

File 120251

February 9, 2023

Harley Valentine
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Re: Thornbury Acres (County Plan of Condominium File # 42CDM-2022-11)
Town of The Blue Mountains, Preliminary D-5-3-Servicing Options Statement

Dear Harley:

Further to comments received from Grey County Planning and Development dated January 19, 2023 we are please to present this letter reviewing servicing options for the Thornbury Acres Project in accordance with Ministry of the Environment Conservation and Parks (MECP) Procedure D-5-3. The D-5-3 procedure provides a guideline for how to assess the type of water and wastewater servicing that is right for new development. The guide recommends:

- Evaluating the proximity of existing municipal services.
- Evaluating the development potential of the area surrounding the subject site.
- Reviewing the environmental suitability of the proposed servicing including environmental constraints, suitability of terrain, performance of similar developments in the surrounding area, and the scale of the proposed development.
- Evaluating the relative potential and merit of each servicing option.
- Documenting the decision-making process and rationale that led to the determination of the preferred servicing option.

For the purposes of this assessment, we consider only the residential component of the development which represents 40% of the overall development area including the internal roads servicing the residential development.

MUNICIPAL SERVICES PLANNING POLICY

As outlined in the Provincial Policy Statement (2020) Section 1.6.6 and reiterated in the Grey County Official Plan (2019) Section 8.9.1, the preferred servicing hierarchy is:

1. municipal water and wastewater;
2. private communal water and wastewater; and
3. private individual water and wastewater.

Per the Town of The Blue Mountains Official Plan (2016) section D1.3, “All new development on land outside of Settlement Areas shall be serviced by private well and septic.”, which is the case for the subject property.

EXISTING MUNICIPAL SERVICING

The closest municipal servicing to the subject site is a gravity sanitary sewer and municipal watermain located in the vicinity of the intersection of Grey Road 40 and 7th Line approximately 1,100 m east of the proposed development site access from Grey Road 40.

DEVELOPMENT POTENTIAL OF SURROUNDING AREA

Land use and zoning surrounding the site includes rural, agricultural, special agriculture and rural employment. These uses have limited development potential.

ENVIRONMENTAL SUITABILITY

Environmental Constraints

An objective of the proposed development is to minimize its environmental impact. This includes maintaining as much existing woodlot on site as possible and implementing environmental buffers between each homestead. There are no surface water or defined watercourses on site.

The Hydrogeological Assessment prepared by Cambium was completed in accordance with MECP guideline D-5-4-Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment and D-5-5-Private Wells: Water Supply Assessment. The hydrogeologic assessment states that “Based on the preliminary assessment, Cambium concludes that the Site can sustain the development of 37 homesteads without inducing a negative impact on the quality or quantity of on-site and off-site groundwater resources.”.

Suitability of Terrain

As noted above, an objective of the proposed development is to integrate the development into the existing terrain as much as possible. The grading strategy for the development will generally follow the



existing natural topography of the subject site with the roads and building areas for the homesteads raised with fill to direct runoff away from road and residences. This grading strategy is implemented to allow for the retention of significant environmental buffers between each homestead and to minimize the extent of stripping and grading on the site. Although this grading strategy is more environmentally conscious regarding maintaining existing vegetation on site, one downside is that it creates multiple low points across the site which make collecting and conveying wastewater by gravity sewer following the internal roadways impractical. Further, wastewater collection and conveyance by gravity sewer doesn't align with the overall development vision. The Geotechnical Investigation Report prepared by Cambium Inc. in support of the proposed development characterize the native soil on site as predominantly silty sand, sandy silt and sand which are all conducive to infiltration-based wastewater disposal techniques.

Project Scale

Overall, the development site including the agricultural and residential component is approximately 61ha (151 acres). The residential component proposes 37 homesteads over approximately 20 hectares (ha) for an average homestead size of 0.54ha (1.33 acres). The length of internal roadways to service the proposed homesteads is approximately 2,200 linear metres making the total residential and road area of the development approximately 24.5 ha (60.6 acres) or 40% of the total development area.

SERVICING ALTERNATIVE ANALYSIS

Municipal Water and Wastewater

Municipal servicing of the proposed development goes against Town Official Plan policy as the subject site is located outside of a settlement area. Further, to extend the municipal servicing to the subject site, approximately 1,100 m of County Road 40 will have to be disturbed for the installation of the sanitary sewer. Assuming that the alignment of the sewer follows the centreline of the road, full width restoration of asphalt for the 1,100 m stretch will be required. During construction along Grey Road 40, the County Road will have to be closed to traffic. The natural topography of the subject site will likely require 2 sanitary outlets to the sanitary main on Grey Road 40 to generally maintain existing grading, one of which will have to run through the proposed farm field. The subject site ranges from 10 to 20 m higher than existing grade at the Intersection of Grey Road 40 and 7th Line where the closest existing watermain and sanitary sewer exist; this is advantageous with respect to draining wastewater by gravity but may require booster pumping and/ or establishment of a new pressure zone complete with additional reservoir storage to service with municipal water.

Private Communal Water and Wastewater

As with municipal wastewater servicing, the proposed grading strategy for the development will make collecting and conveying wastewater to a central communal wastewater treatment system impractical;



multiple pumping stations and forcemains will likely be required in addition to gravity sewers. As for communal water servicing, the low density of the development makes it impractical to service via a communal system. Approximately 2,200 linear meters of watermain will be required to service the proposed 37 homesteads. Private communal servicing does meet the Municipal Official Plan policy for servicing.

Private Individual Water and Wastewater

Individual water and wastewater servicing is practical for the proposed development. The hydrogeological reporting completed by Cambium demonstrates that the subject site can sustain the development of 37 homesteads served by individual well and septic systems without inducing a negative impact on the quality or quantity of on-site and off-site groundwater resources. Further, the Functional Servicing Report prepared by Tatham Engineering Limited (2022) shows that the proposed homesteads are adequately sized to support individual septic systems. Private individual servicing does meet the Municipal Official Plan policy for servicing.

PREFERRED ALTERNATIVE

The preferred alternative to service the proposed development is individual water supply and wastewater disposal via well and septic systems. This strategy meets the Municipal Official Plan servicing policy and is supported by the Hydrogeological Assessment and Functional Servicing Report prepared in support of the development.

Yours truly,

Tatham Engineering Limited



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