

September 18, 2018
Our File: 216070

Barry's Construction & Insulation Ltd.
7839 Highway 21
R.R. #2
Allenford, ON N0H 1A0

Attention: Mr. Stu Doyle

Re: Proposed Kilsyth Subdivision
Site Servicing Options Review (D-5-3)
Concession 7, North Pt. Lot 9
Former Township of Derby
Township of Georgian Bluffs

Dear Stu,

This letter provides a review of water and sewage servicing for the Draft Plan of Subdivision with reference to the Ministry of Environment Conservation and Parks (MECP) Guideline D-5-3. Standard services such as gas, cable and telephone, and electricity will also be provided through extension of existing infrastructure on Grey Road 5 and/or Concession 7 (Mill Street).

Municipal Servicing

Based on standard development/planning principals, municipal servicing is the preferred approach. Currently, the closest municipal servicing owned and/or operated by Georgian Bluffs is the East Linton system. This system is located approximately 15 km away. Without analyses, it is clear that the economics and logistics of extending municipal services over 15 km to service 33 lots is not feasible.

In broader terms, the area is dominated by rural and agricultural uses. Development is generally limited through the Official Plan to development areas such as Hamlets. It is reasonable to expect that future potential future development in the area would not be at a level that would warrant consideration for the extension, or creation of municipal services.

Communal Services

In the absence of municipal servicing, communal services are the "preferred" servicing option. The use of communal services requires the development of Municipal Responsibility Agreement, which would require the municipality to assume the end responsibility of the system. It is our understanding that the Township of Georgian Bluffs is not amenable to the assumption of a communal system.

From an economical perspective, the use of communal services requires specific approvals under the MECP, which typically include monitoring programs. The communal water system would be designated under Ontario Regulation and have specific operational requirements, including appropriate designated operator.

Notwithstanding the need for a Responsibility Agreement, the costs associated with the design, approval, development, and operation of a communal to service only 33 lots is not considered feasible, particularly relative to private on-site servicing. Based on the development of 33 lots, the relative development cost (compared to private servicing) is expected to be approximately a factor of two (2) and the relative operational cost approximately a factor of five (5).



Individual Private Services

For rural lots in the Township, the standard water and sewage services are provided via an on-site well and sewage system under Part 8 of the Ontario Building Code. The on-site wells are to be completed by Drilling Contractors licensed under Ontario Regulation 903 with well locations developed in conjunction with standard site layout planning.

The practical and environmental suitability of use of private services has been verified through completion of a Site Servicing Study (GM BluePlan Engineering Limited, September 2018) to support MECP Guidelines D-5-4 and D-5-5. Based on the site location, number of lots, and size of proposed development, the use of private individual servicing is considered the most economic and practically feasible servicing option for the proposed subdivision.

Yours truly,

GM BLUEPLAN ENGINEERING LIMITED

Per:

A handwritten signature in blue ink, appearing to read 'Matthew Nelson'.

Matthew Nelson, P.Eng., P.Geo.
MN/mz

cc: GMBP: Bill Dubeau – bill.dubeau@gmblueplan.ca ; Ian Eriksen – ian.eriksen@gmblueplan.ca
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