



Town of The Blue Mountains

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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

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| <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> |

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| | <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> |

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| | <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> |

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| | <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> |

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| | <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> |

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| 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.) |