



# Staff Report

## Planning and Development Services – Planning Division

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**Report To:** Committee of the Whole  
**Meeting Date:** June 21, 2021  
**Report Number:** PDS.21.070  
**Subject:** Servicing Future Development – Update Report  
**Prepared by:** Nathan Westendorp, Director of Planning & Development Services

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### A. Recommendations

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THAT Council receive Staff Report PDS.21.070, entitled “Servicing Future Development – Update Report”;

AND THAT Council directs staff to implement the Connection & Allocation Monitoring Action Plan as substantively outlined in Staff Report PDS.21.070.

### B. Overview

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The Town Official Plan (TBM OP2016) contains policies that outline how the Town manages development and infrastructure servicing in a coordinated manner. Based on information contained within the Town’s 2020 Water & Wastewater Capacity Assessment Report, the Town has reached a point where it needs to accelerate expansion of certain infrastructure projects. This report outlines the Town’s ability to service new and proposed growth and development.

### C. Background

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The ability to provide appropriate infrastructure to service new and existing development is critical to the success of any municipality.

At a high level, planning for water and sanitary sewer (ie. Wastewater) is guided by the Ministry of Environment, Conservation & Parks (MECP) Guideline D-5, entitled *Planning for Sewage and Water Services*. Having a consistent approach to planning for municipal services amongst all municipalities in Ontario is important. On a more detailed level, the rationale for this provincial guideline is as follows:

*The provincial interest in planning for services and infrastructure in land use planning is founded in the recognition that servicing and infrastructure provide support for development. In recognizing that servicing is inseparable from development, it follows that well-planned servicing leads to well-planned development and communities. Well-planned services can be built*

*efficiently and used efficiently and avoid costs for later upgrading or rehabilitation that is common with poorly planned servicing. Planning for sewage and water services is particularly important to ensure that communities have a potable water supply and proper collection, treatment and disposal of sewage wastewater that protects the natural environment and public health. Planning for sewage and water services in land use planning allows the opportunity for servicing facilities to maintain or enhance the natural environment and accommodate expected growth in a manner that is cost effective and promotes efficient use of servicing facilities.*

*The Ministry of Environment and Energy has an interest in municipal planning for sewage and water services which stems from the Ministry's mandate in administering the Environmental Protection Act, 1990, Ontario Water Resources Act, 1990, and Environmental Assessment Act, 1990. The Ministry's responsibilities under these Acts include the approval and compliance monitoring of sewage treatment and water supply facilities. In order to protect the natural environment and public health it is imperative that land use planning decisions be made in the knowledge that proposed development can be accommodated in the long-term with sufficient and appropriate sewage treatment and a sufficient potable water supply in accordance with standards under environmental legislation.*

As the approval authority for Plans of Subdivision and Plans of Condominium in the Town of The Blue Mountains, the County of Grey is involved in the implementation of Guideline D-5 as requests for development approvals come forth. As part of the approvals process, County and Town staff work together to ensure all policies are conformed to, conditions are met, and obligations are fulfilled.

## **Provincial Approach to Determining Capacity for New Development**

When new development applications are submitted to a municipality, a formula is used to determine whether the municipality has enough reserve (i.e. uncommitted) capacity in the water and/or wastewater treatment plant to accommodate the proposed development if it were to be built. Generally speaking, the provincial formula basis for this calculation is on connections and commitments. More specifically, the formula outlined in [Guideline D-5-1](#) Calculating and Report Uncommitted Reserve Capacity at Sewage and Water Treatment Plans looks at whether there is sufficient built capacity in the treatment plants after considering the needs of existing connection and unconnected servicing commitments. According to the Guideline D-5-1, unconnected servicing commitments include the following:

- vacant lots/units in registered plans of subdivision and condominium
- lots/units in draft approved plans of subdivision/condominium;
- the maximum development potential of lands (i.e. scale and density) as permitted under existing zoning;
- registered plans of condominium;
- vacant lots created by consent in serviced areas.

More detailed information and background on the calculation methodology and data inputs can be found at the [Guideline D-5-1](#) link above. In most circumstances, when capacity of existing connections and unconnected servicing commitments reaches 80% of the design capacity of the

treatment plant, municipalities begin the approvals, design, and construction processes to expand the capacity of the treatments plant.

## TBM Alternate Calculation

The Ministry also allows for some exceptions to using the standard formula to accommodate unique circumstances. Guideline D-5-1 states that “In certain cases, such as where there is evidence of seasonal population fluctuations, rapid growth and/or the existence of large industries, or in cases where per capita water or sewage flows for proposed new developments will be substantially different from historical flows, etc., the Regional MOEE Director may consider it reasonable and appropriate to modify the manner in which the calculation is completed.” In 2009, the Town, County and Ministry of Environment arrived at an alternate approach to calculated uncommitted capacity in the Thornbury Wastewater Treatment Plant. At the time, the Thornbury Wastewater Treatment Plan Service Area included a large number of units in the “unconnected servicing commitments” category, but the build out of these units was not occurring at a rapid pace. An alternate approach was deemed prudent at the time to defer investing in an expansion of the Thornbury Wastewater Treatment Plant (T-WWTP). Instead, the Town pursued and received design approval and funding confirmation the future expansion to the T-WWTP. This expansion would be phased and design of Phase 1A of the project is 90% already complete. The Town also committed to monitoring the capacity of the T-WWTP using an approved alternate calculation where connections are monitored annually and estimated future projections are calculated. These future projections are based on updated annual sewage flows and new construction activity with connections to the plant. The Town prepares a Water & Wastewater Servicing Capacity Assessment Report on an annual basis to assist in this monitoring. The 2020 Water & Wastewater Servicing Capacity Assessment Report can be viewed in more detail by reading Staff Report CSOPS.21.038. This report also provides more detail on the technical data used and the alternate calculation methodology, and is a requirement of the County of Grey to track capacities of plants and related infrastructure.

## Land Use Planning Context

Based on direction from the Provincial Policy Statement and the County of Grey Official Plan, the Town of The Blue Mountains Official Plan (TBM OP2016) contains policies and direction regarding the Town’s approach to servicing. Section D1 of TBM OP2016 is entitled Water and Sanitary Sewer Servicing Strategy and contains 4 primary objectives:

- Ensure that public health and safety is protected;
- Ensure that all development has a safe and adequate water supply, sewage services and stormwater management practices;
- Encourage the progressive extension and economic utilization of municipal sewer and water services; and,
- Identify the preferred means of servicing in the Town.

Section D1.4 specifically outlines five Staging Categories. The commitment of available plant capacity for development approvals shall be based on the following five staging categories:

**Stage 1:** Designated lands with development approvals and zoned to permit development. The **allocation** of existing servicing capacity is committed under a development agreement. Stage 1 includes existing built homes/businesses that are connected to a service, vacant lots that could be built on, and existing built units that presently do not front on a service, but could connect as soon as a service line is installed.

**Stage 2:** Designated lands with development approvals and zoned under the holding zone category. The reservation of design capacity is **committed**. Advancement to Stage 1 is subject to the allocation of existing plant capacity under a development agreement and rezoning for removal of the holding symbol. Stage 2 lands typically include those lands that have received Draft Plan Approval or Site Plan Approval where conditions still need to be met prior to new lots/units being constructed.

**Stage 3:** Designated lands with partial development approvals to permit future development, such as a lot or block within a plan of subdivision which is subject to condominium or site plan approval. These lands should be zoned under a holding, deferred development, or other appropriate zoning category, depending upon the nature of the partial approval details. **Design capacity is not committed;** however, future capacity requirements are recognized based on potential development approvals. Advancement to Stage 2 is subject to further development approvals and reservation of servicing capacity. Stage 3 lands typically include those lands designated for development under the official plan and applications to consider new development are under review, but no Council decision has been made.

**Stage 4:** Designated lands with no development approvals. These lands should be zoned under a deferred development or other similar zoning category. The required design capacity is recognized based on potential development approvals. Advancement to Stage 3 is subject to development approvals and the availability of plant capacity. Stage 4 lands typically include those lands designated for development under the Official Plan, and no applications have been received. These lands have been set aside for development and are anticipated to be built out once planning applications are received and when the appropriate approvals are granted.

**Stage 5:** Lands designated Future Secondary Plan Area with no development approvals. These lands should be zoned under a deferred development or other similar zoning category. **The required design capacity is not reserved.** Advancement to Stage 4 is subject to re-designation and the availability of servicing capacity. In addition to the significant residential development potential, plant capacity must also be provided for commercial, industrial, recreational and other potential development. It may also be appropriate to retain a buffer amount of plant capacity for potential minor infilling development, including potential redevelopment, and lot creation. The staging of development approvals and the reservation of design capacity based on the staging priorities for all existing and future development lands, and any other relevant matters, will be determined at the sole discretion of Council. Stage 5 lands typically comprise of lands within the Official Plan Future Secondary Plan areas. These lands are set aside for future development, however are not anticipated to be built out under the current Official Plan. Future land uses, densities and other factors will be considered in the future when development reaches these areas and additional lands within the municipality are required for development.

Town staff have compiled the data used in the 2020 Water & Wastewater Servicing Capacity Assessment Report and updated it using data to June 2021. This was compared to the number of units in each of the 5 Servicing Stages, as outlined above. The results are contained within three tables below, with each table showing the plant capacity for each of the Thornbury Wastewater Treatment Plant (T-WWTP), Craigleith Wastewater Treatment Plant (C-WWTP), and the Town-wide Water Treatment Plant (TBM WTP).

It should be noted that Stage 1 has been further split into the following 3 sub-stages:

- Stage 1a – Connected -- This sub-stage represents users currently connected and the plant capacity used. Includes Inflow & Infiltration (I&I) flows to a wastewater treatment plant.
- Stage 1b – Can Connect – This sub-stage represents those lots/users that are able to connect, but have not yet connected for a variety of reasons. These could include vacant lots with no houses built yet, or houses within a service area that remain on private well and/or private septic despite service along the road frontage.
- Stage 1c – Existing Not Fronting – This sub-stage represents those lots/units that may be planned for service extensions in the future, but do not currently front on municipal services today. Examples include existing units and vacant lots within service extension areas such as Clarksburg, or many shoreline residential areas such as the Bayview/Lakeshore/Fieldcrest project area.

**\*Note\*** Inflow & Infiltration can generally be described as extra non-sewage water that is being treated by the Town treatment plant. There are various sources of I&I, but common contributors of I&I are foundation drains and sump pumps connected directly to the sanitary sewer system and leaky pipes that let groundwater flow into the pipe. While I&I is a factor to monitor to most municipal wastewater treatments networks, high I&I volumes often decrease the efficiency of plant treatment processes and increase overall flows to wastewater treatment plants. The result is higher treatment costs per connected user and less capacity to service new units because capacity is already being used by water from I&I.

## **D. Analysis**

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**Town-wide Water Treatment Plant (TBM WTP) Summary** – The Town’s Water Treatment Plant capacity is supplemented by additional water provided via an agreement with the Town of Collingwood. Under that agreement, the Town is able to use up to 1250 m3 of water per day from the Town of Collingwood to assist with providing treated water to the Town of The Blue Mountains. Under that agreement, Collingwood is required to give 365 days notice to the Town prior to withdrawal from the agreement. Conversely, if the Town desired to withdraw from the agreement, it is required to provide Collingwood with 90 days notice. There are also financial contributions and implications related to withdrawal from the agreement, the details of which are not the purpose of this report.

Currently, the Town only uses approximately 400-500 m3 of water/day. Planned and approved development suggests that the Town will need a water supplement in the future. In light of the Town of Collingwood’s water supply shortage, Town staff have begun and continue discussions

with representatives from Collingwood and the Province to more accurately assess each municipality's needs and any opportunities for collaborative solutions. However, as indicated in Attachment 1, the Town has sufficient water treatment capacity to service all stages up to and including draft approved (but unbuilt) units as well as a portion of potential units on designated lands, but do not yet have draft approval. However, some "pinch points" do exist in the Town's water distribution network. Pinch points include physical limits of pumping capacity, existing pipe diameter sizes, and other factors. This remains a challenge to supplying all of the Town's own treated capacity. Town Operations staff are aware of these pinch points and are actively working through the processes required to address them. At this time, in order to ensure water servicing for the remainder of the unapproved development applications on designated lands, the Town requires all of the Collingwood water supply supplement. Looking further ahead towards servicing other designated lands and the Future Secondary Plan areas contained within the existing TBM OP2016, further solutions need to be actively explored to increase the Town's water treatment plant capacity.

**Craigleith Wastewater Treatment Plant (C-WWTP) Summary** -- A review of Attachment 2 suggests that the C-WWTP service is well-positioned to accommodate future growth into the future. While various network (i.e. pumps and pipes) enhancements may be beneficial, the information outlined in Attachment 3 indicates that plant capacity exists to service future growth in Stage (Draft Plan Approvals), Stage 3 (Designated Land with Application) and also a portion of Stage 4 (OP Designated lands with no application). However, as with all infrastructure, capacity of this plant should be monitored. Proactive planning for C-WWTP capacity solutions should be considered in order to service all of the lands designated for development in TBM OP2016.

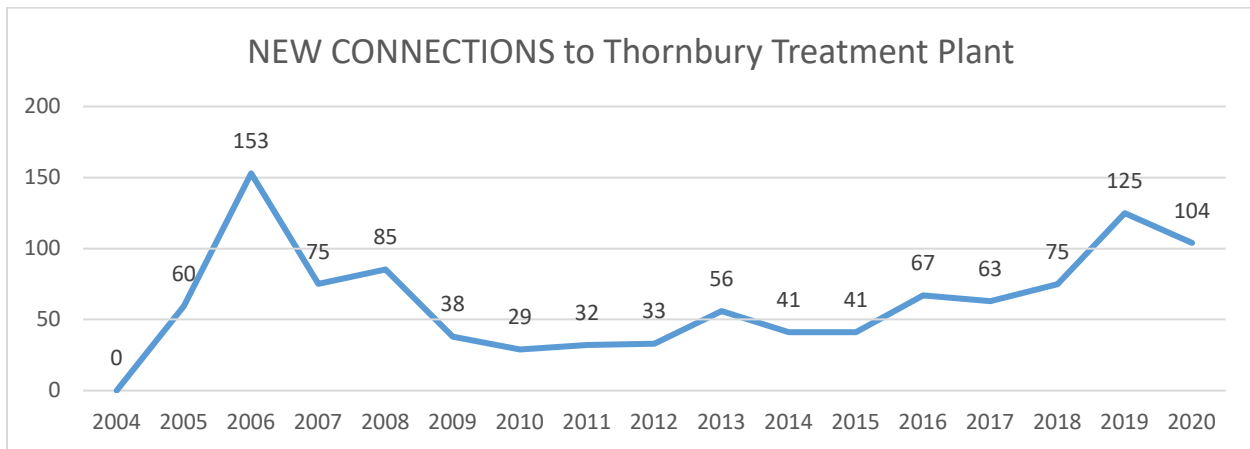
**Thornbury Wastewater Treatment Plant (T-WWTP) Summary** – When considering the existing and assumed flows (as per the Town's alternate calculation discussed previously), as of December 31, 2020 the Thornbury Plant has surpassed the 80% trigger for plant expansion. For more detailed information on flows and calculations, please refer to Staff Report CSOPS.21.038 "2020 Year End Water and Wastewater Capacity Assessment". Several factors have likely contributed to advancing the need for this expansion than past reports may have indicated. These factors include the substantial increase of I&I over the past two years mainly related to high water levels (Georgian Bay and groundwater) and high growth rate driving construction of more new connections in recent years. A third potential factor that could exist is that the number of persons living in each connected unit, or the length of time part-time residents are staying in their TBM residences, has been changing, naturally increasing the volume of water usage and sewage flows coming each connected unit. However while this factor has been anecdotally reported, it requires further analysis and validation by Operations Department staff after review of 2021 Census Data.

The T-WWTP can accommodate the equivalent of approximately 587 new residential units. This indicates that based on historical flows per unit, the T-WWTP has insufficient capacity to service all 832 units that Could Connect (Stage 1B) if those units were built today. Average growth and building within the T-WWTP service area has seen approximately 89 new unit connections per year (based on a 5-year rolling average), and new connections have been increasing faster over the past two years. With the 80% trigger now having been surpassed and

with the trends of increased rate of new connections per year coupled with higher I&I, Operations Department staff have accelerated the approved capital project. With MECP approvals in place for Phase 1A and designs are 90% completed, Operations staff estimate that the T-WWTP Expansion Project will be complete and potentially commissioned by late 2023 /early 2024.

The 3-year average of new connections is 101 units per year. For specific annual connections, please refer to Figure 1

Figure 1 – Annual Connections to T-WWTP



The 5-year average (approved by MECP in TBM Alternate Calculation) is 89 new connected units per year. Based on this information, it is unlikely that all 832 of the units that can connect (Stage 1b – Can Connect shown on Attachment 3) will be constructed prior to the commissioning of Phase 1A of the T-WWTP expansion. However, additional capacity would still be required to better position the T-WWTP to service other lands in the Service Area.

While the need to increase the built capacity of the T-WWTP is immediate and Town staff are accelerating the T-WWTP expansion project, there are a few other opportunities that should be discussed.

### Impact of Inflow & Infiltration (I&I) on Wastewater Treatment Capacity

Firstly, I&I has a significant negative impact on the T-WWTP ability to service future development. In the case of the T-WWTP, excess water flowing into a wastewater treatment plant has a triple negative impact by: 1) adding unnecessary volume and treatment costs for the Town; 2) increasing the total volume assigned to connected units in the Town's Alternate Guideline D-5-1 calculation; and, 3) since the Town is required to use historical flows per connection when determining how much new connections will use, the amount of sewage assumed to come from new connections is higher than typical. For context, new development is expected to generate less wastewater per connection because the Town does not permit foundation drain and sump pump connections to the Town's sanitary sewer system through the building permit and inspection process. Also, new subdivisions are not expected to have leaky pipes that contribute to I&I because of the age and quality of the new infrastructure and the testing that is done to ensure there are no leaks.

These last two impacts have a critical effect on the determining how much capacity is left in the T-WWTP to service new development. High I&I levels in the system and flowing to the plant result in a calculation that may show less plant capacity than what is actually available. The wastewater treatment flows per connection to the Craighleith Wastewater Treatment Plant (C-WWTP) are approximately 0.73 cubic metres per connection. It is also known that I&I does occur in the C-WWTP service area. By contrast, when the flows to the Thornbury Wastewater Treatment Plan (T-WWTP) are reviewed against how many connections exist, the wastewater treatment flows per connection to the T-WWTP are approximately 1.117 cubic metres per connection. It is also noted that the majority of part-time residents live in the C-WWTP service area and that when these units are vacant they do not contribute any flows to C-WWTP

Fortunately, Staff have been conducting an evaluation of the sanitary collection system throughout the entire municipality. This assessment includes closed caption videoing and assessment of the sanitary mains. This work identifies areas where the sewers are failing or requiring repair. In addition to the assessment, Staff have initiated an Inflow and Infiltration Strategy beginning with a communication plan to inform the public of the Town By-law and/or regulations regarding illegal connections to the system, such a roof leaders or sump pump connections. The first phase of the Strategy will primarily focus on the Thornbury WWTP collection area to reduce inflow issues. Ongoing capital projects such as the Thornbury West Reconstruction Project will result in a significant improvement to inflow and infiltration once the aging sanitary lines are replaced and new stormwater laterals are connected to each residence. Aggressively reducing I&I is critical to optimizing the capacity of the Town's wastewater treatment plants. However the reductions will be progressive overtime, with no single project that will solve the situation. It will involve Town projects to fix Town infrastructure, as well as a suite of approaches to work with existing users who may have non-sewer connections (ie. basement drains and sump pump discharges) that are putting groundwater or rainwater into the Town's wastewater system.

## Connection & Allocation Monitoring Action Plan

Based on the above summary review, the Town needs to continue to plan it's infrastructure in alignment with planned and designated development. As the County and the Town both look at growth management in the coming years, proactive infrastructure planning such as the early approval of the T-WWTP Phase 1A Expansion needs to continue. Also, the Town should continue to work with its partners in the south Georgian Bay region to explore efficiencies to plan and provide servicing infrastructure into the future. Finally, in the immediate term the Town needs to monitor and manage new connections to the Thornbury Wastewater Treatment Plant to ensure the remaining built capacity of the T-WWTP keeps pace with development until the first plant expansion is commissioned (Target: Late 2023/early fall 2024).

Town staff from several departments, including Planning & Development Services (PDS), Operations (OPS) and Legal Services (Legal), have been collaboratively assessing the Town's options to best monitor and manage infrastructure capacity needs, most notably connections



to the T-WWTP. While there are a variety of options at the Town's disposal, Town staff recommend the following as a Connection & Allocation Monitoring Plan:

- Action #1 -- Infrastructure Capacity Team -- Town staff will strike a Infrastructure Capacity Team (ICT) comprised of PDS, OPS and Legal staff to continually review and monitor the rate of new connections.
- Action #2 -- Development Servicing Capacity Report Cards -- Report cards in the form of updated versions of Attachment 1,2, and 3 will be provided to Council on a monthly basis. If required, staff will provide update reports to Council if further decisions or more aggressive action are recommended. Reports will provide monthly updates on Flows Levels to the Plant and New Connection numbers. Projections based on these monthly updates will provide the most accurate method of calculating remaining plant capacity.
- Action #3 -- Update WWTP Flow Assumptions -- Town staff see value in exploring whether a different sewage flow per new connection should be used when estimating how much flows will come from new development. This could be particularly valuable in the T-WWTP service area where I&I levels seem to be exceptionally high. Staff will work with Grey County and the Ministry of Environment, Conservation & Parks to determine whether this approach is prudent. If the MECP approves a new Alternate Calculation for use until the T-WWTP expansion (Phase 1A & 1B), Town staff will advise Council and will update Attachment 3 accordingly.
- Action #4 -- Accelerate Completion of T-WWTP Phase 1A & 1B Expansions
- Action #5 -- Address I&I -- With the Thornbury service area as a first priority, Operations staff will begin addressing I&I flows to the T-WWTP. Further Operations staff reports are expected to outline the suite of options Council can consider to address private contributions to I&I flows.
- Action #6 -- Continue Discussions with Collingwood -- Staff will continue discussions with the Town of Collingwood and the MECP to review what water sharing options and opportunities may exist without having a detrimental impact on the Town.
- Action #7 -- Implement Water Conservation Measures -- It is recommended that the Town explore further water conservation measures (e.g. lawn watering restrictions, installation of low-flow water fixtures in new development, etc.) and enhanced by-law enforcement for existing restrictions including water theft. Reduced demand for water could increase how much water and wastewater treatment capacity the Town has in the future. A future staff report(s) will be required to review this action in more detail before decisions are made by Council.
- Action #8 -- Development Conditions -- Working with the County of Grey, conditions of development related to servicing will be implemented to ensure confirmation of built water and sewer capacity is required prior to final approval and allocation is specifically outlined in all development agreements.
- Action #9 -- Engage with Industry Representatives -- Staff have already met with senior consulting engineers working for the development industry and the President of the Georgian Triangle Development Institute. Staff will continue to inform and engage with the development industry to keep them updated and to gather input on potential solutions.

- Action #10 – Address Pinch Points -- Town staff will continue pursue solutions to address the “pinch points” in the Town’s water distribution system, and will explore opportunities to efficiently expedite those solutions
- Action #11 – Review Service Extension Capital Projects – It is recommended that the Town review current and planned capital to extend municipal services to areas in the T-WWTP service area (i.e. Clarksburg and the Bayview/Lakeshore/Fieldcrest area) Town staff will provide a follow-up report with recommendations on project timing, including temporary deferral until Town staff advise that sufficient treatment plant capacity exists.
- Action #12 – Extend Timeframe of Agreement with Camperdown Developer’s Group – A temporary pause of service extension projects in the T-WWTP Service Area is likely to affect the timeframe of the Town’s agreement with the Camperdown Developer’s Group. Several years ago, a group of certain developers had originally installed municipal services in the Camperdown Area. An agreement signed with the Town acknowledged that the Town would pursue its best efforts to extend services to other areas in Camperdown, with the developers group recovering some of the costs over the course of time. It is recommended that the Town further review the terms of this agreement and determine if an extension to this agreement should be negotiated. Staff will provide a follow-up staff report on this matter to outline Council’s options and staff recommended direction.
- Action #13 – Continue TBM Water Treatment Plant Capacity Assessment Study – This study was recently initiated to confirm the rated capacity of the plant (e.g. compare achievable maximum daily capacity to the rated capacity). The assessment study is expected to be completed in October 2021 and will help inform discussions with the Town of Collingwood.
- Action #14 -- East Side Water Supply & Storage Class EA – This Environmental Assessment was recently initiated to inform best actions or alternatives to match treatment capacity and supply with project growth.
  - Priority focus is to assess infrastructure upgrades for the Arrowhead Booster Station
  - Focus on short, medium and long-term strategies for regional water sharing (e.g. Collingwood)
  - Will assist in modelling and predicting water supply and distribution opportunities and needs
- Action #15 – Regional Collaboration – Working with municipal partners in the south Georgian Bay region, the Town could benefit from exploratory discussions regarding long term infrastructure servicing needs. The results of these discussions could offer collaborative solutions that provide needed municipal services in an efficient manner.

## **E. Strategic Priorities**

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### **1. Communications 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.

## **F. Environmental Impacts**

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No direct environmental impacts are associated with the recommendations of this report.

## **G. Financial Impact**

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Costs associated with the Connection & Allocation Monitoring Action Plan have not yet been determined. Any unbudgeted costs will be presented to council in a follow-up report(s) or will be considered through the 2022 Budget review process.

## **H. In consultation with**

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Town staff have engaged with representatives of the Georgian Triangle Development Institute and the consulting engineering industry to review issues discussed and the recommended action items contained within this report. Town staff will continue this engagement into the future.

Randy Scherzer, County of Grey Planning Dept.  
Shawn Postma, Senior Policy Planner  
Brian Worsley, Manager of Development Engineering  
Allison Kershaw, Manager of Water & Wastewater  
Shawn Carey, Director of Operations  
Will Thomson, Director of Legal Services  
Shawn Everitt, Chief Administrative Officer

## **I. Public Engagement**

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The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. Comments regarding this report should be submitted to Nathan Westendorp, [directorplanningdevelopment@thebluemountains.ca](mailto:directorplanningdevelopment@thebluemountains.ca)

## **J. Attached**

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1. Attachment 1 – Planning Report on Servicing Capacity Data - Craigleith Waste Water Treatment Plan Servicing Stages Summary
2. Attachment 2 – Planning Report on Servicing Capacity Data – Water Supply (TWP + Collingwood)
3. Attachment 3 – Planning Report on Servicing Capacity Data – Town Wide Wastewater Treatment Plan Servicing Stages Summary

Nathan Westendorp, RPP, MCIP  
Director of Planning and Development Services

For more information, please contact:  
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519-599-3131 extension 246

### Report Approval Details

Document Title:	PDS.21.070 Development Servicing Options.docx
Attachments:	- Attachment 1 - Planning Report on Servicing Capacity Data - CWWTP.pdf - Attachment 2 - Planning Report on Servicing Capacity Data - Water Supply (TWP + Collingwood).pdf - Attachment 3 - Planning Report on Servicing Capacity Data - TWWTP.pdf
Final Approval Date:	Jun 16, 2021

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

**Trevor Houghton - Jun 15, 2021 - 3:04 PM**

**Nathan Westendorp - Jun 15, 2021 - 3:19 PM**

**Shawn Everitt - Jun 16, 2021 - 7:43 AM**

## Craigleith Waste Water Treatment Plant 2020 Year End Servicing Stage Categories and Remaining Plant Capacity \*Units\*

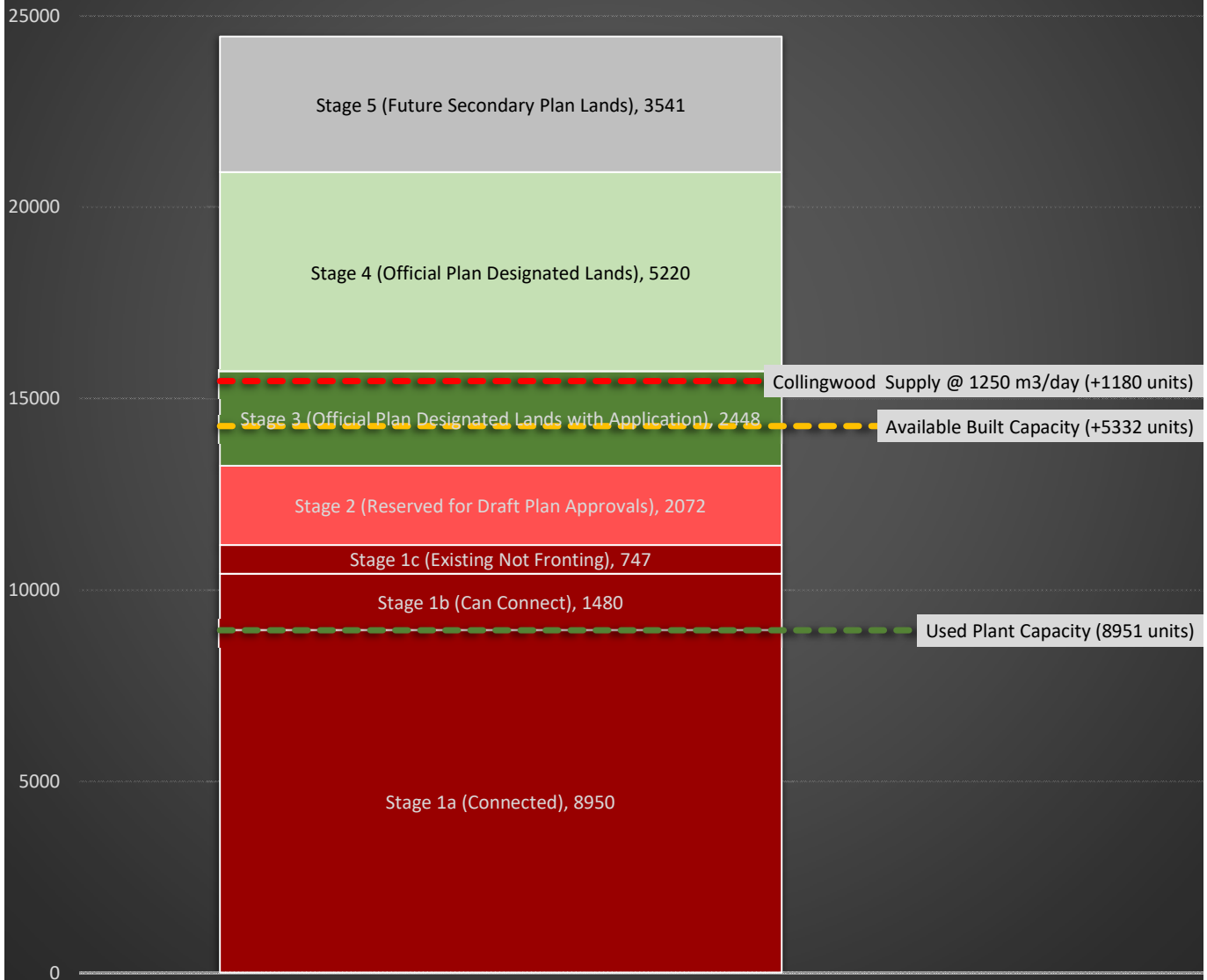
- Stage 5 (Future Secondary Plan Lands)
- Stage 4 (Official Plan Designated Lands)
- Stage 3 (Official Plan Designated Lands with Application)
- Stage 2 (Reserved Capacity (Draft Plan Approvals))
- Stage 1c (Existing Not Fronting)
- Stage 1b (Can Connect)
- Stage 1a (Connected)
- Available Built Capacity (+6177 units)
- Used Plant Capacity (4,965 units)



**Current Assumptions**  
**Available Plant Capacity**  
 (New Connections at 0.730  
 m<sup>3</sup>/day per unit)

# Town Wide Water Supply Treatment Plant + Collingwood Supply 2020 Year End Servicing Stage Categories and Remaining Plant Capacity \*Units\*

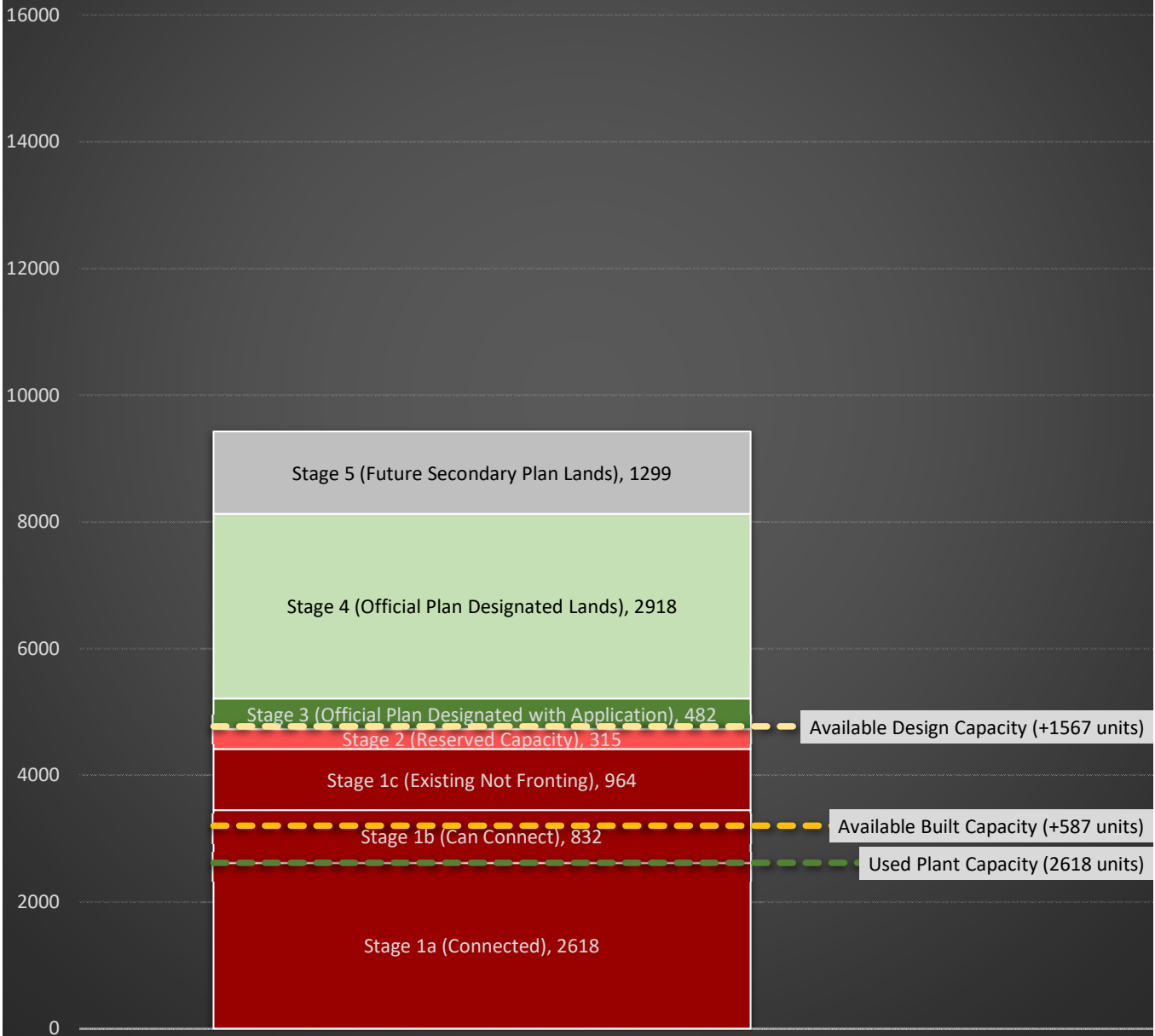
- Stage 5 (Future Secondary Plan Lands)
- Stage 4 (Official Plan Designated Lands)
- Stage 3 (Official Plan Designated Lands with Application)
- Stage 2 (Reserved for Draft Plan Approvals)
- Stage 1c (Existing Not Fronting)
- Stage 1b (Can Connect)
- Stage 1a (Connected)
- Collingwood Supply @ 1250 m3/day (+1180 units)
- Available Built Capacity (+5332 units)
- Used Plant Capacity (8951 units)



**Current Assumptions**  
**Available Plant Capacity**  
**(New Connections at 1.060**  
**m3/day per unit)**

## Thornbury Waste Water Treatment Plant 2020 Year End Servicing Stage Categories and Remaining Plant Capacity \*Units\*

- Stage 1a (Connected)
- Stage 1b (Can Connect)
- Stage 1c (Existing Not Fronting)
- Stage 2 (Reserved Capacity)
- Stage 3 (Official Plan Designated with Application)
- Stage 4 (Official Plan Designated Lands)
- Stage 5 (Future Secondary Plan Lands)
- Used Plant Capacity (2618 units)
- Available Built Capacity (+587 units)
- Available Design Capacity (+1567 units)



**Current Assumptions**  
**Available Plant Capacity**  
**(New Connections at**  
**1.117m<sup>3</sup>/day per unit)**