



Staff Report

Operations

Report To: Council Meeting
Meeting Date: April 11, 2022
Report Number: CSOPS.22.042
Title: Tyrolean Village Construction Follow-up
Prepared by: Kevin Verkindt, Senior Infrastructure Capital Project Coordinator

A. Recommendations

THAT Council receive Staff Report CSOPS.22.042, entitled "Tyrolean Village Construction Follow-up" for their information;

AND THAT Council proceed with the recommendations from Staff Report CSOPS.22.009, entitled "Tyrolean Village Watermain Replacement and Wastewater Servicing PIC 2 Follow-up".

B. Overview

On March 29, 2022, Council directed staff to bring forward to the Council meeting on April 11, 2022, information with respect to the Tyrolean Village Watermain Replacement and Wastewater Servicing Extension project. The following information was requested:

1. Clear direction on the number of Equivalent Residential Units (ERU) in all existing properties and any for which a planning application has been received;
2. Impact future Development Charges may have on affordability;
3. The increased cost in doing the project in two phases; and,
4. The ability to adjust the Local Improvement Charge retroactively

This report is provided in response to that Council direction.

C. Background

The Tyrolean Village area is complex with regards to current and future development including, STAs, hotels / motels, tri-plex's and the potential for higher density development on vacant lands. For example, vacant lands known as municipal property 136 and 138 Tyrolean Lane are larger vacant lands currently zoned Development (D) in the Town's Zoning By-law 2018-65. 136 Tyrolean Lane is not subject to any active planning applications, while 138 Tyrolean Lane is presently the subject of two (2) planning applications (Draft Plan of Subdivision, Zoning By-law Amendment). 136 and 138 Tyrolean Lane are designated as Resort Commercial Area. This designation permits "commercial accommodation uses", but it does not permit more traditional forms of residential accommodation (ex. single detached, semi-detached,

townhouses, etc). The developments on Tyrolean Lane do not appear to be advanced to the point where they are ready to break ground this spring. As such, if the Tyrolean component of the project is deferred, it could be completed concurrently with the development of 136 and 138 to allow for connection. If this was coordinated well, it would limit disruption in the area compared to extending the sewer and replacing the watermain and then developing the land.

The property at 136 Tyrolean Lane has not submitted an official planning application. Staff do not know what the site plan layout will be; therefore, do not know where or how many services should be installed as part of the Tyrolean Lane watermain replacement and wastewater extension project.

The properties on Birch View Trail have a mix of residential zoning confirming to the lots, including Single-Family Dwelling, Duplex and Triplexes (RR-131, RR-132, Hazard); however, a simple ERU count can be assigned to each property based on existing dwellings and an ERU applied according to Schedule "A". As a result, the costs are distributed evenly to the benefitting properties.

On March 29, 2022, Town staff presented [Staff Report CSOPS.22.009 entitled "Tyrolean Watermain Replacement and Wastewater Servicing PIC 2 Follow-up"](#). The report recommended separating the Tyrolean Village Watermain Replacement and Wastewater Extension project into two phases:

Phase One - Birch View Trail Watermain Replacement and Wastewater Servicing Extension with Council direction will proceed with tendering and construction in 2022. Phase One will include the removal and replacement of existing watermain from the intersection of Arlberg Crescent to approximately 175 m north and the installation of a combined gravity sanitary and low-pressure force main.

Phase Two - Tyrolean Lane Watermain Replacement and Wastewater Servicing Extension with Council direction will proceed with tendering and construction in 2023. Phase Two will include the removal and replacement of existing watermain on Tyrolean Lane, Kandahar Lane and Arlberg Crescent. This work will also include the installation of a gravity sanitary main from Tyrolean Lane with the removal and replacement of the existing sanitary on Kandahar Lane and Arlberg Crescent.

Council voted not to move ahead with the staff recommendation and directed staff to provide a follow-up staff report directly to the April 11, 2022 Council Meeting, that includes the following information:

1. Clear direction on the number of Equivalent Residential Units (ERU) in all existing properties and any for which a planning application has been received;
2. Impact future Development Charges may have on affordability;
3. The increased cost in doing the project in two phases; and
4. The ability to adjust the Local Improvement Charge retroactively.

D. Analysis

Relevant Policies and Regulatory Documents

As per past practice, the Town has [applied POL.COR.17.02 Affordability Policy for Water and Wastewater Service Extensions](#) (Affordability Policy) and has taken the [Water Use By-Law 2008-02 Schedule “A” Basis for Equivalent Units](#) (Schedule “A”) into consideration when extending services and assigning capital costs to each benefitting property owner.

POL.COR.17.02 Affordability Policy for Water and Wastewater Service Extensions:

The Affordability Policy is the principal policy that provides direction on understanding the viability and value of a project by considering the necessary works, available funding sources, and the end cost to the benefitting property owners.

The Affordability Policy states that benefitting owners on each project will contribute equally on an equivalent unit basis.

Affordability should be viewed from different perspectives, including affordability for the Town and the benefitting property owners of the proposed works. This policy is structured to be an approach that can be applied to each specific project where the measure of affordability could vary from one project to another.

The current census data is used to determine the median after tax single household income to determine the affordability measure for the purpose of this policy as each benefitting property owner will be required to pay for the cost of servicing extensions with available after-tax income. The median after-tax household income will be used in the analysis to measure affordability as well as the after-tax income of a single person household in an effort to remain conservative in the determination of a general affordability threshold.

The Affordability Policy does not speak to the cost to the benefitting property owners with Short Term Accommodation (STA) licenses or application of a STA nor does it address vacant lands.

Water Use By-Law 2008-02 Schedule “A” Basis for Equivalent Units:

Schedule “A” is a guiding document on calculating the basis for equivalent residential units (ERUs).

Schedule “A” categorizes facility types with a corresponding ERU. The facility types and equivalent units that may apply to this project include:

- Single Family Dwelling 1 ERU
- Multiple Unit, Apartment, Condominium, Efficiency Unit 1 ERU per unit
- Hotel, Motel (no cooking facilities) 0.5 ERU per room
- Lodge, Hostel, Dormitory (more than 4 beds/room) 1 ERU per four beds

1. Division of ERU's On Tyrolean Lane and Birch View Trail

The approach to ERU's in the Town has been based on a case-by-case basis following past practice of using the Affordability Policy and taking Schedule "A" into consideration. Schedule "A" is a guiding document on calculating the basis for equivalent units.

For example, an existing family dwelling built on a property that is zoned for a tri-plex does not necessarily mean a tri-plex would be able to be built because of restricting site constraints, such as topography and Conservation Authority regulations; therefore, the existing single-family dwelling will be considered as 1 ERU count according to a Single-Family Dwelling in Schedule "A". An existing triplex, for example, would be allocated an ERU count of 3.

It was communicated to the benefitting property owners at the Public Information Centre 2 (PIC 2) that the assignment of an ERU will be on a case-by-case basis and consideration for a Planning and Building application, existing zoning, future zoning, existing dwelling, site constraints and conservation measures will be taken into consideration.

An overview map of Birch View Trail and Tyrolean Lane can be viewed in Attachments 1 and 2.

ERU's Count on Birch View Trail:

The following table summarizes the ERU count for Birch View Trail:

Table 1: ERU Count on Birch View Trail

Municipal Number	Street	Roll Number	ERU Count
108	Birch View	333100	1
110	Birch View	333001	1
112	Birch View	333000	1
114	Birch View	332903	1
115	Birch View	332405	1
116	Birch View	332902	1
118	Birch View	332901	1
120	Birch View	332900	1
121	Birch View	332406	1
122	Birch View	332811	1
Vacant	Birch View	332407	1
128	Birch View	332810	1
129	Birch View	332408	1
Vacant	Birch View	332808	1
Vacant	Birch View	332500	1
133	Birch View	332600	1
140	Birch View	332807	1
142	Birch View	332806	1
143	Birch View	332700	3
151	Birch View	332800	3

Municipal Number	Street	Roll Number	ERU Count
153	Birch View	332801	3
155	Birch View	332802	1
157	Birch View	332803	1
159	Birch View	332804	1
161	Birch View	332805	1
Total ERU			31

ERU Count on Tyrolean Lane:

The following table summarizes the estimate ERU count on Tyrolean Lane with four scenarios based on staff's best knowledge and existing planning applications.

Planning applications have been brought forward for 138 Tyrolean Lane for a Draft Plan of Subdivision and a Zoning By-law Amendment. These planning applications propose the construction of twelve (12) eight-bedroom buildings on twelve (12) lots. However, there has been no official planning application submitted for 136 Tyrolean Lane; therefore, staff have assigned an N/A.

Table 2: ERU Count on Tyrolean Lane

Municipal Number	Street	Roll Number	Scenario "A" ERU Count Based on Single Family Dwelling ERU for Each Building at 136 and 138 Tyrolean Lane	Scenario "B" ERU Count Based on Lodge / Hostel ERU for Each Building at 136 and 138 Tyrolean Lane	Scenario "C" ERU Count Based on Multiple Unit for Each Building at 136 and 138 Tyrolean Lane	Scenario "D" ERU Count Based on Hotel / Motel ERU for Each Building at 136 and 138 Tyrolean Lane
125	Tyrolean Lane	331300	1	1	1	1
127	Tyrolean Lane	331400	1	1	1	1
131	Tyrolean Lane	331600	1	1	1	1
133	Tyrolean Lane	331700	1	1	1	1
135	Tyrolean Lane	331701	1	1	1	1

Municipal Number	Street	Roll Number	Scenario "A" ERU Count Based on Single Family Dwelling ERU for Each Building at 136 and 138 Tyrolean Lane	Scenario "B" ERU Count Based on Lodge / Hostel ERU for Each Building at 136 and 138 Tyrolean Lane	Scenario "C" ERU Count Based on Multiple Unit for Each Building at 136 and 138 Tyrolean Lane	Scenario "D" ERU Count Based on Hotel / Motel ERU for Each Building at 136 and 138 Tyrolean Lane
136	Tyrolean Lane	330905	N/A*	N/A	N/A	N/A
137	Tyrolean Lane	331702	1	1	1	1
138	Tyrolean Lane	330901	N/A*	24	36	48
Vacant	Tyrolean Lane	331800	1	1	1	1
141	Tyrolean Lane	331802	1	1	1	1
143	Tyrolean Lane	331804	1	1	1	1
145	Tyrolean Lane	331805	1	1	1	1
147	Tyrolean Lane	331806	1	1	1	1
149	Tyrolean Lane	331807	1	1	1	1
151	Tyrolean Lane	331808	1	1	1	1
153	Tyrolean Lane	331809	1	1	1	1
155	Tyrolean Lane	331810	1	1	1	1
157	Tyrolean Lane	331811	1	1	1	1
159	Tyrolean Lane	331812	1	1	1	1
161	Tyrolean Lane	331900	1	1	1	1

Municipal Number	Street	Roll Number	Scenario "A" ERU Count Based on Single Family Dwelling ERU for Each Building at 136 and 138 Tyrolean Lane	Scenario "B" ERU Count Based on Lodge / Hostel ERU for Each Building at 136 and 138 Tyrolean Lane	Scenario "C" ERU Count Based on Multiple Unit for Each Building at 136 and 138 Tyrolean Lane	Scenario "D" ERU Count Based on Hotel / Motel ERU for Each Building at 136 and 138 Tyrolean Lane
163	Tyrolean Lane	331901	1	1	1	1
165	Tyrolean Lane	332000	1	1	1	1
167	Tyrolean Lane	338000	1	1	1	1
169	Tyrolean Lane	333708	1	1	1	1
171	Tyrolean Lane	333707	1	1	1	1
173	Tyrolean Lane	333706	1	1	1	1
175	Tyrolean Lane	333705	1	1	1	1
177	Tyrolean Lane	333704	1	1	1	1
Total ERU Count			26	50	62	74

N/A* 136 and 138 Tyrolean Lane are designated as Resort Commercial Area. This designation permits "commercial accommodation uses", but it does not permit more traditional forms of residential accommodation (ex. single detached, semi-detached, townhouses, etc)

The following description highlights the various scenarios presented in Table 2. The scenarios include:

Scenario "A"

ERU Based on Schedule "A" with N/A ERU Count Per Building Proposed at 136 and 138

Tyrolean Lane: Properties with a single-family dwelling is one ERU and two ERUs for a duplex (if on the same property) and three for a triplex (if on the same property). 136 and 138 Tyrolean Lane are designated Resort Commercial and does not permit residential accommodation;

therefore, a N/A has been applied. The final ERU calculation will be determined at time of a planning approval for development lands and at the time of enacting a by-law allocating the costs to the benefitting properties.

Scenario “B”

ERU Based on Schedule “A” with 2 ERU Count Per Building Proposed at 136 and 138 Tyrolean Lane: Properties with a single-family dwelling is one ERU, and two for a duplex (if on the same property) and three for a triplex (if on the same property). The ERU for lands zoned for development and currently vacant, for example 138 Tyrolean Lane will be calculated on a Lodge facility. A N/A was applied to lands 136 Tyrolean Lane because an official planning application has not been received; therefore, staff do not know the ERU count until an official planning application is received. The final ERU calculation will be determined at time of a planning approval for development lands and at the time of enacting a by-law allocating the costs to the benefitting properties.

Scenario “C”

ERU Based on Schedule “A” with 3 ERU Count Per Building Proposed at 136 and 138 Tyrolean Lane: Properties with a single-family dwelling is one ERU, and two for a duplex (if on the same property) and three for a triplex (if on the same property). The ERU for lands zoned for development and currently vacant, for example 138 Tyrolean Lane will be calculated on a Multiple Unit basis. A N/A was applied to lands 136 Tyrolean Lane because an official planning application has not been received; therefore, staff do not know the ERU count until an official planning application is received. The final ERU calculation will be determined at time of a planning approval for development lands and at the time of enacting a by-law allocating the costs to the benefitting properties.

Scenario “D”

ERU Based on Schedule “A” with 4 ERU Count Per Building Proposed at 136 and 138 Tyrolean Lane: Properties with A single-family dwelling is one ERU, and two for a duplex (if on the same property) and three for a triplex (if on the same property). The ERU for lands zoned for development and currently vacant, for example 138 Tyrolean Lane will be calculated on a Hotel / Motel basis. A N/A was applied to lands 136 Tyrolean Lane because an official planning application has not been received; therefore, staff do not know the ERU count until an official planning application is received. The final ERU calculation will be determined at time of a planning approval for development lands and at the time of enacting a by-law allocating the costs to the benefitting properties.

2. Impact future Development Charges may have on affordability

As per the Affordability Policy in addition to paying for the actual cost of construction, based on an equivalent unit count, the homeowners are also responsibility for contributing to the current Treatment Plant and Distribution system. This charge is based on the Single/Semi Development Charge for the respective Service Area. Each equivalent unit is charged one Development Charge (i.e., a duplex would be two equivalent units and pay for two shares of the capital cost

of construction and two development charges). When calculating the total cost per equivalent unit to determine affordability, the actual cost of construction and the development charge are included; therefore, if the development charges increase or decrease it has a direct impact on the affordability of the project.

3. Increased Cost of Doing the project in 2 Phases

The total approved 2020 budget was \$3,970,700. It is estimated that Birch View Trail construction will cost an estimated \$1,250,000 and Tyrolean Lane construction \$3,600,000 if construction proceeded in 2022 under one project. Therefore, an additional \$879,300 budget amendment will be required to proceed with construction under one project in 2022.

Table 3: Estimate for Construction Costs in 2022

Road Name	Construction Year	Estimate Total Construction (\$)	Estimate Total Sanitary (\$)	Estimate Total Water (\$)
Tyrolean Lane	2022	3,600,000	1,764,000	1,836,000
Birch View Trail	2022	1,250,000	825,000	425,000

The 2023 construction cost forecast is uncertain due to market volatility; however, staff have used an estimated 5% increase for completing construction in 2023. The total for completing construction in one phase in 2023 is estimated at \$5,092,500. With the total approved 2020 budget at \$3,970,000 there will be an estimated \$1,121,800 budget amendment required to proceed with construction under one project in 2023. Further breakdown of the costs are below.

Table 4: Estimate for Construction Costs in 2023

Road Name	Construction Year	Estimate Total Construction (\$)	Estimate Total Sanitary (\$)	Estimate Total Water (\$)
Tyrolean Lane	2023	3,780,000	1,852,200	1,928,000
Birch View Trail	2023	1,312,500	866,250	446,250

The total approved capital 2020 budget was \$3,970,700. The Town's engineering consultant provided a high-level construction estimate that Birch View Trail construction will cost an estimated \$1,250,000 and Tyrolean Lane construction \$3,600,000; therefore, additional \$879,300 budget amendment will be required to proceed with construction under one project in 2022. The total approved capital 2020 budget has been impacted predominately from civil design, regulatory and material implications.

Examples of budget implications include the following:

A. Excess Fill Regulation

A budget allowance will be required for the removal and disposal of excess soils to the requirements of the new excess soils legislation O. Reg. 409/06 which came into full effect as of January 1, 2022. The full financial impact of this new provincial requirement was not

anticipated or known at the time the original budget was developed. The regulated community is continuing to seek additional clarity about the new requirements from the Ministry of the Environment, Conservation and Parks. In the interim, staff are working on procedures and planning for the reuse of the soil from Town projects to help reduce capital costs, but it will not be in place for the 2022 construction season.

B. Additional watermain replacement on Arlberg Crescent

During initial budget estimates the existing watermain on Arlberg Crescent from Kandahar Lane to Birch View Trail was not included. The existing watermain on Arlberg Crescent is Grey PVC and is obsolete.

C. Existing sanitary design on Kandahar Lane and Arlberg Crescent

A design and constraint deficiency of the existing sanitary main on Kandahar Lane and Arlberg Crescent was identified in the early stages of engineering design. The deficiency included extending and increasing the size of the existing sanitary main resulting in the removal and replacement of approximately 250 m of existing sanitary main on Kandahar Lane and an additional 100 m of sanitary main on Arlberg Crescent.

D. Material cost

The COVID-19 Pandemic has resulted in substantial cost increase of materials and supply chain delays. This ultimately, has resulted in substantial material costs.

E. Replacement of existing culverts

The project area of Tyrolean Village is a rural cross section which consists of open ditches. There have been several identified cross culverts that are flagged to be replaced due to conflicts with the proposed new watermain and sanitary main installation.

4. The Ability to Adjust the Local Improvement Charge Retroactively

The Local Improvement Charges regulation process under the *Municipal Act* to attain the wastewater servicing extension is borne by the benefitting property owners based on property frontage. The Act gives Town Council the authority to set a by-law to collect the abutting property owners' share of the project cost. Under the Regulation, the cost-sharing can be applied to lots that abut the work; lots that do not abut the work but will be immediately benefited by it; or, a combination of both. Furthermore, the required by-law for undertaking the work will specify the estimated cost of the work, the owners' share of the cost and potentially the municipality's share.

A petition in favour of undertaking the work as a local improvement shall be signed by at least two-thirds of the owners representing at least one-half of the value of the lots liable to be specially charged for the work. Conversely, a petition against undertaking the work as a local improvement shall be signed by at least a majority of the owners representing at least one-half of the value of the lots liable to be specially charges for the work. If the municipality receives a

sufficient number of petitions against starting a project, it may, among other things cancel the project and/or apply to the Local Planning Appeals Tribunal for consideration.

The Affordability Policy is similar in some respects to the Local Improvement Charges regulation under the *Municipal Act*; however, the wastewater servicing extension is borne equally by the benefitting property owners based on an equivalent unit basis. Furthermore, all benefitting property owners on each project will also contribute towards Treatment Plant and related infrastructure costs as well as project costs at a rate equal to equivalent current Development Charges.

The Affordability Policy establishes a framework for Town Council to set a by-law to collect the benefitting property owners' share of the project cost. Furthermore, the required by-law for undertaking the work will specify the estimated cost of the work, the owners' share of the cost and potentially the municipality's share.

For this project, the Town is following past practice and once the ERU allocation is confirmed and associated Development Charges (i.e. plant and collection charges) and the servicing extension is constructed, a Fees and Charges By-Law will be brought to Council for approval. This by-law is the mechanism to recoup costs from the benefitting property owners and sets out the options and terms of the payment. Current practice is not to retroactively amend the by-law if additional, or fewer ERU's are constructed or realized in the future. This would result in a challenging and complicated administrative process and is not recommended for this project.

Considerations:

On March 31, 2022, staff contacted Tyrolean Village Resorts (regarding 138 Tyrolean Lane), as follow up to CSOPS.22.009 entitled "Tyrolean Village Watermain Replacement and Wastewater Servicing PIC 2 Follow-up." Based on the discussion, there was no significant concern about delaying Phase Two – Tyrolean Lane Watermain Replacement and Wastewater Servicing Extension. Tyrolean Village Resorts submitted correspondence to staff and Council on April 5, 2022. Staff, including the Chief Administrative Officer, followed up with Tyrolean Village Resorts and again it was confirmed that there is not significant concern with the proposed phasing of the project.

The following are factors staff are taking into consideration for the recommendation of separating the project into two phases:

A. ERU Count for 136 and 138 Tyrolean Lane

Presented in Table 2 there are four ERU scenarios. Each scenario is evaluated against the wastewater extension capital costs and the ERU for the benefitting properties on Tyrolean Lane. At this time, the planning applications for 136 and 138 Tyrolean Lane have not fully come into fruition and require proper planning procedures to satisfy the requirements of the application (i.e. Zoning, Draft Plan and Site Plan) before staff can confidently assign an ERU count to 136 and 138 Tyrolean Lane and make a final determination of the appropriate determination of affordability.

B. Planning Applications

The developments on Tyrolean Lane do not appear to be advanced to the point where they are ready to break ground this spring. As such, if the Tyrolean component of the project is deferred, it could be completed concurrently with the development of 136 and 138 to allow for connection. If this was coordinated well, it would limit disruption in the area compared to constructing the sewer and water and then developing the land.

The property at 136 Tyrolean Lane has not submitted an official planning application. Staff do not know what the site plan layout will be; therefore, do not know where or how many services should be installed as part of the Tyrolean Lane watermain replacement and wastewater extension project.

Further, there are development applications on Birch View Trail that are awaiting final approval and can proceed with the commissioning of the sanitary sewers.

C. Construction Cost Savings

It may be advantageous to bundle two projects under one construction project for the thought of minimizing general works (i.e. mobilization and demobilization) however, if the works are not linear in scope and requires relocating to various road sections it increases cost and time. For example, there would be an advantage for both cost and time if the entire alignment of the project was paved. Restoration works can restore a significant length of road in a short time. If the works had to break into two parts, then there might be additional costs; however, Birch View Trail is 90% unpaved and any restoration on Arlberg Crescent can be deferred into 2023; therefore, there are no advantages to doing it all in one year.

Further, Tyrolean Lane and Birch View Trail are unique projects entirely. Tyrolean Lane requires the removal and replacement of existing watermain on Tyrolean Lane, Kandahar Lane and Arlberg Crescent. This work will also include the installation of a gravity sanitary main from Tyrolean Lane with the removal and replacement of the existing sanitary on Kandahar Lane and Arlberg Crescent. Birch View Trail will include the removal and replacement of existing watermain from the intersection of Arlberg Crescent to approximately 175 m north and the installation of a combined gravity and low-pressure force main sanitary main.

D. Urbanization of Tyrolean Lane Under Development Charges Background Study

The Town of The Blue Mountains Development Charges Background Study recognizes that Tyrolean Lane is a development-related capital program. The capital program includes urban reconstruction complete with sidewalks, streetlights and road-side tree planting.

Currently, the project will include restoration only in areas disturbed by the installation of the necessary infrastructure. The road disturbed by construction will be restored to match the existing road surface.

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

Improperly maintained and failing septic systems may contribute to higher soil, groundwater and surface water pollution.

G. Financial Impacts

Staff are recommending a delay to the wastewater servicing and watermain replacement on Tyrolean Lane until such time that development becomes clearer on the large vacant lots at 136 and 138 Tyrolean Lane. Tyrolean Lane is a Development Charges road and will require significant capital works to bring it up to an urban standard, which will be required when these lots develop.

The delay will also allow the Town to further understand the prep work for a full road reconstruction rather than just a watermain replacement and wastewater servicing project.

H. In Consultation With

Shawn Everitt, Chief Administrative Officer

Shawn Carey, Director of Operations

Allison Kershaw, Manager of Water and Wastewater

Ruth Prince, Director of Finance and IT Services/Treasurer

Sam Dinsmore, Deputy Treasurer/Manager of Budgets and Accounting

Trevor Houghton, Manager of Community Planning

Shawn Postma, Senior Policy Planner

Will Thomson, Director of Legal Services

I. Public Engagement

The topic of this Staff Report was subject to a Public Meeting and two Public Information Centres in accordance with the following schedule:

- (Monday, February 24, 2020 Notice of Public Meeting to residents in Tyrolean Village to review and comment on 2020 Draft Budget;
- Monday, March 9, 2020 Public Meeting for 2020 Draft Budget;
- Monday, December 14, 2020 Notice to Residents of project initiation;
- Tuesday, April 6, 2021 Notice of PIC 1 mail out to Tyrolean Village residents;
- Thursday, April 8, 2021 Notice of PIC 1 advertised in the Collingwood Connection;
- Thursday, April 15, 2021 project signage installed;
- Thursday, April 22, 2021 PIC 1 advertised in the Collingwood Connection;
- Tuesday, April 20, 2021 Committee of the Whole – Initial staff report CSOPS.21.029 Tyrolean Village Watermain Replacement and Wastewater Servicing Public Information Centre;
- Monday, May 3, 2021 Council – recommendation from Committee of the Whole considered by Council;
- Thursday, May 6, 2021 PIC 1 held;
- Tuesday, June 15, 2021 Committee of the Whole – Staff Report CSOPS.21.041 Tyrolean Village Watermain Replacement and Wastewater Servicing PIC 1 Follow-up;
- Thursday, November 11, 2021 Notice of PIC 2 advertised in the Collingwood Connection;
- Tuesday, November 11, 2021 Notice of PIC 2 mail out to Tyrolean Village residents;
- Tuesday, November 16, 2021 Committee of the Whole – Staff Report CSOPS.21.083 Tyrolean Village Watermain Replacement and Wastewater Servicing Public Information Centre 2 with recommendation to proceed to public consultation;
- Monday, November 29, 2021 Council – recommendation from Committee of the Whole considered by Council;
- Thursday, November 25, 2021 Notice of PIC 2 advertised in the Collingwood Connection;
- Thursday, December 2, 2021 PIC 2 held;
- Tuesday, March 29, 2022 Committee of the Whole – Staff Report CSOPS.22.009 Tyrolean Village Watermain Replacement and Wastewater Servicing PIC 2 Follow-up;
- Monday, April 11, 2022 Council – Staff Report CSOPS.22.042 Tyrolean Village Construction Follow-up.

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

J. Attached

1. CSOPS.22.042 Attachment 1 Birch View Trail
2. CSOPS.22.042 Attachment 2 Tyrolean Lane

Respectfully submitted,

Kevin Verkindt
Senior Infrastructure Capital Project Coordinator

Shawn Carey
Director of Operations

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

Report Approval Details

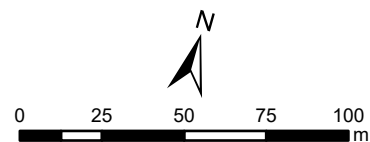
Document Title:	CSOPS.22.042 Tyrolean Village Construction Follow-up.docx
Attachments:	- CSOPS.22.042 Attachment 1 Birch View Trail.pdf - CSOPS.22.042 Attachment 2 Tyrolean Lane.pdf
Final Approval Date:	Apr 8, 2022

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

Shawn Carey - Apr 8, 2022 - 11:33 AM

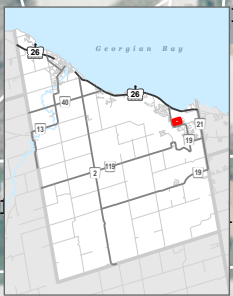


**TOWN OF
THE BLUE MOUNTAINS**
Birch View Trail

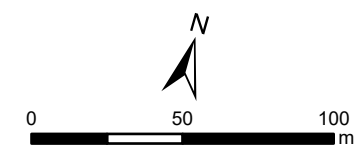


This map is intended for reference purposes only.
THIS IS NOT A PLAN OF SURVEY. (2022)





**TOWN OF
THE BLUE MOUNTAINS**
Tyrolean Lane



This map is intended for reference purposes only.
THIS IS NOT A PLAN OF SURVEY. (2022)





**The Town of The Blue Mountains, Special Meeting of Council
Special Meeting of Council**

Date: Tuesday, April 12, 2022

Moved by: Paula Hope

Seconded by: Bill Abbotts

THAT Council receive Staff Report CSOPS.22.042, entitled "Tyrolean Village Construction Follow-up" for their information;

AND THAT Council proceed with the recommendations from Staff Report CSOPS.22.009, entitled "Tyrolean Village Watermain Replacement and Wastewater Servicing PIC 2 Follow-up".

The motion is Carried