



Staff Report

Operations – Water & Wastewater Services

Report To: COW - Operations, Planning and Building Services
Meeting Date: April 28, 2026
Report Number: OPS.26.024
Title: Outfall Construction Update
Prepared by: Allison Kershaw, Manager of Water & Wastewater Services

A. Recommendations

THAT Council receive Staff Report OPS.26.024, entitled “Outfall Construction Update” for their information.

AND THAT Council grant relief of the Noise By-Law 2002-09 from May 15, 2026, to September 31, 2026, for works related to the construction of the Effluent Outfall.

B. Overview

This Staff Report provides Council with an update on the Thornbury Wastewater Treatment Plant Outfall Project and seeks approval for relief from Noise By-Law 2002-09. The requested relief would permit the contractor to work extended hours on weekends, specifically Saturdays from 8:00 to 17:00 and Sundays from 8:00 to 13:00, to facilitate completion of the effluent outfall installation.

C. Background

During the engineering design work of the Thornbury Wastewater Treatment Plant (TWWTP) Phase IA Expansion, it was determined that the Effluent Outfall was undersized to accommodate the peak flows from the expansion. A capital project was developed to replace the existing outfall with a larger pipe, in a more suitable location.

The design of the new outfall was completed early in 2025. The Town pre-qualified three (3) contractors to bid on the outfall construction tender. The installation work was initially scheduled for the summer of 2025, however, the contractors that had been pre-qualified indicated that they would not be able to complete the work due to other constraints. The Town agreed to allow the work to proceed in the summer of 2026.

Restrictions on shoreline work, combined with the concurrent reconstruction of Bay Street, have introduced additional challenges to the completion of the effluent outfall installation. The outfall is necessary to enable the additional treatment capacity delivered through the Phase 1A

Thornbury Wastewater Treatment Plant Expansion. Accordingly, staff are seeking relief from the Town’s Noise By-Law to permit weekend construction activities.

D. Analysis

Outfall Project Update

The existing effluent outfall for the TWWTP has been identified as undersized and unable to accommodate the projected effluent flows associated with the Phase 1A expansion. To address this limitation and support future growth, the Town has completed the design of a new effluent outfall sized to accommodate flows up to and including the Phase 3 expansion.

The proposed outfall will extend north from the TWWTP along Grey Street to the shoreline at the unopened portion of Grey Street and then continue approximately 1.5 km offshore into Georgian Bay. Of the offshore segment, the first 400 m will be buried roughly 2 m below the lakebed, while the remaining 1.1 km will be installed directly on the lake bottom.

Construction of the offshore outfall requires a temporary staging area with sufficient space to support materials, equipment, and operations. Lora Bay Park has been designated as this staging area.

The approved budget for the engineering and construction of the TWWTP Effluent Outfall is \$16,000,000. Of this amount, \$2,000,000 was transferred to the HEWs Projects, as the portion of the Effluent Outfall construction located on Grey Street is being completed by the Bay Street Reconstruction Contractor. This results in a remaining project budget of \$14,000,000.

Design work has been completed, and all necessary regulatory approvals have been obtained; however, there were delays in securing all required approvals. The Town prequalified three contractors with the required expertise and experience to undertake the project. During the tendering process, two of the three contractors identified constraints that would prevent completion in 2025. As a result, the Town approved a revised construction schedule targeting summer 2026. Of the three prequalified contractors, two submitted bids for the work. The project is currently in the shop drawing review stage, with construction anticipated to commence in May 2026.

Presented below is a summary of the project budget, contract values and expenditures to date, including a forecasted spending.

Description	Budget	Contract Value	Spent to Date	Forecast 2026 Spending	Net Budget after forecasted Spending
Engineering	\$2,500,000	\$2,311,332	\$1,523,402	\$787,930	\$188,688
Contract Services and Contingency	\$11,499,200	\$8,747,942	\$4,598	\$8,743,344	\$2,751,258
Miscellaneous	\$800	\$800	\$770	\$30,000	-\$30,000
TOTAL	\$14,000,000	\$11,060,074	\$1,528,770	\$9,561,274	\$2,909,946

It is anticipated that the construction will be completed in 2026, however there is an additional one-year warranty period after substantial performance is reached. During that time, the constructor will be required to address any identified deficiencies.

By-Law Relief

Due to timing restrictions associated with fish habitat, there are limited windows available to complete shoreline work. As a result, staff are requesting an exemption from the Town's Noise By-law to permit construction during Saturday afternoons and Sundays. The requested exemption would apply to both the unopened Grey Street Road allowance and Lora Bay Park.

By-Law 2002-09 prohibits the operation of construction vehicles or the act of construction between the hours of 19:00 hours of any weekday to 07:00 hours of the next weekday save and except Saturday from 8:00 to 13:00 hours which is likely to disturb the peace, quiet, comfort or repose of any other inhabitant within or having quiet enjoyment of the lands upon which is located any dwelling unit, apartment building, hotel, motel or any other type of residence unless written permission to specifically extend or alter the herein before mentioned periods has been given in writing by Council. In addition, the Town's By-Law 2002-60 amends By-Law 2002-09 to allow noises and sounds authorized by the municipality.

Shoreline work within Georgian Bay is highly regulated to protect sensitive ecosystems. The Town's approvals restrict in-water and shoreline construction activities to the period between July 15 and September 15, creating a very limited window to complete the outfall installation. In addition, the concurrent reconstruction of Bay Street presents further challenges, as both projects must be coordinated within a constrained road right-of-way. To meet regulatory timelines and allow the Bay Street reconstruction to proceed as scheduled, staff are seeking relief from the Noise By-Law.

Staff estimate that two to three weeks of weekend work will be required; however, the specific dates remain to be confirmed, pending material deliveries and coordination with the Bay Street Reconstruction Project. Prior to commencing such work, notifications will be distributed to surrounding residents who may be impacted.

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 new effluent outfall will reduce the impacts of the effluent on the receiving waters of Georgian Bay by being located farther offshore in deeper water, where improved dilution and mixing conditions will enhance dispersion.

G. Financial Impacts

The budget for this project was approved as part of the 2022 Town Budget, and all costs remain within the approved amount.

H. In Consultation With

Monica Quinlan – Director of Corporate & Financial Services/Treasurer

Serena Wilgress – Manager of Purchasing & Risk Management

Debbie Young – Manager of By-law and Licensing

Vicky Bouwman - Supervisor of Accounting & Budgets

Mark Service – Wastewater Supervisor

Jason Petznick - Communications Coordinator Capital Projects

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 Allison Kershaw, Manager of Water & Wastewater Services managerwww@thebluemountains.ca .

Respectfully submitted,

Allison Kershaw,
Manager of Water & Wastewater Services

Alan Pacheco
Director of Operations

For more information, please contact:
Allison Kershaw, Manager of Water & Wastewater Services
managerwww@thebluemountains.ca
519-599-3131 extension 226

Report Approval Details

Document Title:	OPS.26.024 Outfall Construction Update.docx
Attachments:	
Final Approval Date:	Apr 17, 2026

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

Allison Kershaw - Apr 17, 2026 - 8:31 AM

Alan Pacheco - Apr 17, 2026 - 8:38 AM