



# Staff Report

## Operations

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**Report To:** Committee of the Whole  
**Meeting Date:** October 19, 2021  
**Report Number:** CSOPS.21.075  
**Title:** Tyrolean Village Resorts Flooding Concerns – Staff Follow-up  
**Prepared by:** Kevin Verkindt, Senior Infrastructure Capital Project Coordinator

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### A. Recommendations

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THAT Council receive Staff Report CSOPS.21.075, entitled “Tyrolean Village Resorts Flooding Concerns – Staff Follow-up.

### B. Overview

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At the March 22, 2021 Council meeting, Tyrolean Village Resorts (TVR) provided correspondence to Council concerning flooding and related damages (Attachment #1) to their lands located north of Monterra Road and west of Grey Road 21 (Attachment #2). Council received the correspondence as information and directed Operations staff to prepare a report back to Council in response to the correspondence (Attachment #3).

### C. Background

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On March 22, 2021, TVR presented correspondence to Council regarding drainage and flooding issues in Watercourse 1 and Watercourse 6 areas (Attachment #4).

TVR is concerned that the drainage water from development approvals west of their property, including enhanced snowmaking facilities and municipal infrastructure projects has or will adversely affected their property and opportunities to improve and/or sell the lands.

Staff have met several times with TVR and have investigated the drainage situation above and upon their lands to understand the drainage regime. Most recently, TVR and Staff have exchanged correspondence regarding flooding concerns related to ongoing development and specific capital project initiatives, such as, the Drainage Master Plan.

### D. Analysis

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#### Drainage Master Plan

The Town of The Blue Mountains has not historically completed a comprehensive Drainage Master Plan (DMP) but has completed localized Master Plans pertaining to drainage. Most

recently, the Town completed the Thornbury West Drainage Master Plan and several preferred alternative solutions were derived, such as, implementing mechanical devices to address stormwater quality and minor and major drainage improvements to eliminate municipal drainage from entering private property. A number of these recommended solutions are being implemented through ongoing and planned capital infrastructure projects.

Although there are preferred drainage solutions for individual communities, watercourses and developments, a Town-wide drainage study is required to assess relative risks, costs versus benefits, and social and environmental impacts. Therefore, the DMP will serve as a long-term strategy for the Town to best address management of stormwater resources for both existing and new growth areas and to integrate the Town's regard for water quality and water quantity control requirements.

The DMP is following the Municipal Class Environmental Assessment (MCEA) Master Planning Process to define the problem / opportunity and identify appropriate alternatives and options to address issues. This includes:

- 1) Identify existing and future drainage infrastructure deficiencies and areas of flooding;
- 2) Develop drainage solutions to address these deficiencies, reduce flooding, resolve public safety concerns and improve maintenance opportunities;
- 3) Evaluate the drainage solutions through a risk assessment considering costs, impacts on the environment, and input from the public and interested stakeholders;
- 4) The selection of a set of preferred solutions to be implemented moving forward;
- 5) Prioritization of the preferred solutions considering available funding, planned development, capital works budgets, infrastructure condition assessments and coordination with other infrastructure (roads, bridges, sanitary and watermain) improvement projects; and
- 6) The development of a policy framework for the management of stormwater in existing and future growth areas.

Furthermore, the DMP process will include two (2) Public Information Centers (PIC). The first PIC will be held to present the minor and major drainage system model to the public, present the drainage deficiencies identified and elicit input and feedback regarding preliminary alternative solutions being considered for further assessment and evaluation. The second PIC will be held following the evaluation of the alternative solutions to present the assessment and evaluation of the alternative solutions to the public along with the preferred alternative solution to elicit comments and feedback regarding the process, alternatives and preferred solutions.

Through a competitive bid process, Tatham Engineering Limited (Tatham) was selected to undertake and commence the DMP. Given the extent of past and ongoing work completed by Tatham in these watersheds, the Town is confident Tatham is best suited to prepare the coordinated DMP. With Tatham, the Town will leverage the experience and understanding of the watersheds, watercourses and the local drainage systems to develop alternatives to

address the identified deficiencies, reduce flooding, improve water quality and maintenance opportunities.

Staff anticipate the following future milestone dates to be achieved for the DMP:

- 1) September / October 2021: Tatham is to identify the existing drainage system deficiencies;
- 2) October 2021: Tatham is to submit to Town Staff the Draft 30% Master Drainage Report;
- 3) December 2021: the Town and Tatham will be hosting a virtual Public Information Centre #1;
- 4) February 2022: Tatham is to submit to Town Staff the Draft 60% Master Drainage Report;
- 5) April 2022: Tatham is to submit to Town Staff the Draft 90% Master Drainage Report;
- 6) May/June 2022: the Town and Tatham will be hosting virtual Public Information Centre #2
- 7) July 2022: Tatham is to submit to Town Staff the Draft 100% Master Drainage Report; and
- 8) September / October 2022: Final Presentation to Council.

### **Subject Lands**

Staff recognize the concerns raised by TVR. The drainage area of Watercourse 1 and Watercourse 6 is a complex issue and in response, Staff included in the scope of work for the DMP the requirement to prioritize analysis and recommendations to address stormwater and drainage issues associated with Watercourse 1 and Watercourse 6. A number of alternatives to address localized flooding in this area will be assessed and options will be discussed with TVR, residents and other stakeholders.

### **Town Response to Localized Flooding**

The Roads and Drainage Division has historically responded to localized incidents near the subject lands (Attachment #2), where stormwater overflows the watercourse resulting in the inundation of the roadside drainage system. The phenomena can occur across Monterra Road from the Monterra Golf course lands and onto the subject lands. The flood water can cross in several locations. The primary locations are 75 m from the east end of the road near the 300 mm road crossing culvert and a second located at the 750 mm road crossing culvert near the intersection with Grand Cypress Lane (Attachment #5).

During an event, the flood water often raises over the road to the depth of a few centimeters. In response to potential and active flooding events, the Roads and Drainage Division monitors the conditions and where necessary deploy barrel / cones and signs to notify drivers there is water over the road. These conditions tend to last for 4 to 6 hours. As water levels recede crews will inspect the ditches, shoulder, and road surface for erosion or other damage and remove signage and barrels/cones.

## **Planning and Development**

The Town remains committed to ensuring new development applications are prudently reviewed to assess the impacts on surrounding lands and addresses them appropriately.

In particular, the Town of The Blue Mountains require that any proposed upstream development demonstrate that stormwater quantity and quality must be satisfactorily addressed in accordance with the requirements of the Town, Ministry of the Environment, Conservation and Parks (MECP), Grey Sauble Conservation Authority and Nottawasaga Valley Conservation Authority on all projects, specifically, the Town requires that where pre-development conveyance capacity isn't available downstream of a site, flows must be controlled to ensure that the frequency, depth and duration of any flooding is not increased as a result of development.

More recently, the Provincial Policy Statement 2020 (PPS) has provided policy direction for stormwater management plans to provide a balance between environmental and infrastructure requirements. In addition, climate change resiliency, adaptation and mitigation are now considered as part of stormwater design and implementation and consideration must also be given to shared goals and objectives among water supply, wastewater and stormwater systems.

## **E. Strategic Priorities**

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### **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.

## **F. Environmental Impacts**

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Floods impact both individuals and communities, and have social, economic, and environmental consequences. The consequences of floods, both negative and positive, vary greatly depending on the location and extent of flooding, and the vulnerability and value of the natural and constructed environments they affect.

## **G. Financial Impacts**

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N/A

## **H. In Consultation With**

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Jim McCannell, Manager of Roads and Drainage

Nathan Westendorp, Director of Planning and Development Services

Brian Worsley, Manager of Development Engineering

## **I. Public Engagement**

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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.

Any comments regarding this report should be submitted to Kevin Verkindt, Senior Infrastructure Capital Project Coordinator [kverkindt@thebluemountains.ca](mailto:kverkindt@thebluemountains.ca).

## **J. Attached**

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1. Attachment 1 TVR Correspondence
2. Attachment 2 Map of Subject Lands Collingwood Concession 1 Part Lot 19 Plan 824 Part Lot 6 and RP 16R10341 Part 3
3. Attachment 3 Council Resolution
4. Attachment 4 Overview map of Watercourse 1 and Watercourse 6
5. Attachment 5 Overview Map of Stormwater and Roadside Infrastructure on Monterra Road

Respectfully submitted,

Kevin Verkindt  
Senior Infrastructure Capital Project Coordinator

Shawn Carey  
Director of Operations

For more information, please contact:  
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### Report Approval Details

Document Title:	CSOPS.21.075 Tyrolean Village Resorts Flooding Concerns - Staff Follow-up.docx
Attachments:	<ul style="list-style-type: none"><li>- CSOPS.21.075 Attachment 1 TVR Correspondence.pdf</li><li>- CSOPS.21.075 Attachment 2 Map of Subject Lands.pdf</li><li>- CSOPS.21.075 Attachment 3 Council Resolution.pdf</li><li>- CSOPS.21.075 Attachment 4 Overview Map of Watercourse 1 and 6.pdf</li><li>- CSOPS.21.075 Attachment 5 Overview Map of Stormwater and Roadside Infrastructure.pdf</li></ul>
Final Approval Date:	Sep 28, 2021

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

**Shawn Carey - Sep 28, 2021 - 3:51 PM**