



# Staff Report

## Operations

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**Report To:** Committee of the Whole Meeting  
**Meeting Date:** November 30, 2021  
**Report Number:** CSOPS.21.086  
**Title:** West Side Water Storage Class EA Public Information Two Follow-up and Notice of Completion  
**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.21.086, entitled “West Side Water Storage Class EA Public Information Two Follow-up and Notice of Completion”;

AND THAT Council adopt Alternative 1 as the preferred solution (rehabilitate the Victoria Street elevated tower, construct a new reservoir at 10<sup>th</sup> Line Booster Pump Station, new upgraded pumps at the 10<sup>th</sup> Line Booster Pump Station and Camperdown Booster Pump Station, and a new feedermain loop in Zone 2);

AND THAT Council approve the issuance of the “Notice of Completion” for the 30-day review for the West Side Water Storage Class EA.

### B. Overview

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This report outlines the comments received from the second Public Information Centre held virtually on June 17, 2021 and comments received from Council on October 19, 2021 pertaining to Staff Report CSOPS.21.077 entitled “West Side Water Storage Class EA Public Information Two Follow-up and Notice of Completion.” A summary of the primary comments raised by Council at the Committee of the Whole meeting October 19, 2021 can be found in this report and are further addressed in the presentation to Council found in Attachment 4. Furthermore, this report is seeking Council approval to adopt the preferred alternative and issue the “Notice of Completion” (Attachment #1) for 30-day public and agency review and comment period for the West Side Water Storage Class Environmental Assessment (Class EA).

### C. Background

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In 2019, the Town completed a Town-Wide Water Distribution System Master Plan. This study identified the need for a subsequent Class EA to address water storage and distribution needs in the western pressure zones in the Town, including the approximate settlement areas of Camperdown, Thornbury and Lora Bay.

The purpose of this project is to enable the construction of municipal water infrastructure which will meet the Town's immediate and long-term build-out needs.

In 2020, the Town initiated the Class EA and retained J.L. Richards and Associates Limited as the engineering consultant to lead the project.

As part of the project scope, Town staff identified the need for two public consultation sessions. Ordinarily this would include a Public Information Centre (PIC) where the public can review the information and ask questions in-person. However, due to the COVID-19 situation and the limitations on social gatherings, this type of public consultation is not currently possible. In lieu of a traditional PIC, Town staff proposed a "Virtual PIC" event where the project was presented to the public via online streaming (similar to Council Meetings). The public was able to submit written comments which were responded to live or following the meeting.

On June 1, 2021, staff presented Staff Report CSOPS.21.035 entitled "West Side Water Storage Class EA Public Information Centre Two" to Committee of the Whole. At that time, staff presented four reasonable potential solutions to address the water storage deficiencies within the Class EA study area:

- Alternative 1 - Rehabilitate Victoria St. Tower and Construct In-Ground Reservoir at 10th Line Booster Pump Station (BPS)
- Alternative 3 - Rehabilitate Victoria Street Tower and New Elevated Storage in Zone 2
- Alternative 7 - New Zone 1 Tower at Existing Site with Upgrades to 10th Line BPS
- Alternative 8 - New Zone 1 Tower at New Site with Upgrades to 10th Line BPS

Staff concluded, based on an assessment and evaluation of key advantages and disadvantages, that the preliminary preferred option was Alternative 1.

Following direction from Council, the second PIC was hosted virtually on June 17, 2021, for residents and stakeholders to ask questions and provide comments to Town Staff.

## **D. Analysis**

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The comments received from residents and stakeholders in response to the Notice (issued May 20, 2021) and Public Information Centre (June 17, 2021) were addressed at the PIC. Staff allowed an additional follow-up comment period with a due date of August 20, 2021. All comments were addressed and summarized in Attachment #3 Public Information Centre Two Summary. All attendees were required to pre-register with the Town. There were 10 attendees at the PIC.

The public feedback indicated that of those attendees that responded, majority shared a common concern related to alternative elevated storage locations once the Victoria Street elevated tower reaches the end of its useful life. As a result, a statement was added to the Final Project File to clarify that when the Victoria Street elevated tower reaches the end of its useful

life, opportunities to pursue alternative elevated storage locations in Pressure Zone 1 (Thornbury-Clarksburg) could be considered.

The following were the primary concerns:

1. System Design – There was a concern that the current target for fire protection would lead to the water infrastructure being overbuilt. Ontario Building Code, Fire Underwriter Survey and Ministry of Environment, Conservation and Parks standards were considered throughout the Class EA. The supporting information confirming specific calculations and methodologies was provided from the Town to the commenter.
2. Density Targets – There was interest in the updated provincial density targets and the upcoming Town Official Plan review and how the density levels were accounted for. The density target projections were made in collaboration with the Town's Planning Division and any new updates will be used to refine the projections.
3. Victoria Street elevated tower – There was a common concern related to alternative elevated storage locations once Victoria Street elevated tower reaches the end of its useful life. The Final Project File will state that future opportunities to pursue alternative elevated locations in Pressure Zone 1 could be considered.

There were no comments of opposition to the preliminary preferred option recognized by staff.

The main objective of Phase Two of a Class EA is to identify and evaluate possible alternative solutions to the problem(s) and/or opportunities identified in Phase One. The Class EA has completed the phases associated with a Schedule 'B' project and has now identified the preferred solution in the Executive Summary of the Project File (Attachment #2). Based on optimizing the use of existing infrastructure, system redundancy, capital costing, compatibility with surrounding land use, land acquisition not being required, and adherence to existing zoning and official plan designation, staff are recommending the following as the preferred option:

Alternative 1 - Rehabilitate Victoria Street Elevated Tower and Construct In-Ground Reservoir at 10th Line BPS.

This alternative includes the following capital works:

- the existing Victoria Street elevated tower would be rehabilitated;
- construction of a new in-ground reservoir at the existing 10th Line BPS;
- new upgraded pumps at the 10th Line BPS and Camperdown BPS; and,
- installation of a new water feedermain loop in Zone 2.

Staff recommend finalizing the Class EA Project File based on selecting Alternative 1. This will also permit the Town to issue the Notice of Completion and allow an opportunity for further public comment during the 30-day period.

Finally, the recorded PIC including the Q&A, Final Project File, Executive Summary, Notice of Completion and project updates can be found by accessing the following link:

[West Side Water Storage Municipal Class Environmental Assessment \(MCEA\)](#)

Requests to the supporting appendices of the Project File should be submitted to Kevin Verkindt, Senior Infrastructure Capital Project Coordinator at [icpc@thebluemountains.ca](mailto:icpc@thebluemountains.ca).

### **Follow up to Committee of the Whole Meeting – October 19, 2021**

Staff presented Staff Report CSOPS.21.077 entitled “West Side Water Storage Class EA Public Information Two Follow-up and Notice of Completion” to the Committee of the Whole on October 19, 2021. Staff recommended the adoption of Alternative - 1 Rehabilitate Victoria Street Elevated Tower and Construct In-Ground Reservoir at 10th Line BPS.

At that time, Council raised concerns and asked a series of questions that required staff to follow-up. As a result, staff have included a presentation to Council (Attachment 4) summarizing the West Side Water Storage Class EA process, including the methodology of selecting the preferred option. The following addresses the primary concerns and questions:

1. Lifecycle costing – The expected lifespan of a steel elevated tower is 80 years. The lifecycle costing assumed that with continued regular maintenance (i.e. major re-coating every 10-years and minor rehabilitation every 20-years) that the tower would reach the end of its theoretical useful life. If, the tower is retired in 20-years from today instead of 40-years, it is acknowledged that the 50-year adjusted lifecycle cost would theoretically be higher than the option of constructing new tower today. However, future development plans have not been finalized for the tower’s current site (Thornubry Arena) or another potential tower potential site (e.g. Peel Street South). As such, constructing a new tower on either of these sites before the end of the existing towers useful life could adversely impact the future uses of these lands. Additionally, if the new tower is constructed now, it would be in service for 80 years without possibility of expansion. If the Town defers replacement 20 – 40 years, the new tower could be constructed sized on updated needs at that time. Overall, there are several uncertainties that were weighed in the evaluation of alternatives and rehabilitating the existing tower offered the greatest flexibility in the future.
2. Secondary Plan – The lands designated Future Secondary Plan Area in the Town Official Plan were not considered as part of this Class EA when the projected/potential future population was assessed by Planning Services. Currently, there is no specific schedule to develop this or any of the other Secondary Plan Areas identified in the Town’s Official Plan. This is also supported by the fact that this primary settlement area has not been built out and approvals of these area development parcels and build out of those have not been approved at this time. Planning Staff are monitoring our growth patterns and lands available for development very closely. At this point, Planning will review growth forecasts from the County of Grey (end of 2021), federal census data (early 2022), and the Town Official Plan growth studies (mid 2022) accordingly.

When additional lands from the Future Secondary Plan Areas are required to be designated for development, further study will be required in the form of a Secondary Planning exercise that considers all aspects of the area including:

- Which Future Secondary Plan (or portion of) should be opened for development?
- What type of development (residential / non-residential / parks + open space) will be permitted?
- How many people and jobs are planned for the Secondary Plan area and at what density?
- What is the basic engineering design, for water, sewer, stormwater and public utilities?
- Public Consultation is also required.

Based on the above, the West Side Water Class EA does not consider servicing of Future Secondary Plan Area lands and that when these lands are activated for development, appropriate studies will be completed at that time on preferred methods of servicing based on a completed basic engineering design for the area completed in accordance with engineering design requirements and other Town needs of that time. However, in the recommended option, the at-grade storage at 10th line could be expanded at any time if needed. Additionally, a new tower (to replace Victoria) will be required in 35 – 40 years and could be sized to include Secondary Plan areas.

3. Growth Capacity - The Class EA considers growth to the development of the urban boundary. This equates to approximately 3,457 new residential units and 344 new employment equivalent units (3,801 units total) in the western pressure zones (Lora Bay, Thornbury-Clarksburg, Camperdown). In addition, it was assumed that 569 existing not connected units and reserved in Lora Bay, and 347 existing not connected units in Clarksburg would be serviced. When this is considered, the Class EA considers servicing a total of 4,717 units where some are new and some are existing but un-serviced.

### **Next Steps**

Interested persons should provide written comments to the Town on the proposal within 30 days from the date of the Notice of Completion being posted.

In addition, a request may be made to the Ministry of the Environment, Conservation and Parks for an order requiring a higher level of study (i.e. requiring an individual/comprehensive EA approval before being able to proceed), or that conditions be imposed (e.g. require further studies), only on the grounds that the requested order may prevent, mitigate or remedy adverse impacts on constitutionally protected Aboriginal and treaty rights. Requests should include the requester contact information and full name.

Requests should specify what kind of order is being requested (request for additional conditions or a request for an individual/ comprehensive environmental assessment), how an

order may prevent, mitigate or remedy those potential adverse impacts, and any information in support of the statements in the request. This will ensure that the Ministry is able to efficiently begin reviewing the request.

Following the 30-day public review period and barring any formal comments and / or concerns to the Town, the Class EA will be complete. The Town will then proceed with a Request for Proposal (RFP) for the engineering, detailed design, contract administration and construction inspection for the projects identified in the preferred alternative of the Project File.

## **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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The Ontario Environmental Assessment Act (Act) sets out a planning and decision-making process to ensure that potential environmental effects are considered before a project is implemented. The purpose of the Act is to provide for the protection and conservation of the natural environment (R.S.O. 1990, c.E.18, s.2).

## **G. Financial Impacts**

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The 2019 capital budget for this project was \$8.8M inclusive of the Class EA process, engineering and design work, construction and contract administration. The Town's engineering consultants current estimate to implement Alternative 1 is \$10.3M. As staff work through the detailed design work for the reservoir and tower rehabilitation more informed budget projections will be brought to Council if budget increases are required.

## **H. In Consultation With**

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Shawn Carey, Director of Operations

Allison Kershaw, Manager of Water and Wastewater

Sam Dinsmore, Deputy Treasurer/Manager of Budgets & Accounting

## **I. Public Engagement**

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

- Friday, April 24, 2020 Town of Meaford meeting;
- Tuesday, April 28, 2020 Developer Stakeholder meeting;
- Monday, May 11, 2020 Developer Stakeholder meeting;
- Wednesday, May 27, 2020 PIC #1 Mail Notice to stakeholders;
- Monday June 1, 2020 Notice of PIC #1 placed on the Town of The Blue Mountains website;
- Thursday June 4, 2020 Notice of PIC #1 advertised in the Collingwood Connection;
- Thursday, June 25, 2020 PIC #1 was held;
- Tuesday, January 26, 2021 Developer Stakeholder meeting;
- Tuesday February 9, 2021 Developer Stakeholder meeting;
- Thursday, May 18, 2021 PIC#2 Mail Notice to stakeholders and stakeholders adjacent to the preliminary preferred alternative;
- Thursday, May 20, 2021 Notice of PIC #2 advertised in the Collingwood Connection;
- Thursday, June 3, 2021 Notice of PIC #2 advertised in the Collingwood Connection;
- Tuesday, June 1, 2021 Committee of the Whole – Initial staff report CSOPS.21.035 West Side Water Storage Class EA Public Information Centre 2 with recommendation to proceed to PIC #2;
- Monday, June 14, 2021 Council – recommendation from Committee of the Whole considered by Council;
- Thursday, June 17, 2021 PIC #2 was held;
- Tuesday, October 19, 2021 Committee of the Whole – Staff Report CSOPS.21.077 West Side Water Storage Class EA Public Information Two Follow-up and Notice of Completion with recommendation to adopt Alternative 1 and to post the 30-day Notice of Completion;
- Tuesday, November 30, 2021 Committee of the Whole – Staff Report CSOPS.21.086 West Side Water Storage Class EA Public Information Two Follow-up and Notice of Completion follow-up report to COW addressing Council’s primary concerns and recommendation to adopt Alternative 1 and to post the 30-day Notice of Completion; and,
- Thursday, December 16, 2021 Notice of Completion will be advertised in the Collingwood Connection.

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

## **J. Attached**

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1. CSOPS.21.086 Attachment 1 Notice of Completion
2. CSOPS.21.086 Attachment 2 Project File Executive Summary
3. CSOPS.21.086 Attachment 3 Public Information Centre Two Summary

4. CSOPS.21.086 Attachment 4 West Side Water Storage Class EA Presentation

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](mailto:icpc@thebluemountains.ca).  
519-599-3131 extension 304



### Report Approval Details

Document Title:	CSOPS.21.086 West Side Water Storage Class EA Public Information Two Follow-up and Notice of Completion.docx
Attachments:	<ul style="list-style-type: none"><li>- CSOPS.21.086 Attachment 1 Notice of Completion.pdf</li><li>- CSOPS.21.086 Attachment 2 Project File Executive Summary.pdf</li><li>- CSOPS.21.086 Attachment 3 Public Information Centre Two Summary.pdf</li><li>- CSOPS.21.086 Attachment 4 West Side Water Storage Class EA Presentation.pdf</li></ul>
Final Approval Date:	Nov 19, 2021

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

**Shawn Carey - Nov 17, 2021 - 10:58 AM**

**No Signature found**

**Shawn Everitt - Nov 19, 2021 - 9:11 AM**