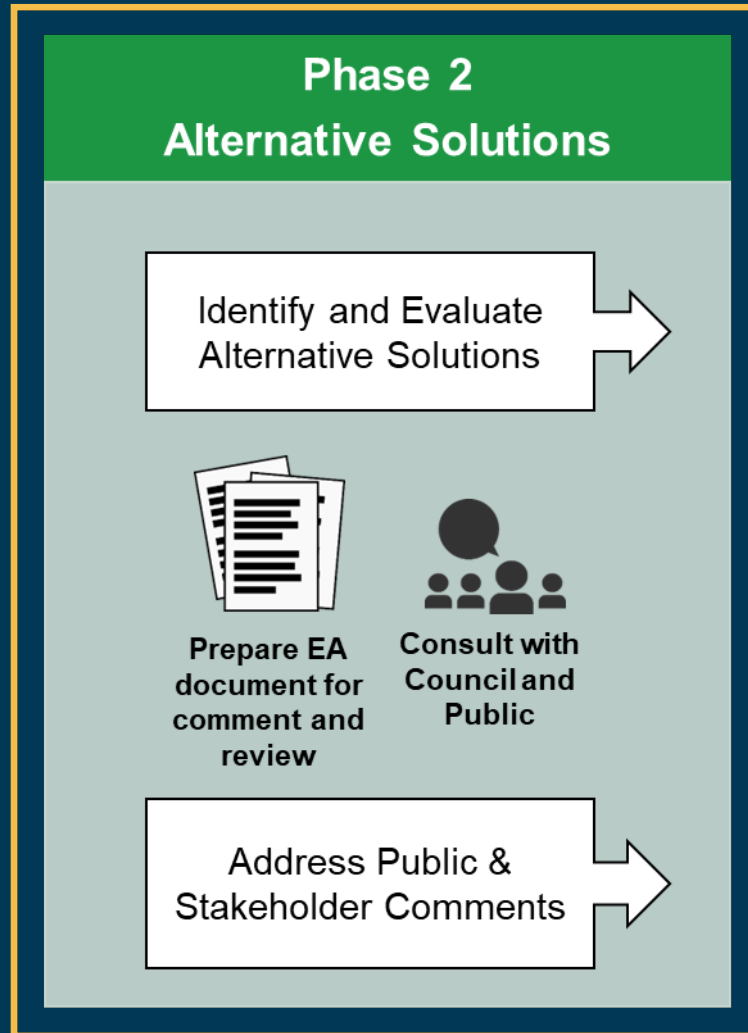
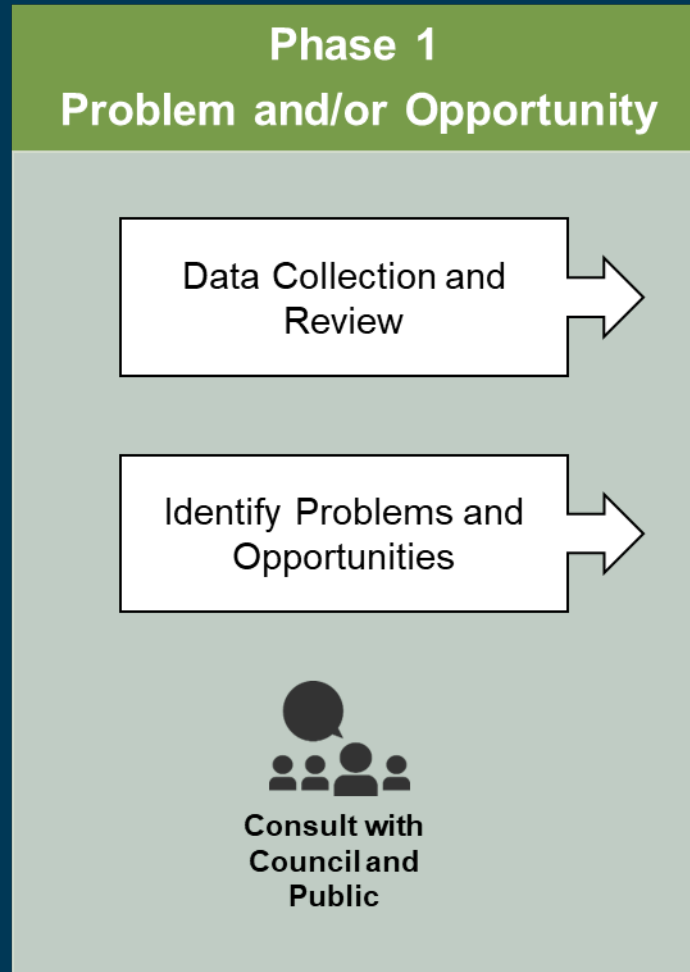
# Project Overview

J.L. Richards & Associates Limited (JLR) and Civica have been retained to complete a **Wastewater Master Plan** under the **Municipal Class Environmental Assessment (MCEA)** process to assess short- and long-term wastewater infrastructure improvements to support growth within the Town of The Blue Mountains.

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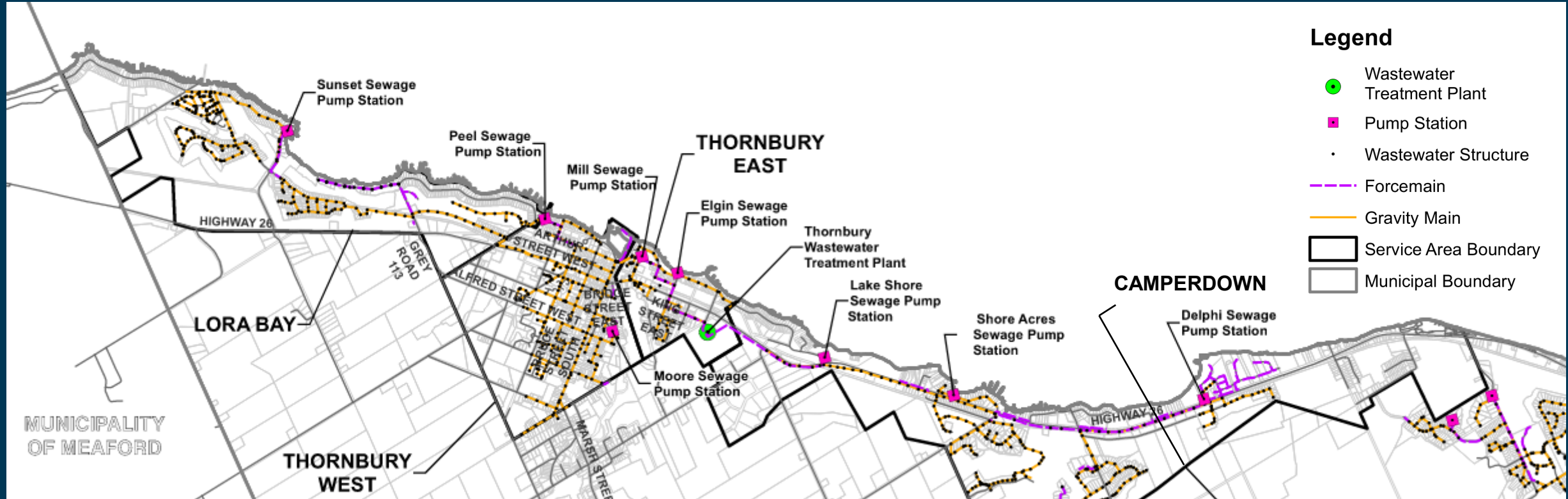


# MCEA Process Overview





# Thornbury Service Area



- Services the areas of: Lora Bay, Thornbury, Camperdown
- Thornbury Wastewater Treatment Plant (3,580 m<sup>3</sup>/day, upgrades are ongoing)
- 8 Sewage Pumping Stations

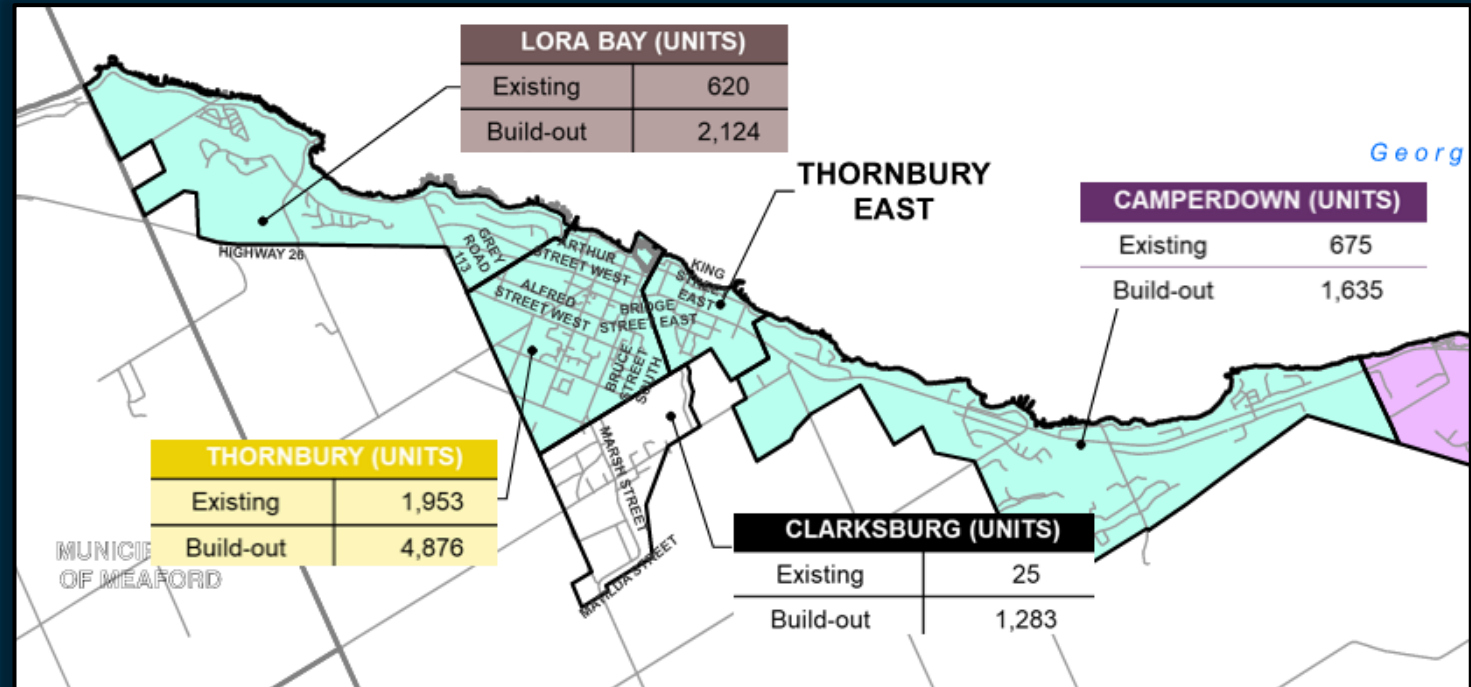
# Growth Projections - Thornbury

## Thornbury Service Area – Total Growth Included in Master Plan (Units)

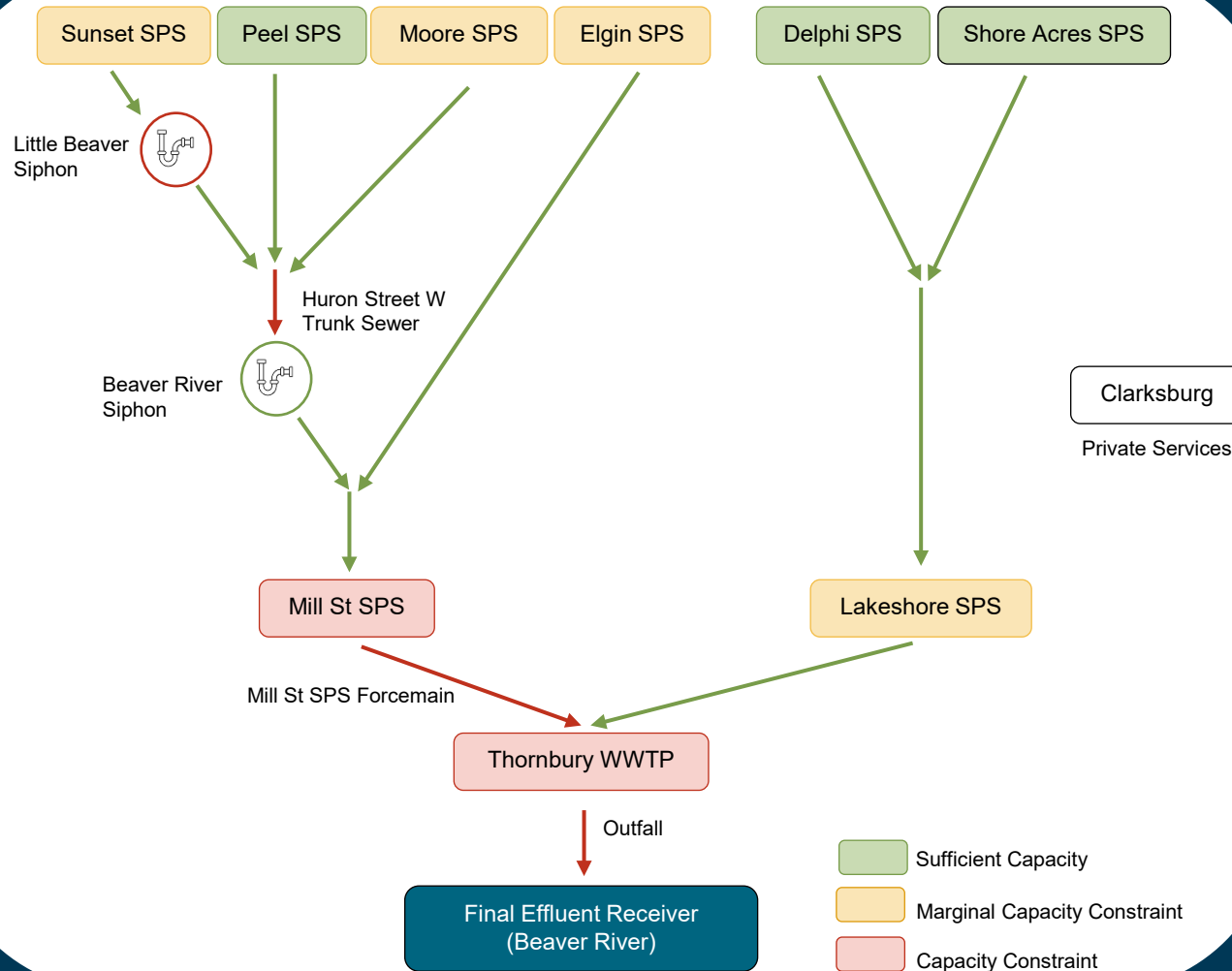
<b>Existing</b>	<b>3,273</b>
Growth (2023 to Build-out)	+6,645 <sup>(1)</sup>
<b>Total Build-out</b>	<b>9,918<sup>(1)</sup></b>

Table Notes:

(1) Thornbury growth include 1,442 units for Secondary Plan Areas in Thornbury



# Future Issues and Constraints - Thornbury



- 1 Clarksburg: Clarksburg does not have municipal wastewater servicing
- 2 Sewer System: there are several sewer constraints along the trunk sewer (Peel Street / Little Beaver Siphon, Huron Street W)
- 3 Pumping: four SPS have marginal capacity under future conditions (Sunset, Moore, Elgin, and Lakeshore SPS); Mill Street SPS has insufficient capacity under existing and future conditions
- 4 Treatment: the Thornbury WWTP has insufficient capacity under future conditions

Projects are currently ongoing or planned to resolve capacity issues at:





- Thornbury WWTP
- Mill Street SPS
- Elgin Street SPS



# Thornbury Issue No. 1: Clarksburg Servicing





**Legend**

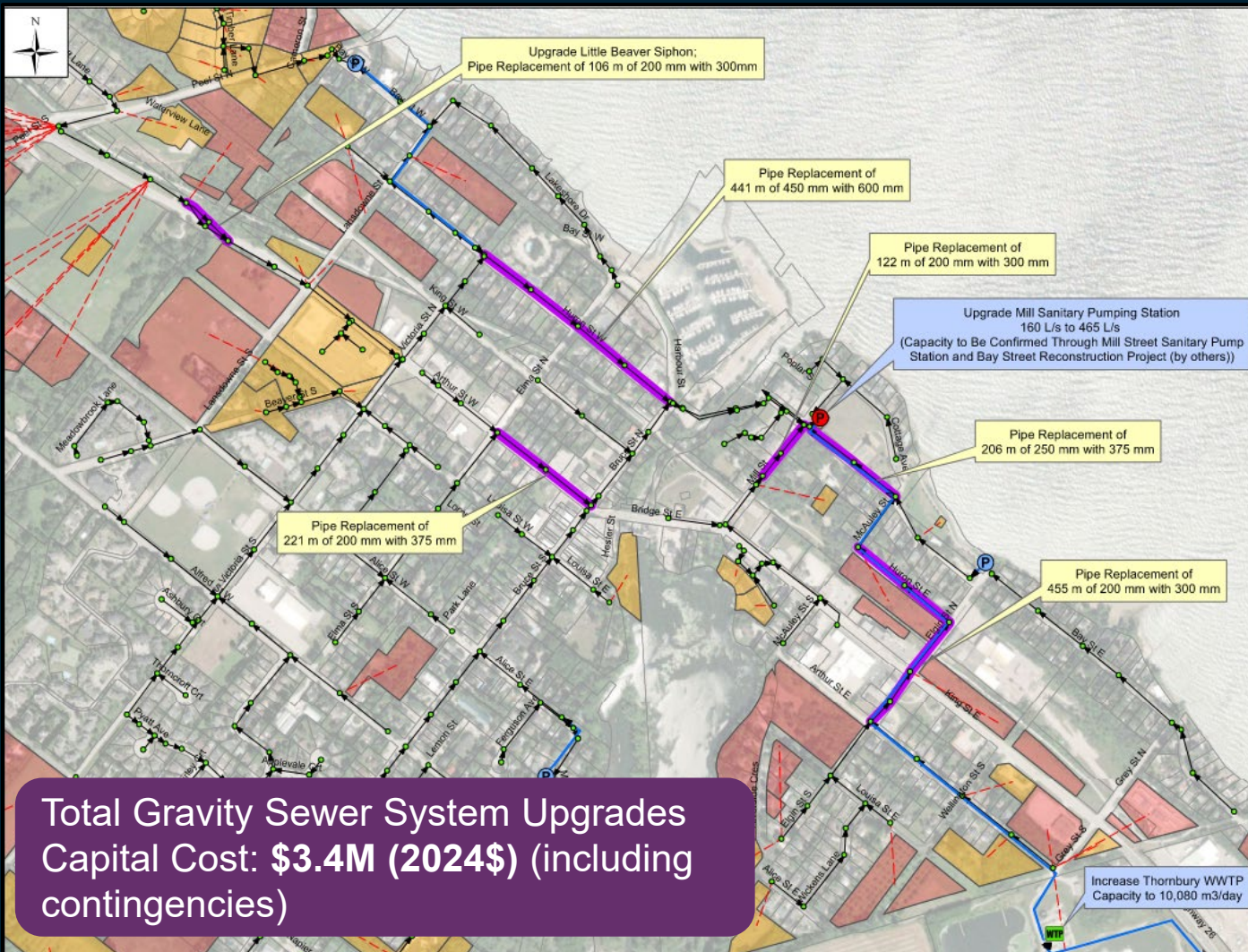
 = Alternative 1 FM	 = Pumping Station
 = Alternative 2 FM – Option A	 = Wastewater Treatment Plant

The 2019 Clarksburg Master Plan identified that municipal gravity sewer services should be extended to all properties in the Clarksburg.

Alternatives were evaluated to connect Clarksburg to the existing gravity system:

-  **Alternative 1: Connect Clarksburg North to Existing System on Marsh Street**
-  **Alternative 2: Direct Connection to Thornbury WWTP**

# Thornbury Issue No. 2: Gravity Sewer System Deficiencies



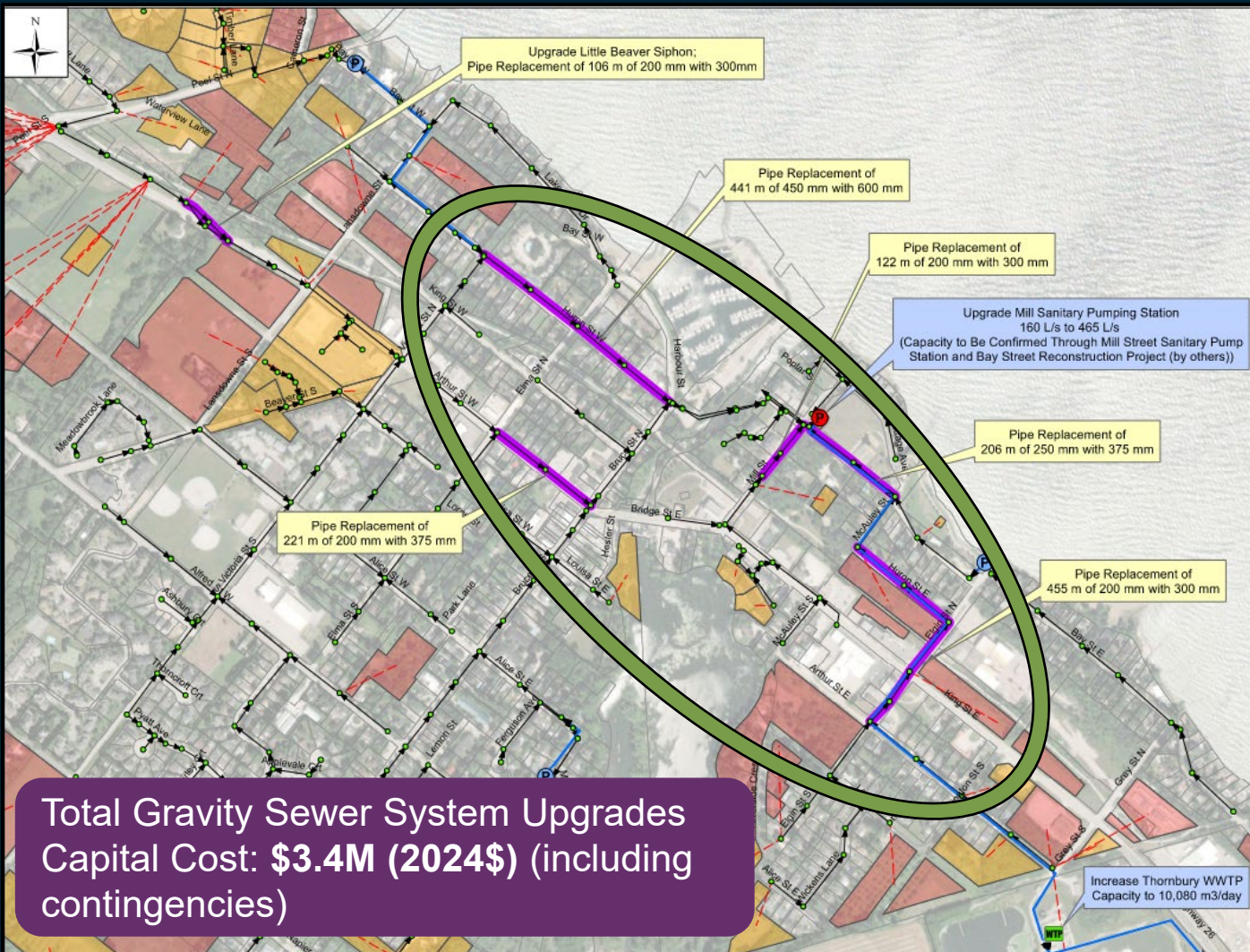
## Gravity System Upgrades

- Approximately 1.4 km of sewer upgrades are needed throughout Thornbury

## Little Beaver Siphon

- Little Beaver Siphon requires upgrades to accommodate additional flows from upstream developments

# Thornbury Issue No. 2: Gravity Sewer System Deficiencies



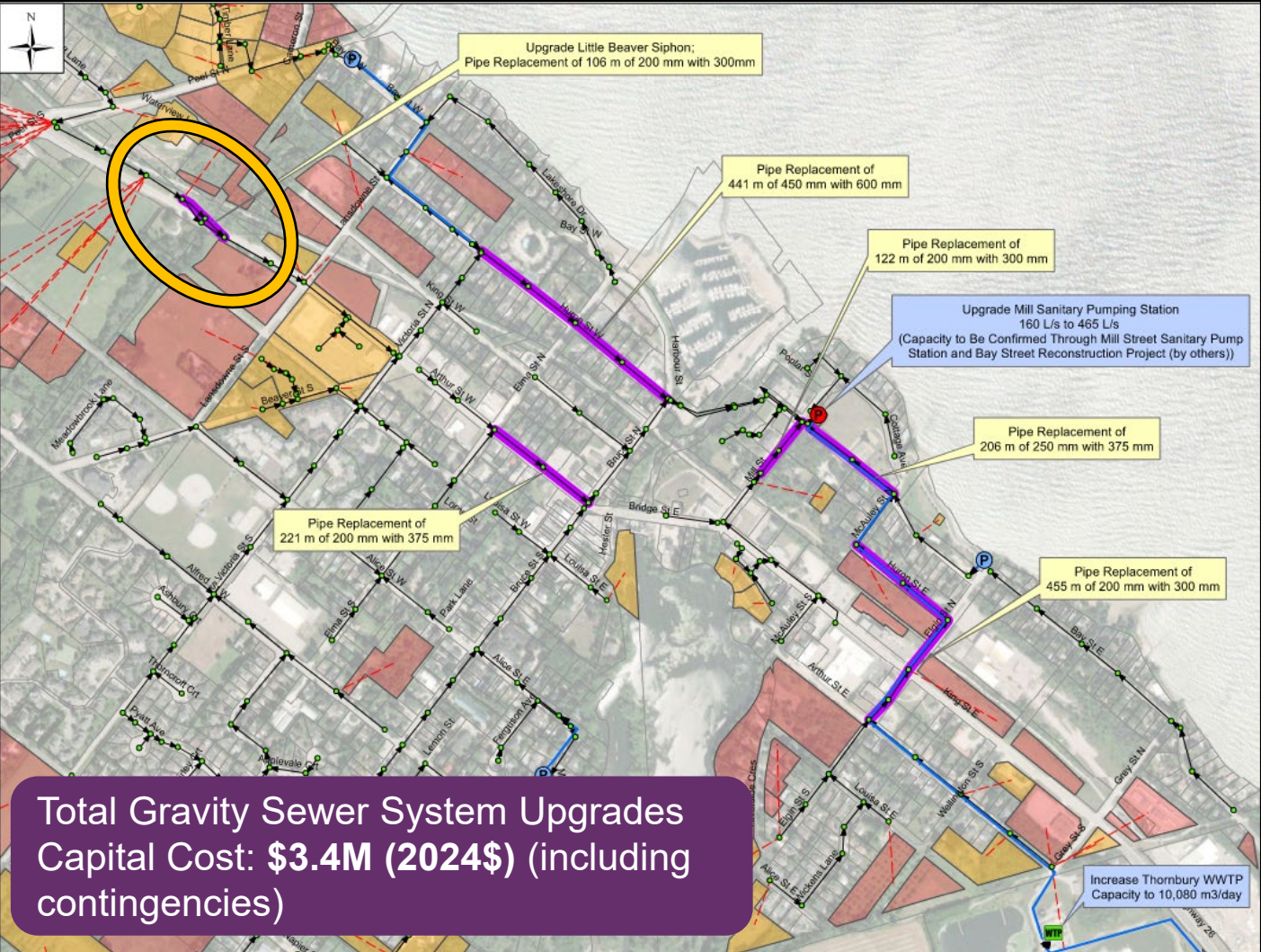
## Gravity System Upgrades

- Approximately 1.4 km of sewer upgrades are needed throughout Thornbury

## Little Beaver Siphon

- Little Beaver Siphon requires upgrades to accommodate additional flows from upstream developments

# Thornbury Issue No. 2: Gravity Sewer System Deficiencies



Total Gravity Sewer System Upgrades  
Capital Cost: **\$3.4M (2024\$)** (including contingencies)

## Gravity System Upgrades

- Approximately 1.4 km of sewer upgrades are needed throughout Thornbury

## Little Beaver Siphon

- Little Beaver Siphon requires upgrades to accommodate additional flows from upstream developments



# Thornbury Issue No. 3: Pumping Deficiencies

## Mill Street SPS

- Upgrades are required for the SPS and forcemain to accommodate future flows
- Design is currently underway

## Lakeshore, Sunset, Elgin & Moore SPSs

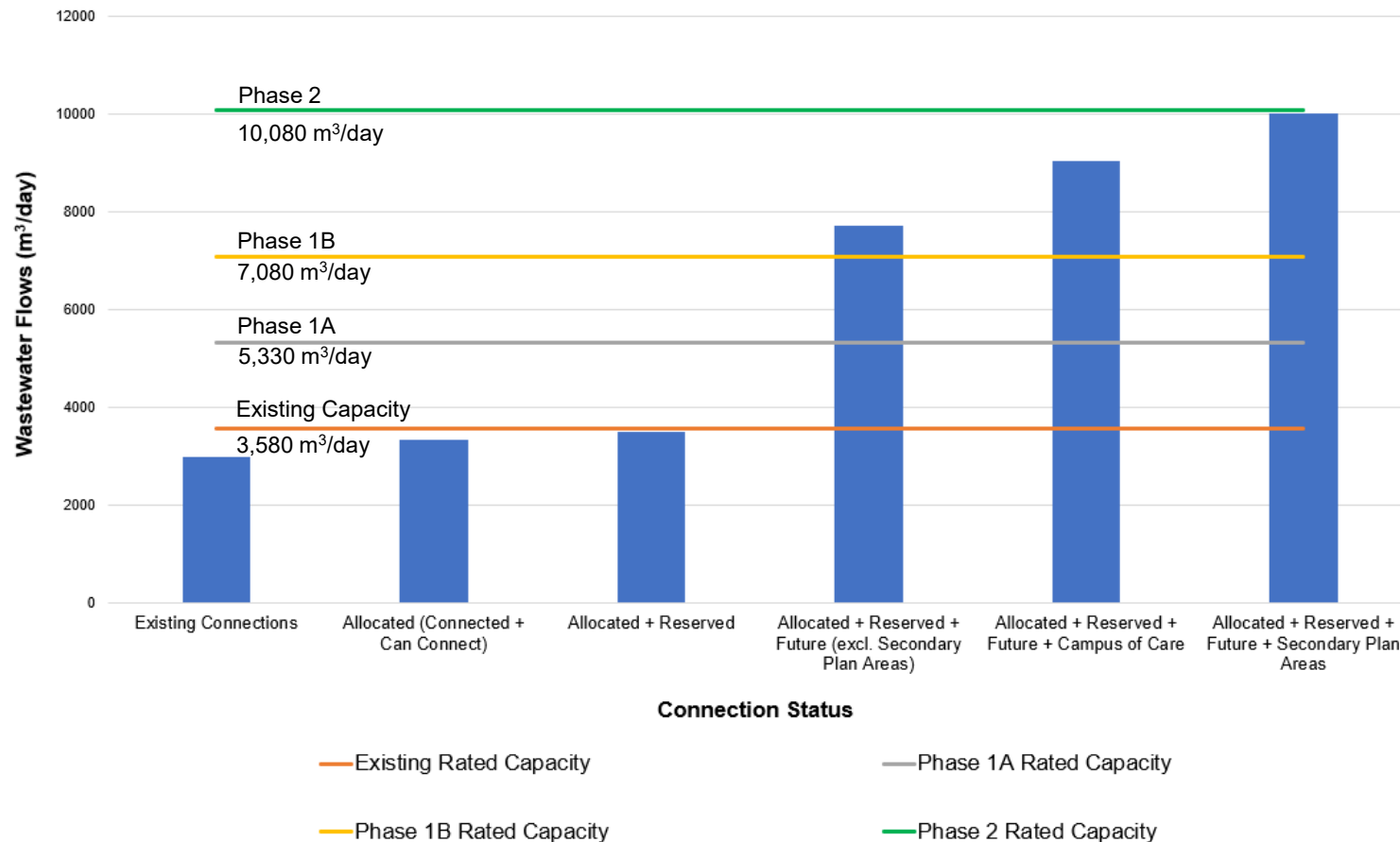
- No upgrades have been identified, however periodic monitoring is recommended

Total Pumping Upgrades Capital Cost: **TBD\***

\*Costs to be confirmed during detailed design of Mill Street SPS and Forcemain Upgrades



# Thornbury Issue No. 4: Treatment Deficiencies



- Following the ongoing Phase 1 Expansion of the Thornbury WWTP (to 7,080 m³/day), the Thornbury WWTP should undergo the Phase 2 Expansion per the recommendations in the 2006 ESR and 2017 ESR Addendum for the Thornbury WWTP
- The Phase 2 Expansion to 10,080 m³/day is sufficient to meet build-out average day flow demands

**Total Treatment Upgrades Capital Cost: ~\$25-40M (2024\$) (including contingencies)**

# Thornbury Service Area: Implementation Plan

Improvements	Cost <sup>(1)</sup> (2024\$)	Funding Source	Timing	EA Schedule
Issue No. 1: Clarksburg Servicing Extension (SPS and Forcemain)	\$12M	Non-growth	TBD – As Funding Is Available	SPS – Schedule B Forcemain - Exempt
Issue No. 2: Gravity Sewer System Deficiencies	\$3.4M	Growth	Development Based	Exempt
Issue No. 3: Pumping Deficiencies	TBD <sup>(2)</sup>	Growth	Immediate	Schedule B
Issue No. 4: Treatment Deficiencies	~\$25M	Growth	5 – 10 years	Schedule C

**Notes:**

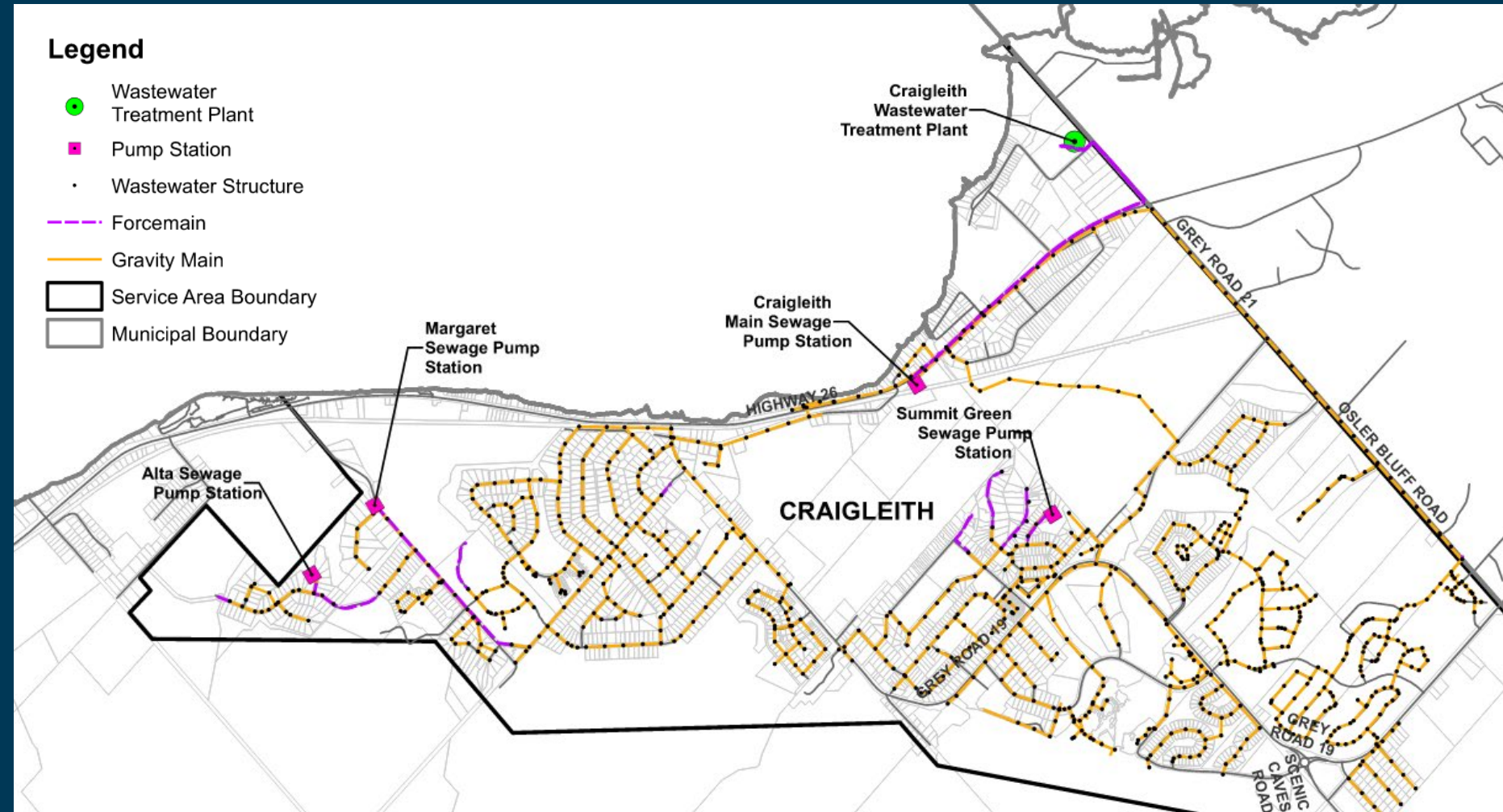
(1) Costs include contingencies, including 1.5% to cover legal, C of A, advertising, and miscellaneous costs, 15% to cover engineering, design and contract administration, 15% for general contingencies, and 2% for Town Project Management.

(2) OPCC of the Mill Street SPS Upgrades will be confirmed as part of the detailed design of the Mill Street SPS upgrades.

# Craigleith Service Area

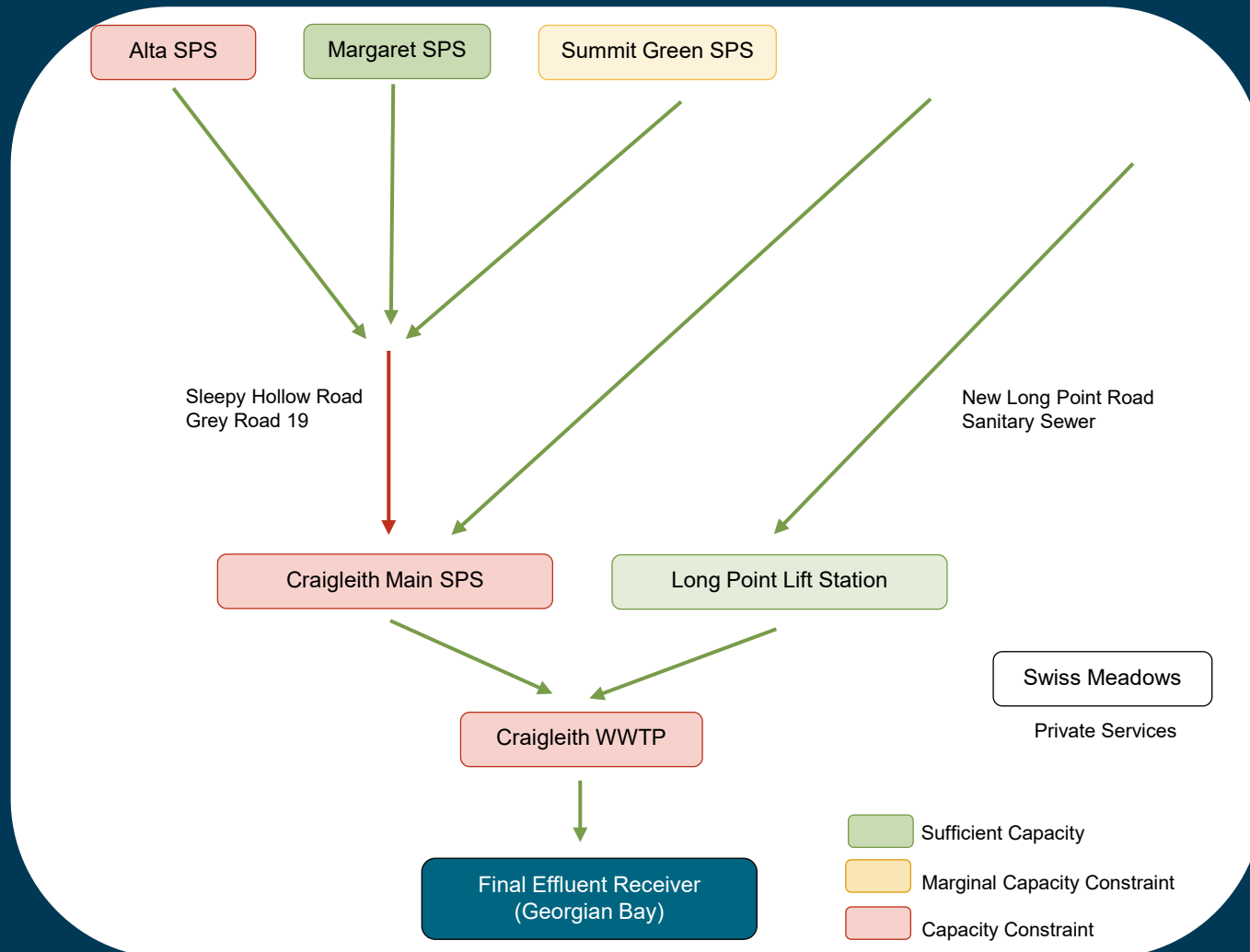
## Legend

- Wastewater Treatment Plant
- Pump Station
- Wastewater Structure
- Forcemain
- Gravity Main
- ▭ Service Area Boundary
- ▭ Municipal Boundary



- Services the area of: Craigleith
- Craigleith Wastewater Treatment Plant (8,133 m<sup>3</sup>/day)
- 4 Sewage Pumping Stations

# Future Issues and Constraints - Craigleith



- 1 Swiss Meadows: Swiss Meadows does not have municipal wastewater servicing
- 2 Sewer System: there are capacity constraints within the sewer system (Grey Road 19, Sleepy Hollow Road)
- 3 Pumping: Summit Green SPS has marginal capacity under future conditions; the Alta SPS and Craigleith Main SPS have insufficient capacity under future conditions
- 4 Treatment: the Craigleith WWTP has insufficient capacity under future conditions

Projects are currently ongoing or planned to resolve capacity issues at:

- Craigleith Main SPS

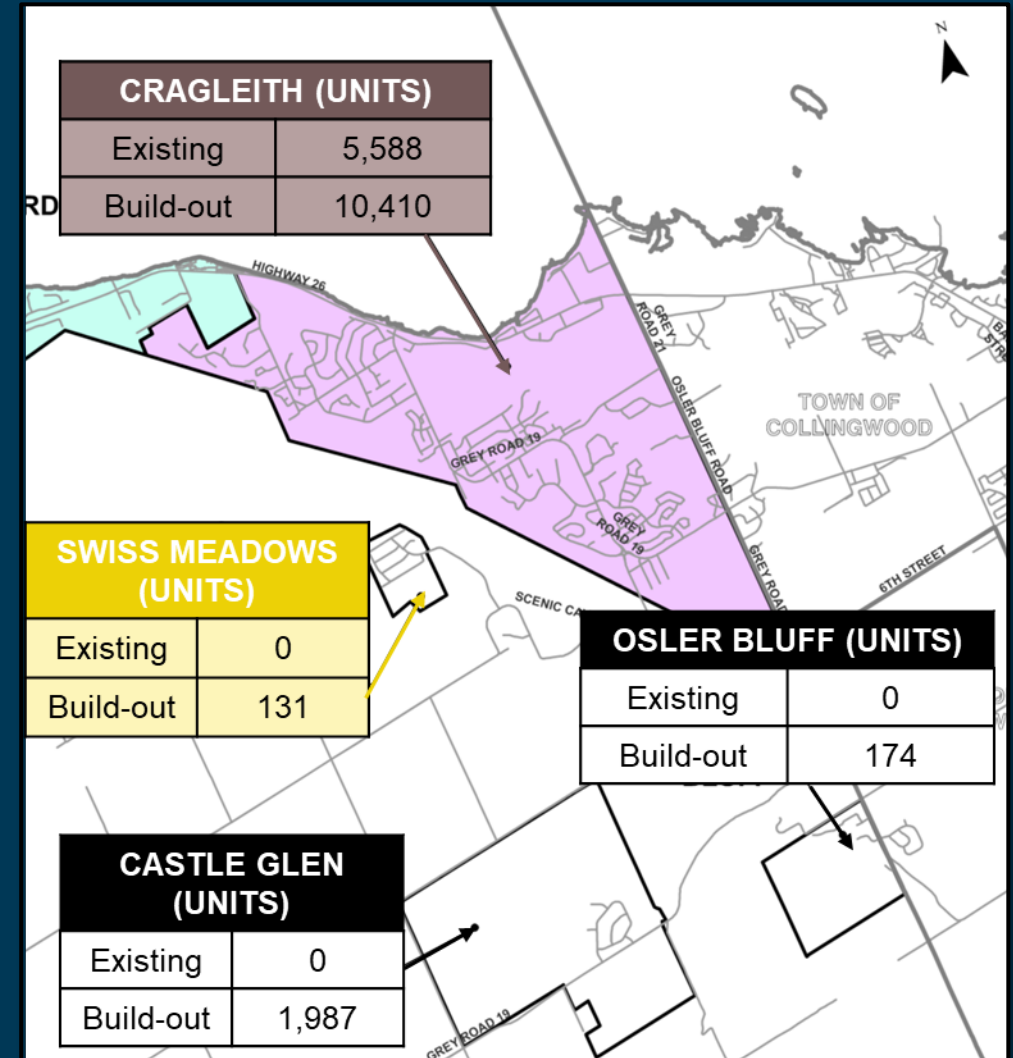
# Growth Projections - Craigleith

## Craigleith Service Area – Total Growth Included in Master Plan (Units)

<b>Existing</b>	<b>5,588</b>
Growth (2023 to Build-out)	+7,114 <sup>(1)</sup>
<b>Total Build-out</b>	<b>12,702<sup>(1)</sup></b>

**Table Notes:**

(1) Craigleith growth includes 682 units for Sites E&F and 370 units for Site B in Blue Mountain Village for a future village commercial resort



# Craigleith Issue No. 1: Swiss Meadows Servicing

## Alternative 1: Do Nothing

- Swiss Meadows would continue to be serviced with onsite septic systems

## Alternative 2: Connection via Gravity Sewer to Craigleith

- Gravity sewer main would be constructed down the escarpment and sewage would be treated at Craigleith WWTP
- Likely not technically feasible due to the steep grade of the escarpment (*not carried forward for further review*)

## Alternative 3: Connection via Forcemain to Craigleith

- A SPS and forcemain would be constructed down the escarpment and sewage would be treated at Craigleith WWTP
- This alternative is likely not technically feasible due to the steep grade of the escarpment (*not carried forward for further review*)

## Alternative 4: Construct Package Treatment System

- A communal package treatment system would be constructed within Swiss Meadows

# Craigleith Issue No. 1: Swiss Meadows Servicing

## Alternative 1: Do Nothing

- Swiss Meadows would continue to be serviced with onsite septic systems

## Alternative 2: Connection via Gravity Sewer to Craigleith

- Gravity sewer main would be constructed down the escarpment and sewage would be treated at Craigleith WWTP
- Likely not technically feasible due to the steep grade of the escarpment (*not carried forward for further review*)

## Alternative 3: Connection via Forcemain to Craigleith

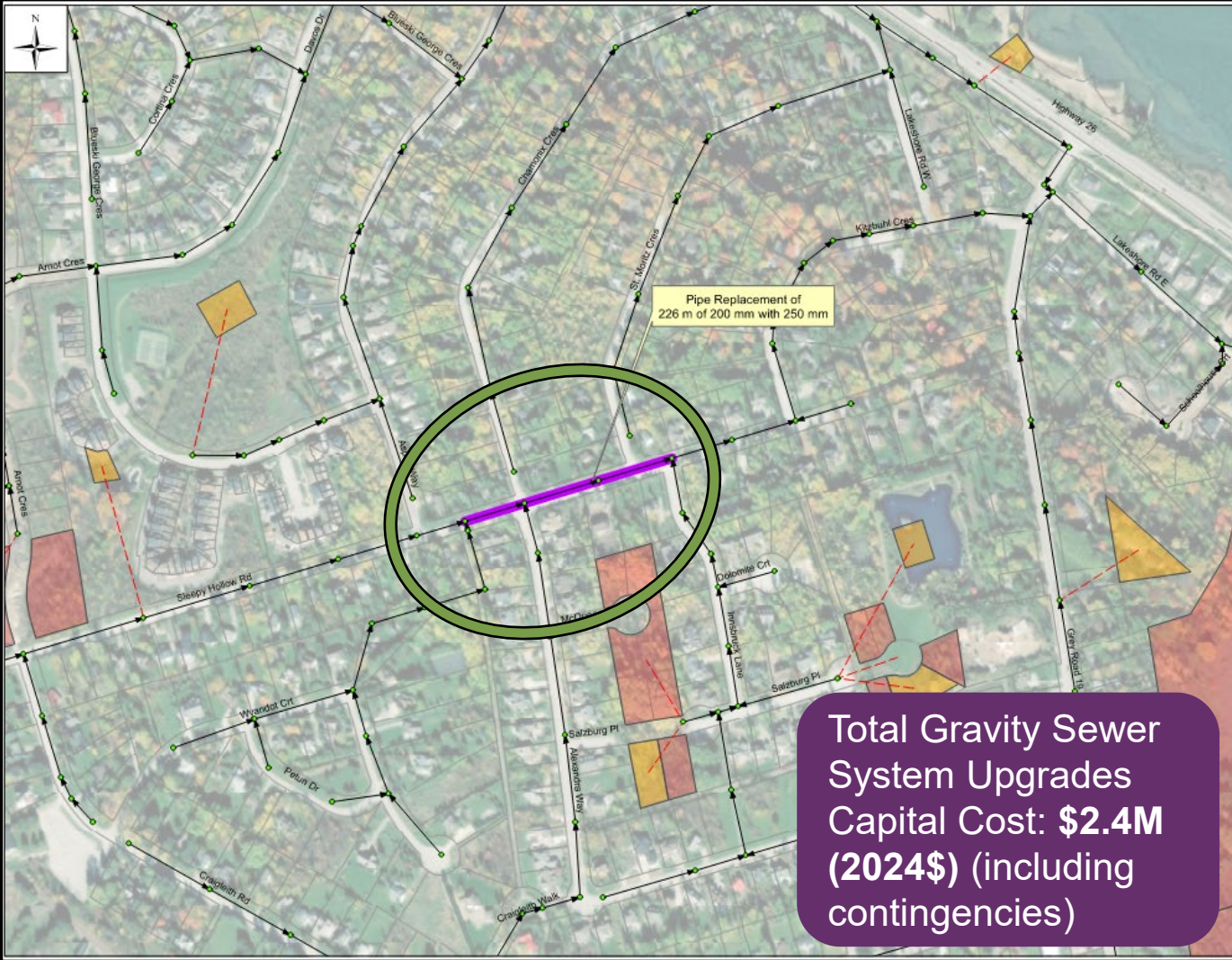
- A SPS and forcemain would be constructed down the escarpment and sewage would be treated at Craigleith WWTP
- This alternative is likely not technically feasible due to the steep grade of the escarpment (*not carried forward for further review*)

## Alternative 4: Construct Package Treatment System

- A communal package treatment system would be constructed within Swiss Meadows



# Craigleith Issue No. 2: Gravity Sewer System Deficiencies



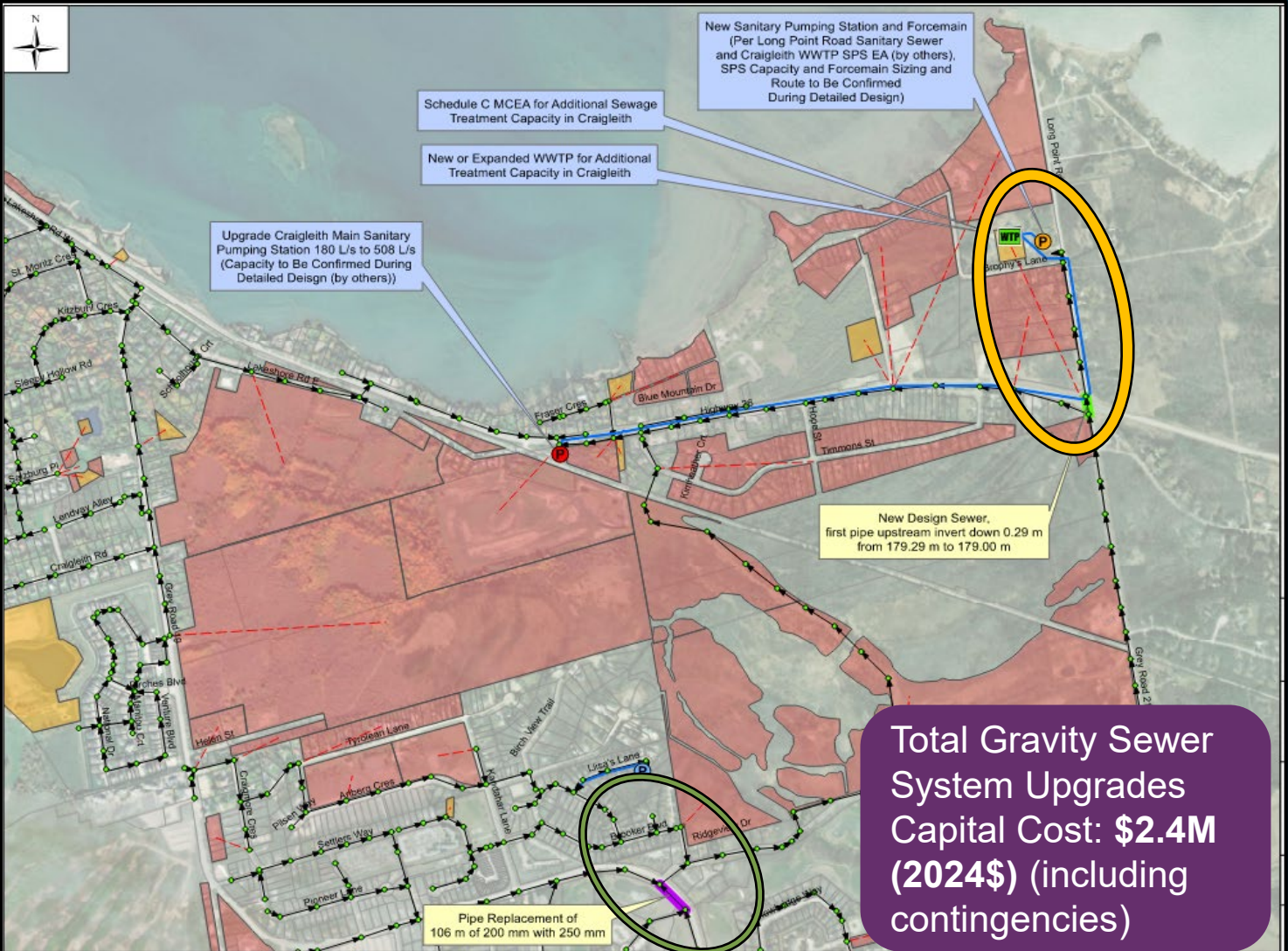
## Gravity System Upgrades

- Approximate 0.3 km of sewer upgrades are needed throughout Craigleith

## Long Point Road Sewer

- A 0.5 km sewer main is proposed to be constructed between Grey Road 19 and the Craigleith WWTP based on the results of the Long Point Road Sanitary Sewer and Craigleith WWTP Environmental Assessment

# Craigleith Issue No. 2: Gravity Sewer System Deficiencies



## Gravity System Upgrades

- Approximate 0.3 km of sewer upgrades are needed throughout Craigleith

## Long Point Road Sewer

- A 0.5 km sewer main is proposed to be constructed between Grey Road 19 and the Craigleith WWTP based on the results of the Long Point Road Sanitary Sewer and Craigleith WWTP Environmental Assessment

**Total Gravity Sewer System Upgrades  
Capital Cost: \$2.4M (2024\$) (including contingencies)**

# Craigleith Issue No. 3: Pumping Deficiencies

## Craigleith Main SPS

- Upgrades are required for the SPS to accommodate future flows
- Design is currently underway

## Long Point Lift Station

- A new SPS at the Craigleith WWTP was recommended as part of the Long Point Road and Craigleith WWTP EA

## Alta SPS

- Upgrades are required to accommodate future flows

## Sunset SPS

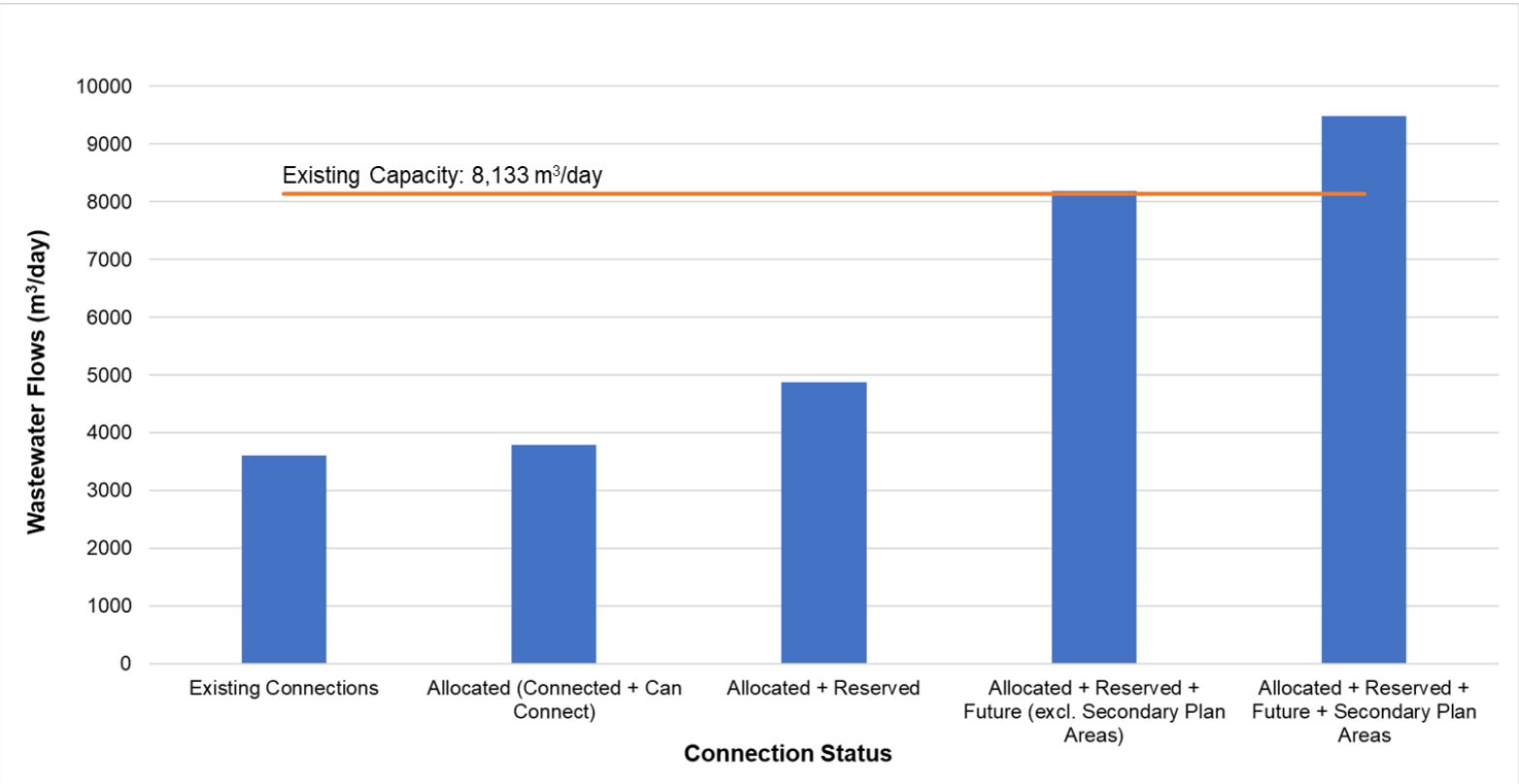
- No upgrades have been identified, however periodic monitoring is recommended

Total Pumping Upgrades Capital Cost: **\$3.5M (2024\$)**

**\*Costs do not include costs for the Craigleith Main SPS Upgrades, which will be confirmed during detailed design**

# Craigleith Issue No. 4: Treatment Deficiencies - Overview

- Future flow projections to Craigleith WWTP are beyond 85% of the rated capacity of the plant (if flows from Swiss Meadows are not considered)



# Craigleith Issue No. 4: Treatment Deficiencies – Preferred Alternative

A Schedule C MCEA is required to identify the preferred alternative to increase treatment capacity. The Schedule C MCEA should consider the following alternatives, at a minimum:

Alternative 1: **Do Nothing**

Alternative 2: **Reduce Inflow and Infiltration** (to be considered in combination with other alternatives)

Alternative 3: **Increase Existing WWTP Capacity** (carried forward for interim budgeting purposes)

Alternative 4: **Build New WWTP at New Site**

Total Treatment Upgrades Capital Cost: ~\$40-60M (2024\$) (including contingencies) (assuming Alternative 3)

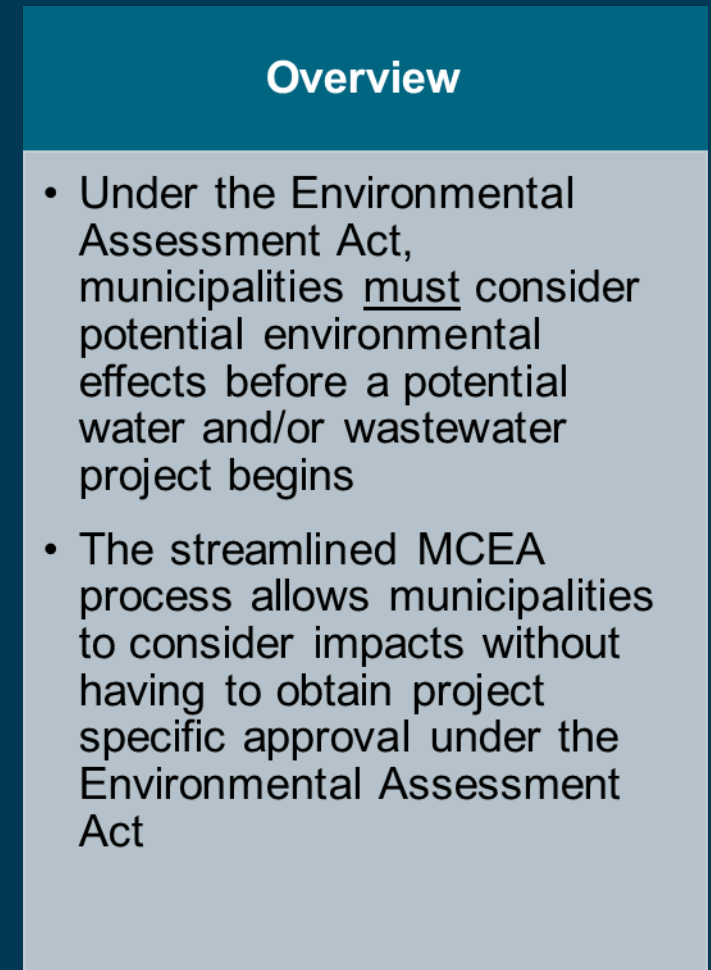
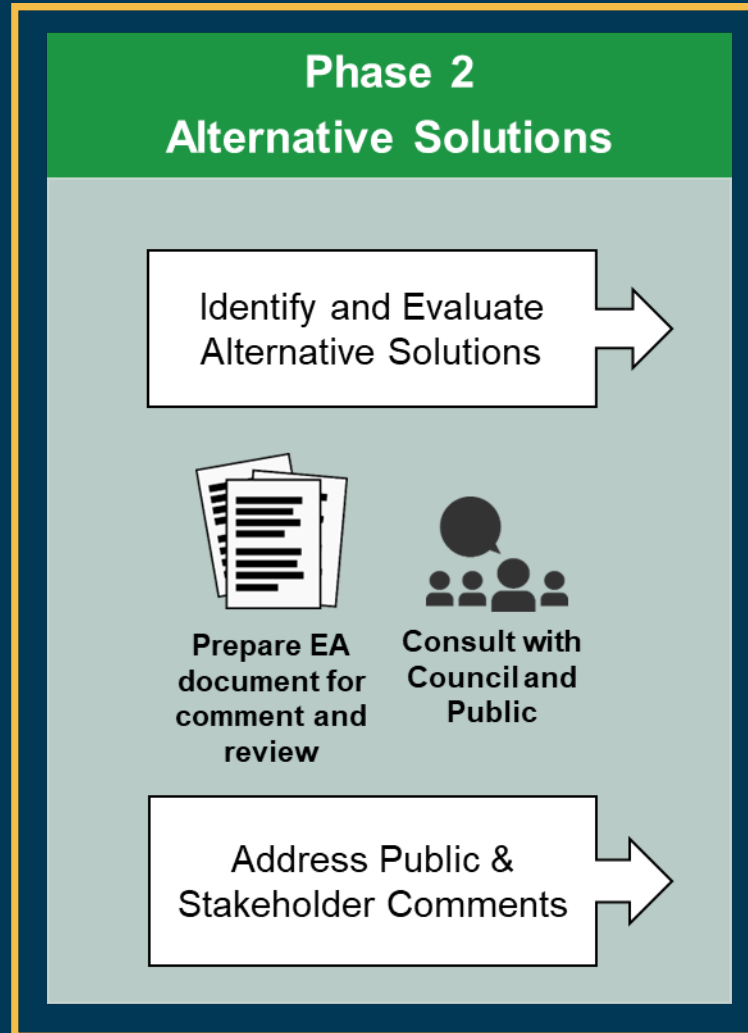
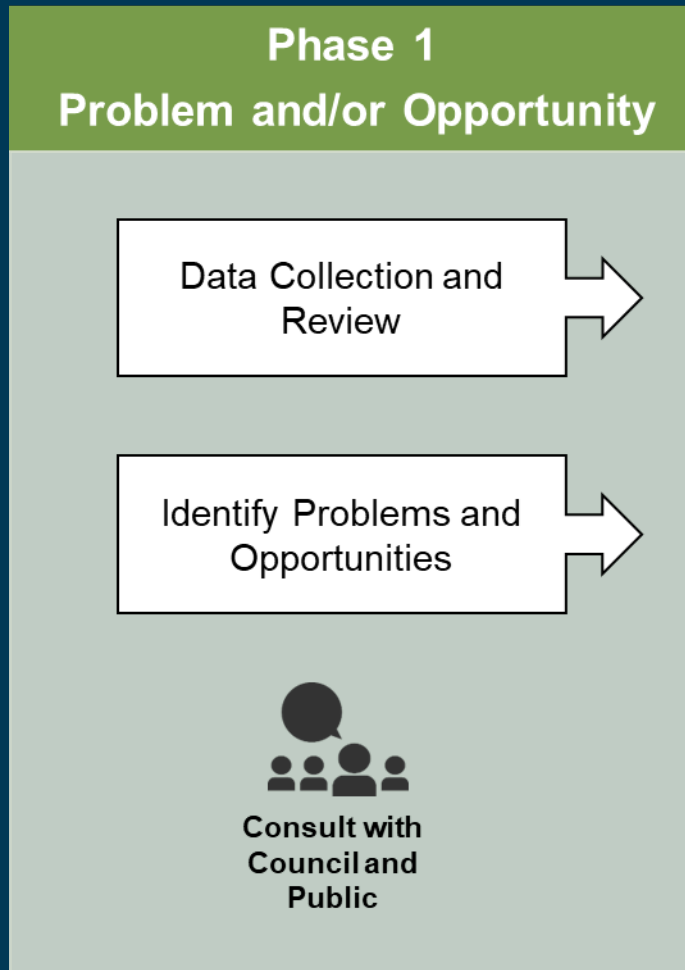
# Craigleith Service Area: Implementation Plan

Improvements	Cost <sup>(1)</sup> (2024\$)	Funding Source	Timing	EA Schedule
Issue No. 1: Swiss Meadows Servicing	\$0	N/A	N/A	N/A
Issue No. 2: Gravity Sewer System Deficiencies	\$2.4M	Growth	Development Based	Exempt
Issue No. 3: Pumping Deficiencies	\$3.5M <sup>(2)</sup>	Growth	Immediate or Near-term	Exempt – Alta SPS Schedule B – Craigleith Main and New Craigleith WWTP SPS
Issue No. 4: Treatment Deficiencies	\$~40M <sup>(3)</sup>	Growth	Future (~20 years)	Schedule C

**Notes:**

- 1) Costs include contingencies, including 1.5% to cover legal, C of A, advertising, and miscellaneous costs, 15% to cover engineering, design and contract administration, 15% for general contingencies, and 2% for Town Project Management.
- 2) Sub-total SPS capital costs, SPS contingencies, and total SPS costs do not include costs for upgrades to the Craigleith Main SPS upgrades. Upgrades will be confirmed during detailed design.
- 3) For interim budgeting purposes, costs for Alternative 3 was be carried forward. Actual project costs will be contingent on the outcome of the Schedule C MCEA for Additional Sewage Treatment Plant Capacity in Craigleith.

# Next Steps





# Questions?





# Thank You!

**CIVICA**



**J.L. Richards**

ENGINEERS · ARCHITECTS · PLANNERS



*Image Source: Town of The Blue Mountains*

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Associate, Senior Environmental Engineer  
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Email: [jwilson@jlrichards.ca](mailto:jwilson@jlrichards.ca)

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Platinum member

[www.jlrichards.ca](http://www.jlrichards.ca)

# Frequently Asked Questions

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## **How will the findings of the Clarksburg Master Servicing Plan be incorporated into the Wastewater Master Plan?**

The Wastewater Master Plan is not intended to supersede any other studies that are focused on a more specific area of the Town, however it will incorporate the findings of these studies. While full servicing of Clarksburg was identified as the preferred alternative through the Clarksburg Master Plan, the Town is unable to pursue this alternative at this time as the costs are not considered affordable within the guidelines of the Town's Affordability Policy.

## **How were future growth projections calculated for this study?**

Future growth projections are based on full build-out of all of the developable land within the Town's urban settlement area boundaries, excluding lands designated as secondary plan areas.

## **How is the number of users per household (2.15 users per household) calculated?**

The Town's calculation of users per household is based on the 2021 census data. The calculations could be slightly distorted by the fact that there are a number of properties within the Town that are not listed as anyone's primary place of residence. The Town's infrastructure is sized in a manner that it would be able to accommodate the additional flow from these residences and any Accessory Dwelling Units.

Monitoring was conducted in areas of the Town with high numbers of short-term accommodations to determine the appropriate design criteria for assessing equivalent units counts for a variety of different types of users.



## Town of The Blue Mountains

32 Mill Street, Box 310  
Thornbury, ON N0H 2P0  
Phone: 519-599-3131 Fax: 519-599-7723  
www.thebluemountains.ca

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**Date:** March 19, 2025

**Re:** Town-Wide Wastewater Master Plan EA - Public Information Centre #2

This memo is intended to provide a summary of the questions, comments and answers that were received prior to, or asked during, the Public Information Centre (PIC) held on February 26, 2025. The PIC was held virtually on Microsoft Teams beginning at 5:00 p.m. A total of 36 individuals attended the meeting including Town staff and the project team.

Included below is a table with the questions and comments that were submitted before, during and after the meeting. To see all of the questions, comments and answers that were brought forward during the PIC, please view the [full recording of the meeting](#).

### Comments/Questions Received

<p>Randy McLeod Emailed 2/19/2025</p>	<p>How does the sewage arrive at the Mill Street pump, how long has it been installed, it's expected life span, and is it of sufficient size to accommodate future growth inside the settlement boundary ?</p> <p><i>Staff/Consultant Response:</i> The Mill Street Sewage Pumping Station collects nearly all of the sanitary flows from properties located west of Grey Street in Thornbury. This accounts for almost 66% of the flow into the Thornbury Wastewater Treatment Plant. The Wastewater Master Plan looked at the potential growth for the sewer shed including all development lands within the primary settlement areas, and – using the density factor in the Official Plans – the Town is able to understand how big the station needs to be to meet future growth. The reconstruction of the pumping station will include making the station large enough to handle the peak flow at full build out, however pumps will be selected and sized accordingly by considering their life expectancy along with the Town's historic growth rate. This allows for the pump's wet end to be changed out as required to meet the needs from growth.</p> <p>A recent article in Collingwood Today quoted Scott Taylor at Grey county when he was asked the options were for the Parkbridge development just west of our border, saying there was a possibility that the services would come from TBM.</p> <p><i>Staff/Consultant Response:</i> There is the possibility of servicing the Parkbridge on the west border, however, the extra capacity required to service this site will need to be paid for by Parkbridge, that includes upsizing pipes and pumps. There are advantages to this for users in The Blue Mountains in the long run, as we will be able to see some economies of scale, meaning this will reduce the overall cost per user to run the system.</p>
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	<p>Will the pump handle this extra flow ?</p> <p>Staff/Consultant Response: This will need to be engineered, and costs to upgrade the system will be required to be covered by Parkbridge, whether it's installing larger pipes and bigger pumps. The forcemains from the Mill Street Station are properly sized for full build out with a large safety margin. If infrastructure is already installed, the new connections will have to pay a share of the costs from when it was installed.</p> <p>Horizontal boring of a new pipe under the Beaver River will be an expensive project.</p> <p>Staff/Consultant Response: This is correct, horizontal boring is expensive. However, it's less expensive than open cutting across a river. The existing syphon under the Beaver River is sufficiently sized. The primary capacity restraint in this portion of the collection system is at the Mill Street Pumping Station.</p> <p>Perhaps consider a bypass route for Thornbury, route a pipe along side and through Clarksburg that is unable to progress while still on septic beds.</p> <p>Staff/Consultant Response: The Town has undertaken a study to service Clarksburg. The most cost-efficient method was going to cost the residents \$140,000/home (2018 dollars). This requires the construction of an additional pumping station, and another syphon under the Beaver River. This exceeds the Town's affordability policy. The Town acknowledges that the best solution considering environmental aspects and health and safety is to fully service Clarksburg with communal water and sanitary. This project is ideal should federal/provincial funding be available.</p> <p>Having the sewage treatment plant on the opposite side to growth complicates matters.</p> <p>Staff/Consultant Response: The Thornbury Wastewater Treatment Plant is on the eastern side of Thornbury, however, it does provide services all the way to Georgian Peaks, so it is roughly in the centre of the sewer shed. The Town is seeing growth on both sides of the treatment plant.</p>
<p>Pamela Spence</p> <p>Asked during the meeting 2/26/2025</p>	<p>What density and population counts are you working from that the Planning Dept. provided? proposed higher density of Community Living land use designation of 25 or Residential Recreation land use 15?</p> <p>Staff/Consultant Response: Density figures used were dependent on the actual location and planning designation of the development lands. More details will be available in the final report once it's issued.</p> <p>How does the proposed ARU or ADU growth impact the unit count?</p> <p>Staff/Consultant Response: Wastewater flows were specifically monitored within an area of Craigeith where there is a high number of these units. It was found that the flow in this area was not significantly different than other residential areas with the Town.</p>

	<p>And I suspect the proposed additional hotel is factored in at 800 plus units?</p> <p>Staff/Consultant Response: Yes; 682 units have been included for Sites E and F, and 370 units have been included at Site B.</p> <p>Also if secondary plans come in to consideration in Craigleith but along or bordering the WW lines, how would that impact the load on the system.</p> <p>Staff/Consultant Response: Additional flows would need to be considered, but these would be incorporated into Secondary Plan Area Studies prior to any development.</p> <p>in your tree diagram for Craigleith Georgian Bay is the receiver of the "final effluent". Is it truly effluent going into the bay?</p> <p>Staff/Consultant Response: Yes, treated effluent is discharged to Georgian Bay from the Town's wastewater treatment plants. This effluent meets all provincial regulations, and its quality is monitored closely by the Town's wastewater staff.</p> <p>How would that affect the study of Nottawasaga Bay for water intake in Craigleith?</p> <p>Staff/Consultant Response: Models have been completed that show effluent is dispersed and diluted fairly quickly once it's discharged to an open body of water. The sites being investigated for the potential new intake have taken into account the location of the Craigleith Wastewater Treatment Plant outfall.</p> <p>Is there any stormwater management as part of this study?</p> <p>Staff/Consultant Response: Stormwater management is being considered through the Town's Drainage Master Plan which is being completed separately.</p> <p>We take water from Colingwood; do we share WW ie accept from Cwood?</p> <p>Staff/Consultant Response: Yes, there are a few connections along Collingwood's side of Grey Road 21.</p>
<p>Robert Newman</p> <p>Asked during the meeting 2/26/2025</p>	<p>I live in Craigleith and as you know we have in the past experienced some flooding issues due to inflow that our pumping station could not handle. After that it sounded like a go-ahead was given for a new or upgrade to our WWTP. What is happening with that?</p> <p>Staff/Consultant Response: The Town is currently completing the final design for the upgrades to the Craigleith Main Sewage Lift Station, with construction expected to commence in the summer of 2025. Engineering has also begun on the new Sewage Pumping Station to be constructed at the Craigleith Wastewater Treatment Plant, which will take some load off of the Main Lift Station.</p> <p>Do we have a time line for completion Allison?</p>

	<p>Staff/Consultant Response: As the project is still in the early phases of design, there currently is no timeline for construction of the new pumping station at the Craigleith Wastewater Treatment Plant. Upgrades to the Craigleith Main Lift Station are expected to be commissioned in Q1 of 2027.</p> <p>Will most of the trucks unloading at the Craigleith Lakeshore pumping station be going to the New/Referbished WWTP when ever that is completed? It seems to be a very long process as we have talking about this already for 4 yrs.</p> <p>Staff/Consultant Response: Yes, a new septage receiving station is being incorporated into the design of the new pumping station at the Craigleith Wastewater Treatment Plant.</p>
<p>Julie Tipping Asked during the meeting 2/26/2025</p>	<p>Who did , and where are the projections for population growth put. Where are the commercial areas and what does that factor into this information. Was the population data strictly for TBM or Southern Georgian Bay.</p> <p>Staff/Consultant Response: Growth projections were specific to the service boundaries of the Town of The Blue Mountains. In regards to commercial areas, the final report will include a map indicating the locations that fall under this classification. An equivalent number of units will was applied to the properties located in these areas based on Town calculations.</p> <p>What will the US tariffs have on the projected cost.</p> <p>Staff/Consultant Response: It's not possible to predict these impacts at this time, but the Town is advised to continue monitoring the situation as it develops.</p> <p>If the current down turn of the economy continues will the TBM be able to continue these projects or will the tax payer have to fund this more than what we are being told. There doesn't seem to be a complete plan or costing on these projects for the projected future.</p> <p>Staff/Consultant Response: Any projects driven by population growth would be eligible for funding from the Town's Development Charges. In the case that development slows down, the Town has the opportunity to pursue these projects at a later time. Projects replacing existing infrastructure would be funded through the Town's water and wastewater system user fees.</p> <p>you are talking about the future but your explanation seems to be right now, in fact your assumption that the numbers will grow, the money needs to come from somewhere.</p> <p>Staff/Consultant Response: The Town needs to have water and sewer systems in place in advance of development. Because of this, the Town is required to pre-build the infrastructure before development agreements are finalized. At times, this will mean that the Town's Development Charges could be in the negative.</p>

	<p>During the pandemic the population grew, however you seem to think that this will continue, is this correct?</p> <p>Staff/Consultant Response: Town staff look at growth projections and historical growth on a year-over-year basis. While the rate of growth may slow down compared to what has been seen in the last five years, staff expect development to continue at least based on historical averages.</p>
<p>Richard Lamperstorfer</p> <p>Asked during the meeting 2/26/2025</p>	<p>i own 5 hectares in the thornbury secondary plan. what density was used in the calculations?</p> <p>Staff/Consultant Response: This Master Plan is focused around within the Town’s existing urban boundary. The Town’s Secondary Plan area was not included in the development of the future requirements for the linear infrastructure (pipes and pumping stations), but portions of it were included in the calculations for the required capacity of the Wastewater Treatment Plant.</p> <p>what was the ptopoodrf Campus of Care (which is in the Secondary Plan Area) density per hectare calculation used. Is that project dead?</p> <p>Staff/Consultant Response: The Campus of Care was factored into the Master Plan based on the number of beds proposed for the development. A Staff Report was brought to Town Council on November 25, 2024, notifying the community that no further advancement on the Campus of Care development is being considered at this time. Proposed units at this site have remained in the Master Plan growth projections to account for anticipated future development of this site.</p> <p>could you repeat the future density forecasts for Thornbury?</p> <p>Staff/Consultant Response: A total of 6,600 new units are being considered within the density forecasts for the Thornbury catchment area.</p> <p>do i have an as-of-right to water and sewer at my pipes expense to build 1 house since i am within the thornbury urban boundary.</p> <p>Staff/Consultant Response: Yes, if your property is in a serviced area you have the right to connect to the Town’s water and wastewater systems. Development Charges may apply, and installation of laterals would be at the property owner’s expense if they are not currently in place.</p> <p>i am not serviced. same question</p> <p>Staff/Consultant Response: This would be dependent on the location of the property in question.</p> <p>what was the density in the proposed campus of care project per hectare?</p> <p>Staff/Consultant Response: A total of 1,400 equivalent units were being accounted for from the Campus of Care project and adjacent Alice Street Future Development</p>

	<p>Area. The Campus of Care was factored into the Master Plan based on the number of beds proposed for the development rather than a unit density.</p> <p>if i get a CIHA can i get allotments?</p> <p>Staff/Consultant Response: Inquiries about the Community Infrastructure and Housing Accelerator (CIHA) program should be directed to the Town’s Planning Department.</p>
<p>Bruce Harbinson</p> <p>Asked during the meeting 2/26/2025</p>	<p>Regarding Swiss Meadows you mentioned that the alternatives were either too costly or too technically challenging. Can you share more details on the costs associated with both connecting to Craigleith and a packaged treatment system</p> <p>Staff/Consultant Response: Costs for connecting Swiss Meadows to the Craigleith Wastewater Treatment by gravity or pumping were not calculated as the technical challenges of making the connection were not feasible based on the difference in elevation. A packaged treatment plant was also investigated as it would be technically feasible, but the costs for construction and installing the servicing extensions would be extremely high compared to maintaining the existing conditions.</p> <p>I recognize that secondary plan areas including Castle Glen were not included. That said, like Swiss Meadows, Castle Glen is located on top of the escarpment and has steep grades and environmental challenges to access. How similar would you expect the technical and financial challenges be to Swiss Meadows?</p> <p>Staff/Consultant Response: The Master Plan does consider capacity for the potential flows from Castle Glen, but the details of how these flows would be conveyed to the wastewater treatment plant – or treated on site – are being evaluated by the developer of that property.</p>
<p>Lucie Desjardins</p> <p>Asked during the meeting 2/26/2025</p>	<p>Where in the plan is the implementation of sewers and water to the section of Sunset Blvd that is not currently serviced</p> <p>Staff/Consultant Response: There are vacant developable lands in the area of Sunset Boulevard that would need to have plans come forward before the Town could pursue servicing for this area. Without a clear picture of what is proposed for these lands, the Town is not currently pursuing any further wastewater servicing extensions due to the number of infrastructure projects currently underway.</p>
<p>Brian – BMRA</p> <p>Asked during the meeting 2/26/2025</p>	<p>Over the next 10 years Lora Bay development has an expected 700+ doors of new build. What impact does the new doors have on the master plan.</p> <p>Staff/Consultant Response: All developable lands within the Lora Bay area have been factored into the calculations based on full buildout of the area.</p>
<p>Denis Martinek</p>	<p>Is there an update on the flows into the Summit Green bottleneck area, whether there is any capacity for upstream development.</p>



Asked during the meeting 2/26/2025	Staff/Consultant Response: The service area of the Summit Green Pumping Station is fully built out, so there is no additional capacity required at that facility.
Craig Goodman Asked during the meeting 2/26/2025	What density has been accounted for with Old Lakeshore Rd at Camperdown?  (This information was not readily available during the meeting, but the Town's consultant offered to follow up with this following the meeting.)



# Notice of Completion

## Town of The Blue Mountains Wastewater Master Plan Municipal Class Environmental Assessment

The Town of The Blue Mountains has completed a Municipal Class Environmental Assessment (MCEA) to complete a Wastewater Master Plan. This study was conducted according to the requirements of Phases 1 and 2 of the MCEA process, which is an approved process under the Environmental Assessment Act. This Master Plan was completed with sufficient detail to fulfill the requirements for Schedule 'B' projects (Approach 2).

The purpose of this study was to evaluate the Town's long-term wastewater treatment and collection system needs and identify a preferred solution to be implemented to improve the system to accommodate the Town's growth. Recommended projects include:

- Gravity sewer upgrades in Thornbury and Craigeleith, including upgrades to the Little Beaver River Siphon (all projects exempt under MCEA);
- Sewage pumping station (SPS) upgrades at the Mill Street SPS, Alta, SPS and Craigeleith Main Sewage Lift Station (all projects exempt or approved under previous MCEAs)
- New sewage lift station at the Craigeleith Wastewater Treatment Plant (WWTP) (approved under previous MCEA)
- Future WWTP expansions or upgrades (will be subject to subsequent Schedule C MCEA).

The complete Project File Report and other information is available on the Town's website at:

[www.thebluemountains.ca/WWMasterPlan](http://www.thebluemountains.ca/WWMasterPlan).

### Notice of Master Plan

By this notice, the Master Plan is being placed on public record for a 30-day review period in accordance with the requirements of the MCEA process. Written comments regarding the Master Plan Project File Report can be provided to the project team within thirty (30) calendar days of this notice (May 23, 2025). All comments and concerns should be sent directly to the staff listed below.

#### **J.L. Richards & Associates Limited**

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#### **Town of The Blue Mountains**

Allison Kershaw  
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(519) 599-3131 ext. 226  
[akershaw@thebluemountains.ca](mailto:akershaw@thebluemountains.ca)

In addition, a request to the Minister of the Environment, Conservation, and Parks for an order imposing additional conditions or requiring an individual environmental assessment may be made on the grounds that the requested order may prevent, mitigate, or remedy adverse impacts on constitutionally protected Aboriginal and treaty rights. Requests should include your full name and contact information. Requests should specify what kind of order is being requested for what project(s) (additional conditions or an individual environmental assessment), explain how an order may prevent, mitigate, or remedy potential adverse impacts, and can include any supporting information.

The request should be sent by mail or email to:

#### **Minister of the Environment, Conservation and Parks**

777 Bay Street, 5<sup>th</sup> Floor  
Toronto, ON M7A 2J3  
[minister.mecp@ontario.ca](mailto:minister.mecp@ontario.ca)

#### **Director, Environmental Assessment Branch Ministry of Environment, Conservation and Parks**

135 St. Clair Avenue, 1<sup>st</sup> Floor  
Toronto, ON M4V 1P5  
[EABDirector@ontario.ca](mailto:EABDirector@ontario.ca)

Requests should also be copied to the Town of The Blue Mountains by mail or email. Please visit the ministry's website for more information on requests for orders under section 16 of the Environmental Assessment Act at: [www.ontario.ca/page/class-environmental-assessments-part-ii-order](http://www.ontario.ca/page/class-environmental-assessments-part-ii-order)

*This Notice issued on April 23, 2025*