



Staff Report

Planning & Building Services

Report To: COW - Operations, Planning and Building Services
Meeting Date: April 8, 2025
Report Number: PBS.25.021
Title: Mill Street Pumping Station Interim Solution Analysis
Prepared by: Adam Smith, Acting Chief Administrative Officer

A. Recommendations

THAT Council receive Staff Report PBS.25.021, entitled "Mill Street Pumping Station Interim Solution Analysis".

B. Overview

In November 2024, staff commissioned a study to explore options and support the execution of development agreements in areas impacted by the capacity constraints at the Mill Street Sewage Pumping Station. The study is intended to be disclosed publicly and inform the review of development applications while also reinforcing the need to complete the reconstruction of the pumping station and complete the forcemain in a timely manner.

C. Background

The Mill Street Sewage Pumping Station Interim Solutions Analysis study was finalized in February 2025 and serves to build from the assessment of the Mill Street Sewage Pumping Station (SPS) in July 2024. It included outlining the existing and future capacity constraints at the SPS and identify the remaining capacity available to allocate to new development projects in Thornbury. This analysis identified that under both existing and future demand scenarios, there is no remaining connection capacity at the Mill Street SPS and identified an immediate need to address the deficiencies within the forcemain and at the Mill Street SPS.

Due to the existing capacity constraints at the Mill Street SPS and forcemain, the Town has not granted allocation for new developments that flow through the SPS. The Town has sought to explore interim solutions given uncertainty in the timing related to both the design and construction of the Mill Street SPS upgrades. To complete this analysis, the Town retained J.L. Richards & Associates Limited (JLR) in association with Civica Infrastructure (Civica).

D. Analysis

In short, the study enclosed as Attachment #1 recommends that the Town continue to expedite the detailed design and construction for the Mill Street SPS and Forcemain upgrade to immediately alleviate existing limitations imposed by the forcemain and SPS.

In the interim, the Town could consider permitting the construction of interim in-line storage solutions to allow for allocation of new developments prior to the commissioning of the Mill Street SPS and forcemain upgrades.

Since the completion of the study there is only one development contemplating the use of the in-line storage option but it may be applicable in other circumstances. Recognizing that capital projects of this size and scope are often subject to unforeseen delays, staff are seeking to be proactive in identifying opportunities to facilitate development in a timely manner. Any contemplation of measures that may be used in the interim until the Mill Street SPS reconstruction is completed will be accompanied by strict regulation within executed development agreements.

The capacity assessment and interim solutions analysis undertaken in the previous year are part of the collective effort by staff to carefully monitor the limitations facing the Town's servicing capacity and ensuring that allocation decisions related to water and sewer are made in a responsible manner. However, there is recognition that the more timely the Town can be in facilitating development from planning approval through to building permits, the earlier the Town can collect Development Charges, benefit from increased assessment and increase the probability of more affordable housing options in the community.

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

N/A

G. Financial Impacts

The Mill Street SPS Interim Solutions Analysis cost \$27,888 and was funded through the Development Engineering operating budget in 2024.

H. In Consultation With

Brian Worsely, Manager of Development Engineering

Allison Kershaw, Manager of Water and Wastewater

Pruthvi Desai, Manager of Capital Projects

Mike Humphries, Senior Infrastructure Coordinator

Alan Pacheco, Director of Operations

I. Public Engagement

The topic of this Staff Report has not been the subject of a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. However, any comments regarding this report should be submitted to Adam Smith, Acting Chief Administrative Officer cao@thebluemountains.ca.

J. Attached

1. Mill Street Sewage Pumping Station Interim Solutions Analysis

Respectfully submitted,

Adam Smith
Acting Chief Administrative Officer

For more information, please contact:
Chief Administrative Officer
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Report Approval Details

Document Title:	PBS.25.021 Mill Street Pumping Station Interim Solution Analysis.docx
Attachments:	- Attachment-1-Mill-Street-SPS-Interim-Solutions-Analysis.pdf
Final Approval Date:	Mar 28, 2025

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

Adam Smith - Mar 28, 2025 - 4:22 PM