



Staff Report

Operations – Capital Projects Division

Report To: COW-Operations_Planning_and_Development_Services
Meeting Date: April 30, 2024
Report Number: CSOPS.24.026
Title: East Side Municipal Class EA Public Information Centre 2 Follow-up
Prepared by: Emily Yeo, Senior Infrastructure Capital Project Coordinator

A. Recommendations

THAT Council receive Staff Report CSOPS.24.026, entitled “East Side Municipal Class EA Public Information Centre 2 Follow-up”;

AND THAT Council adopt Alternative 2A as the Preferred Alternative (increase Thornbury Water Treatment Plant (WTP) capacity, construct a new WTP, at-grade reservoir, and Booster Pumping Station at Site 2/5, and twin watermain from Site 2/5 to Happy Valley Reservoir and from Happy Valley Reservoir to East of pressure Zone 4);

B. Overview

This report outlines the comments received in relation to the second Public Information Centre (PIC) held virtually on March 20, 2024, for the East Side Municipal Class Environmental Assessment (MCEA) and is seeking Council approval to adopt the Preferred Alternative.

C. Background

In 2019, the Town completed a Town-Wide Water Distribution System Master Plan. This study identified the need for a subsequent Schedule ‘B’ and ‘C’ MCEA to address water storage and water supply needs in the eastern pressure zones in the Town, including the approximate settlement areas of Craigleith, Swiss Meadows, Castle Glen, and Osler Bluff.

The purpose of this project is to evaluate options and select the Town’s water supply and east-side water storage needs and to enable the construction of municipal water infrastructure which will meet the Town’s immediate, long-term, and build-out needs.

In 2021, the Town initiated the East Side Water Supply and Storage MCEA and retained engineering consultant, JL Richards Ltd., to lead the project. As part of the project scope, Town staff identified the need for two PICs.

On March 1, 2022, staff presented Staff Report [CSOPS.22.018](#) entitled “East Side Water Supply and Storage MCEA PIC 1” for direction to proceed with PIC 1. Following direction from Council, the first PIC was held virtually on March 24, 2022, for residents and stakeholders to ask questions and provide comments to Town Staff. The public feedback from PIC 1 was provided in Staff Report [CSOPS.22.051](#) entitled “East Side Water Supply and Storage Class MCEA PIC 1 Follow-up” submitted to Committee of the Whole on June 27, 2022.

On February 27, 2024, staff presented Staff Report [CSOPS.24.015](#) entitled “East Side Municipal Class EA Public Information Centre 2” for direction to proceed with PIC 2. At that time, staff presented four reasonable potential solutions to address the deficiencies in providing treated water from the Thornbury WTP to the eastern pressure zones as well as storage deficiencies in pressure Zone 4 and 5:

- Alternative 1A – Increase Thornbury WTP Capacity and Build Storage at Site 2/5
- Alternative 1B – Increase Thornbury WTP Capacity and Build Storage at Site 9
- Alternative 2A – New Craigleith WTP and Storage at Site 2/5
- Alternative 3C – Increase Supply from Collingwood and Storage at Site 12.

After considering the environmental, technical, social, and economical impacts of each alternative, Town Staff have concluded that **Alternative 2A – New Craigleith WTP and Storage at Site 2/5** has the highest positive impact and therefore has been presented as the Preliminary Preferred Alternative.

Following the direction from Council, the second PIC was hosted virtually on March 20, 2024, for residents and stakeholders to ask questions and provide feedback to Town Staff.

D. Analysis

The comments received from residents and stakeholders in response to the Notice of PIC (issued February 28, 2024) and during the virtual PIC held on March 20, 2024, from 5:00 to 7:00 p.m. were addressed at the PIC. Staff allowed an additional follow-up comment period of two weeks after the virtual PIC was held. All comments were addressed and summarized in Attachment #1 TBM East Side MCEA Public Information Centre 2 Summary and Attachment #2 JLR East Side MCEA Public Information Centre 2 Summary. All attendees were required to pre-register with the Town. There were 20 attendees at the PIC.

The public feedback indicated that of those attendees that responded, the majority shared a common concern related to the location and depth of the potential water intake for the proposed new WTP and runoff affecting water quality (i.e. snow making additives, water turbidity, etc.) in the Craigleith area. As a result, JLR clarified that additional studies will be conducted prior to the selection of the new intake if Alternative 2A is selected and advanced. Some of these studies include water quality sampling, bathymetry surveys, an ecological assessment, and an intake protection study to inform future source water protection work.

The following were the primary concerns:

1. **New WTP Intake** – There was a common concern regarding the location and impact of the intake for the potential WTP, as well as runoff affecting water quality in the Craighleith area where the intake is currently being proposed. If Alternative 2A is selected, additional studies will be conducted before the location of a new intake is selected and advanced. These studies include water quality sampling, bathymetry surveys, an ecological assessment, and an intake protection study to inform future source water protection work.
2. **Sharing Water Supply with the Town of Collingwood** – There was an interest in sharing a water supply with the Town of Collingwood, as they are currently in the process of constructing a new WTP. As a part of the East Side MCEA, the Town investigated a regional water supply through Alternative 3C and worked with the Town of Collingwood to investigate the opportunity for a regional supply model that could work as a long-term solution. After evaluating the environmental, technical, social, and economic impacts of each alternative, Alternative 3C was not chosen as the Preliminary Preferred Alternative. Alternative 3C would have required long-term agreements to increase the water supply and conveyance from the Collingwood WTP, limiting the potential for phasing construction. Alternative 3C was also found to have a comparable Class D cost estimate to Alternative 2A for similar infrastructure upgrades, as Alternative 2A would cost \$66M +/- 30% for upgrades to Thornbury WTP, a new intake pipe, a new WTP, a new reservoir, a new Booster Pumping Station, and 6.5 km of watermain twinning while Alternative 3C would cost \$61M +/- 30% for upgrades to Thornbury WTP, a new reservoir, a new Booster Pumping Station, 14.5 km of watermain twinning, and cost sharing for the construction of the Collingwood WTP. As the timing and costing of distribution upgrades and ultimate expansion of Collingwood's WTP is unfinalized and would be contingent on Collingwood and partner municipalities.
3. **Future Development Incorporation** – There was a common concern related to current developments and whether they were included in the growth projections for the study. The East Side MCEA considered growth projections for future areas reserved for draft plan approvals. The Study also considered Official Plan Designated Lands with application and Official Plan Designated Lands without an application. Growth projections were based on the best available information and changes to estimated growth projections were closely monitored and updated as required.
4. **Costing for the Additional Infrastructure** – There was an inquiry about what infrastructure upgrades are included in the Class D estimate (+/- 30%) presented at the second PIC. The cost estimate includes the construction of a new WTP, a new at-grade reservoir, watermain upgrades to convey water from Site 2/5 to the Happy Valley Reservoir and further to pressure Zone 4, and capacity upgrades at the Thornbury WTP.

The recording of the second PIC and Q&A period is available on the project webpage, along with the presentation slide deck. A link to the project webpage can be found below.

[East Side Water Storage Environmental Assessment | Town of The Blue Mountains, ON](#)

Next Steps

Once provided further direction from Council, JLR and Town Staff will proceed with Phase 3 and 4 of the East Side MCEA for Alternative 2A. Another PIC will be held during Phase 3 of the project.

E. Strategic Priorities

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

The Ontario Environmental Assessment Act (Act) sets out a planning and decision-making process to ensure that potential environmental effects are considered before a project is implemented. The purpose of the Act is to provide for the protection and conservation of the natural environment (R.S.O. 1990, c.E.18, s.2).

Significant alterations to municipal infrastructure require a Class Environmental Assessment. The Class Environmental Assessment takes into consideration the impacts and the solutions on the natural and cultural environment. The level of impacts in each option are weighed against other impacts such as cost. Options for mitigating natural and cultural impacts (such as historic significance) are also put forth.

G. Financial Impacts

A Class D estimate (+/- 30%) for the capital construction cost of Alternative 2A was presented and discussed during the second PIC. Alternative 2A has an estimated capital cost of \$66M for all infrastructure upgrades related to the intermediate, long-term, and build-out needs of the eastern pressure zones.

Phase 3 and Phase 4 of the East Side Water Storage and Distribution EA will be mainly funded by Water Development Charges.

H. In Consultation With

Jason Petznick, Communications Coordinator

Allison Kershaw, Manager of Water and Wastewater Services

Sam Dinsmore, Acting Director of Finance/Treasurer

I. Public Engagement

The topic of this Staff Report has been the subject of two Public Information Centre's; PIC 1 which took place on March 24th, 2022, and PIC 2 which took place on March 20th, 2024. Those who provided comments at either Public Information Centre, including anyone who has asked to receive notice regarding this matter, has been provided notice of this Staff Report. Any comments regarding this report should be submitted to Emily Yeo, Senior Infrastructure Capital Project Coordinator icpc@thebluemountains.ca.

PIC 1 was held in accordance with the following schedule:

- March 3, 2022 Notice of Study Commencement and Notice of PIC 1 advertised in Collingwood Connection;
- March 3, 2022 Notice of Study of Commencement and Notice of PIC 1 mailed to Stakeholders;
- March 17, 2022 Notice of Study of Commencement and Notice of PIC 1 advertised in Collingwood Connection;
- March 1, 2022 Committee of the Whole – Initial Staff Report CSOPS.22.018 with recommendation to proceed to public consultation;
- March 14, 2022 Council – Recommendations from March 1, 2022 Committee of the Whole confirmed;
- March 24, 2022 Virtual PIC 1 held;
- June 27th, 2022, Committee of the Whole – Staff Report CSOPS.22.051 East Side Water Supply and Storage Class MCEA PIC 1 Follow-up.

PIC 2 was held in accordance with the following schedule:

- February 27, 2024, Committee of the Whole – Initial staff report CSOPS.24.015 East Side Municipal Class EA Public Information Centre 2 with recommendation to proceed to public consultation;
- February 28, 2024, Public Information Centre 2 Notice posted;
- March 11, 2024, Council – recommendation from Committee of the Whole considered by Council;
- Wednesday, March 20, 2024, PIC 2 held virtually from 5:00 pm to 7:00 pm.

- April 30th, 2024, Committee of the Whole – Staff Report CSOPS.24.026 East Side Municipal Class EA Public Information Centre 2 Follow-up with recommendation to adopt Alternative 2A as the Preferred Alternative for the East Side MCEA.

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

J. Attached

1. Attachment 1 TBM East Side MCEA Public Information Centre 2 Summary
2. Attachment 2 JLR East Side MCEA Public Information Centre 2 Summary

Respectfully submitted,

Emily Yeo
Senior Infrastructure Capital Project Coordinator

Pruthvi Desai
Manager of Capital Projects

Jeffery Fletcher
Acting Director of Operations

For more information, please contact:
Emily Yeo, Senior Infrastructure Capital Project Coordinator
icpc@thebluemountains.ca
519-599-3131 extension 304

Report Approval Details

Document Title:	CSOPS.24.026 East Side Municipal Class EA Public Information Centre 2 Follow-up.docx
Attachments:	- Attachment 1 TBM East Side MCEA Public Information Centre 2 Summary.pdf - Attachment 2 JLR East Side MCEA Public Information Centre 2 Summary.pdf
Final Approval Date:	Apr 12, 2024

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

No Signature found

Pruthvi Desai - Apr 12, 2024 - 1:51 PM

Jeff Fletcher - Apr 12, 2024 - 2:47 PM

No Signature found

Shawn Everitt - Apr 12, 2024 - 4:01 PM