

B5. Council Meeting

- Council Presentation
- Staff Report
- Comments Received / Response Provided

Council Presentation



MIDLAND WATERWORKS MASTER PLAN UPDATE

Municipal Class Environmental Assessment

COUNCIL PRESENTATION

December 9, 2020

AGENDA

- Municipal Class Environmental Assessment (MCEA) Process and Consultation
- Anticipated Growth
- Key Deficiencies
- Recommended Strategy
- Cost Estimates and Timing





INTRODUCTION

- The Town of Midland retained AECOM to complete an update to the existing Water Servicing Master Plan (2013) to reflect growth in the community, planned development, and operational changes.
- This update will provide a comprehensive water servicing infrastructure plan for the community for the next 20 years and will also support the Town's Official Plan Review and Development Charges Study.
- The project study area as illustrated in **Figure 1** includes the limits of the Town of Midland as well as a several key stakeholders located within the neighboring Tay Township (i.e. St. Marie Among the Hurons, Martyr's Shrine, and Wye Marsh Wildlife Centre) that are currently serviced by the Town of Midland.

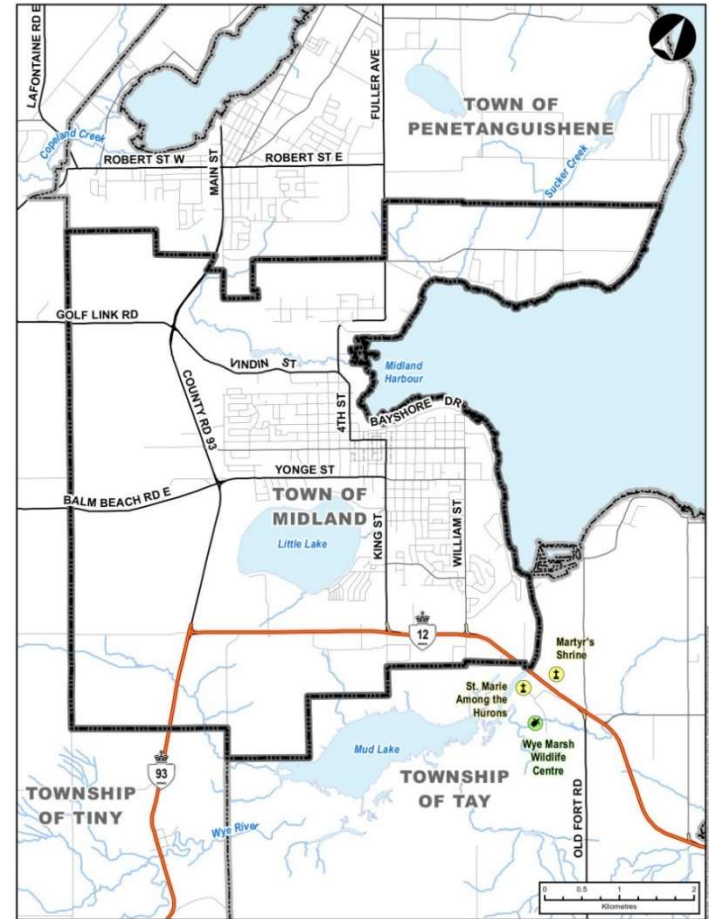


FIGURE 1: PROJECT STUDY AREA



MCEA PROCESS & CONSULTATION

- This undertaking was completed in accordance with Master Plan Approach #2 of the Municipal Class Environmental Assessment (Oct. 2000, as amended 2007, 2011 & 2015) with the intent of completing Phases 1 and 2 of the MCEA process thereby fulfilling the requirements for the Schedule 'A', 'A+', and select 'B' projects identified within the document.
- As part of this process consultation was completed with the public, relevant agencies, key stakeholders and Indigenous Communities and included two Public Information Centres (PICs) and issue of three formal notices.
- PIC 1 was made available as an online presentation in Feb. 2019 and PIC 2 was a more formal event hosted by the municipality in May 2019.
- A follow up with Indigenous Communities was also completed by email and telephone in Dec. 2019 / Jan. 2020.
- The final notice to be issued will be the Notice of Completion following endorsement of the Master Plan by Council.

Phase 1: Problem or Opportunity Statement

Identify problem or opportunity

Phase 2: Alternative Solutions

Identify alternative solutions to problem or opportunity

Inventory natural, cultural and socio-economic environment

PIC No. 1 Feb. 6, 2019 (online)
 Consult public, agencies and stakeholders re: problem/opportunity, existing/future conditions and high-level alternative solutions

Identify impacts of alternative solutions on the environment and mitigating measures

Evaluate alternative solutions and identify recommended solutions

PIC No. 2 held May 30, 2019
 Consult public, agencies and stakeholders re: recommended solutions and strategies

Select preferred solutions

Master Plan Update Report placed on public record

Notice of Completion and 30-Day Review Period
 To be issued following Council endorsement of draft Master Plan

Implementation

Complete drawings and documents

Proceed to construction and operation

Monitor for environmental provisions and commitments

KEY CONCERNS/COMMENTS RECEIVED

- How and when will my land holdings be serviced?
- What is the implementation schedule for recommended projects?
- Support for connecting the Midland and Penetanguishene municipal water systems.
- Fire Department would like to see fire hydrants with fire flows available everywhere in the Town.
- Indigenous Community key interests included any archaeological studies completed as part of Master Plan process and the potential to impact Georgian Bay water quality and fish habitat.



ANTICIPATED GROWTH

- The Town of Midland is identified as a Primary Urban Settlement Area in the *Growth Plan for the Greater Golden Horseshoe (2020)* and is therefore anticipating continued growth and development in the community.
- The existing population of Midland is approximately 16,864. The Province of Ontario, through its *Growth Plan for the Greater Golden Horseshoe (2017)*, has allocated a population for the Town of Midland of 22,500 with 1,800 new jobs by the year 2031.
- The table below illustrates the population forecasts and employment projections for the Town of Midland for the next 20 years....

**Population and Employment Forecasts
for the Town of Midland**

Town of Midland	2006	2031	2036*	2041*
Population Forecasts	16,900	22,500	24,663	26,881
Employment Projections	12,000	13,800	15,127	18,487

*Note: The 2036 and 2041 forecasts are estimates only and have not been allocated by the County of Simcoe.

Given the growth anticipated for the municipality, it will be important that the municipal servicing infrastructure can sufficiently accommodate the demand required.





KEY DEFICIENCIES

- This Master Plan update involved a review of the existing municipal wells, pumping capacity, and elevated tank/standpipe storage capacity, including backup pumping capacity, and pipe capacity for the entire modelled water distribution network.
- Town residential and employment forecasts and known/expected approved subdivision developments were integrated into the assessment of the existing system to confirm future water demands.

Analysis of storage, pump capacity, and well production capacity concluded the following:

Pump Station Capacity

- Lescaut and Sunnyside (Everton) Pressure Zones lack sufficient pumping capacity to meet future fire flow needs

Storage Evaluation

- East Pressure Zone does not have sufficient water storage by year 2026*

Well Supply Capacity

- Insufficient well supply capacity by year 2041

*(*Based on current population growth and water consumption projections)*

Pressure

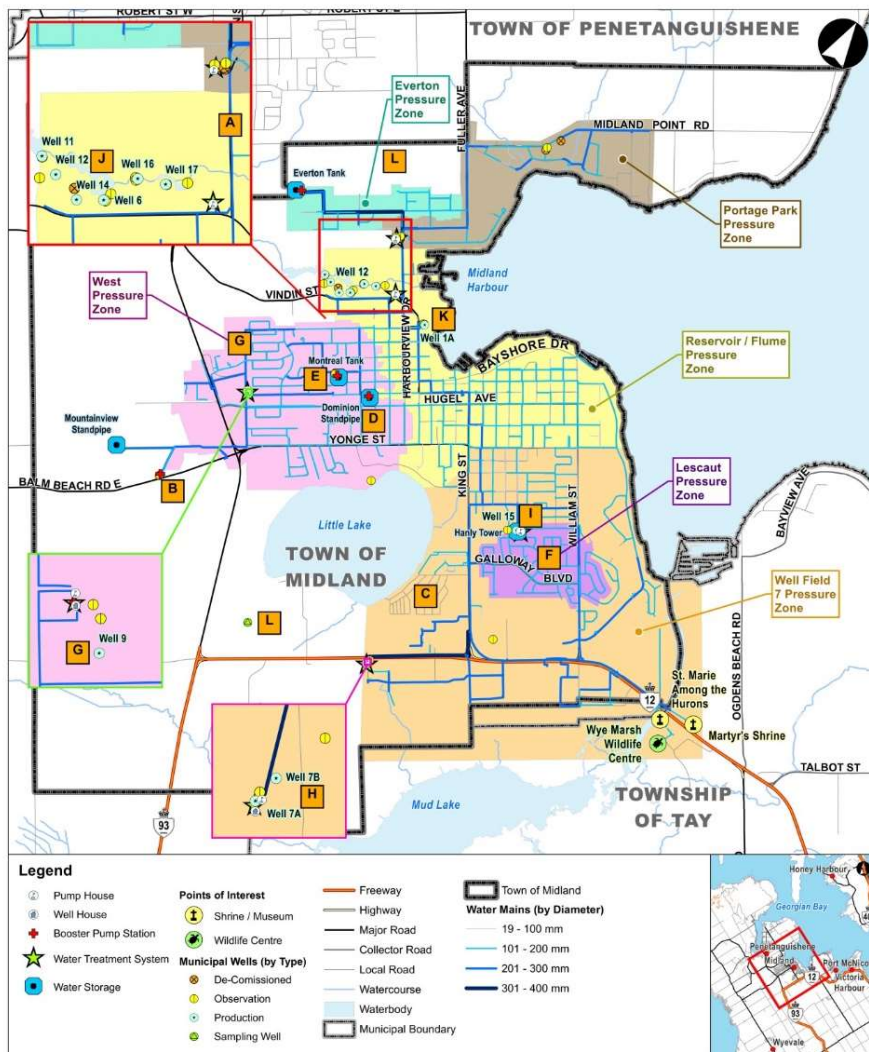
- Low pressure in area south of Little Lake on Highway 12 between King Street and County Road #93.

Redundancy

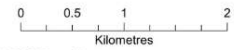
- Need for redundancy of supply in the Sunnyside zone.



EXISTING ISSUES AND POTENTIAL SOLUTIONS



ISSUES AND SOLUTIONS	
<p>A Issue - Redundancy Single feed watermain (300 mm) along Harbourview Dr. supplies to the Everton and Portage Park Pressure Zones</p> <p>Solutions 1)Twin the existing watermain to improve the system redundancy, or 2)Recommission the wells (#22 and #23) in the Portage Park Pressure Zone, for emergency use</p>	<p>G Issue - Capacity Constraint Well 9 capacity is not enough to meet the West Pressure Zone demand</p> <p>Solutions 1)Place Sundowner well in service, or 2)Install a new tank near the Mountainview Standpipe with a new feedermain from Flume Pressure Zone</p>
<p>B Issue - Sundowner Well Water Quality</p> <p>Solutions Treatment process will be required.</p>	<p>H Issue - Well Life Expectancy Wells 7A and 7B are major supply source; more than 30 years old.</p> <p>Solutions 1)Replace wells, or 2)Perform detailed Geotechnical works to control wells condition.</p>
<p>C Issue - Pressure Low pressure experienced around the area north of Highway 12 and west of King St.</p> <p>Solutions 1)Provide new storage tank near Well 7A and 7B to higher water level; control water level for Russell Tower, or 2)Install a new local Booster Pump Station</p>	<p>I Issue - Well Physical Integrity Well 15 needs structural repairs (such as casing)</p> <p>Solutions 1)Refurbish the well 2)Abandon (if not required)</p>
<p>D Issue - Aging Infrastructure Dominion Standpipe is more than 100 years old and requires rehabilitation. Parts of the Town have aging water mains that contribute to water quality and odour issues at times.</p> <p>Solutions 1)Refurbish existing storage facility, or 2)Abandon (if not required), or 3)Demolish existing and install a new storage facility at another location, or 4)Demolish existing and install a new storage facility at the same location. 5)Identify possible pipe replacement and flushing program requirements.</p>	<p>J Issue - Physical Integrity Well 12 in poor condition and beyond repair</p> <p>Solutions 1)Install a new well, or 2)Abandon (if not required)</p>
<p>E Issue - Maintenance Cost and Operational Concerns Montreal Tank requires coating (estimated cost of \$150k) and is difficult to operate (i.e. requires pumping).</p> <p>Solutions 1)Refurbish, or 2)Abandon (if not required)</p>	<p>K Issue - Well Not in Service Well 1A currently not in use</p> <p>Solutions 1)Place the well in service to improve system's well supply capacity (if required), or 2)Abandon (if not required)</p>
<p>F Issue - Fire Flow Constraint Fire flow supply in Leiscaut Pressure Zone not adequate</p> <p>Solutions Provide fire pump for Leiscaut Pressure Zone</p>	<p>L Issue - New Water Service Required for Future Development</p> <p>Solutions Requires new infrastructure to provide sustainable water service to future development.</p>



Datum: NAD 83 Zone 17
Source: AECOM, CLOCA, LIO, Town of Whitby

AECOM

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RECOMMENDED STRATEGY

Short Term (1 – 5 years)

- Upgrade Everton BPS (Alt. 3C)
- Upgrade Hanly BPS (Alt. 3A)
- Abandon Well 12 (Alt. 2A)
- Abandon Well 1A (Alt. 2A)
- Extend life of Dominion and Montreal Standpipes by 5-10 years.
- Twin Harbourview Drive – (Alt. 5A) Opportunity to coordinate with installation of twin forcemains and road improvements

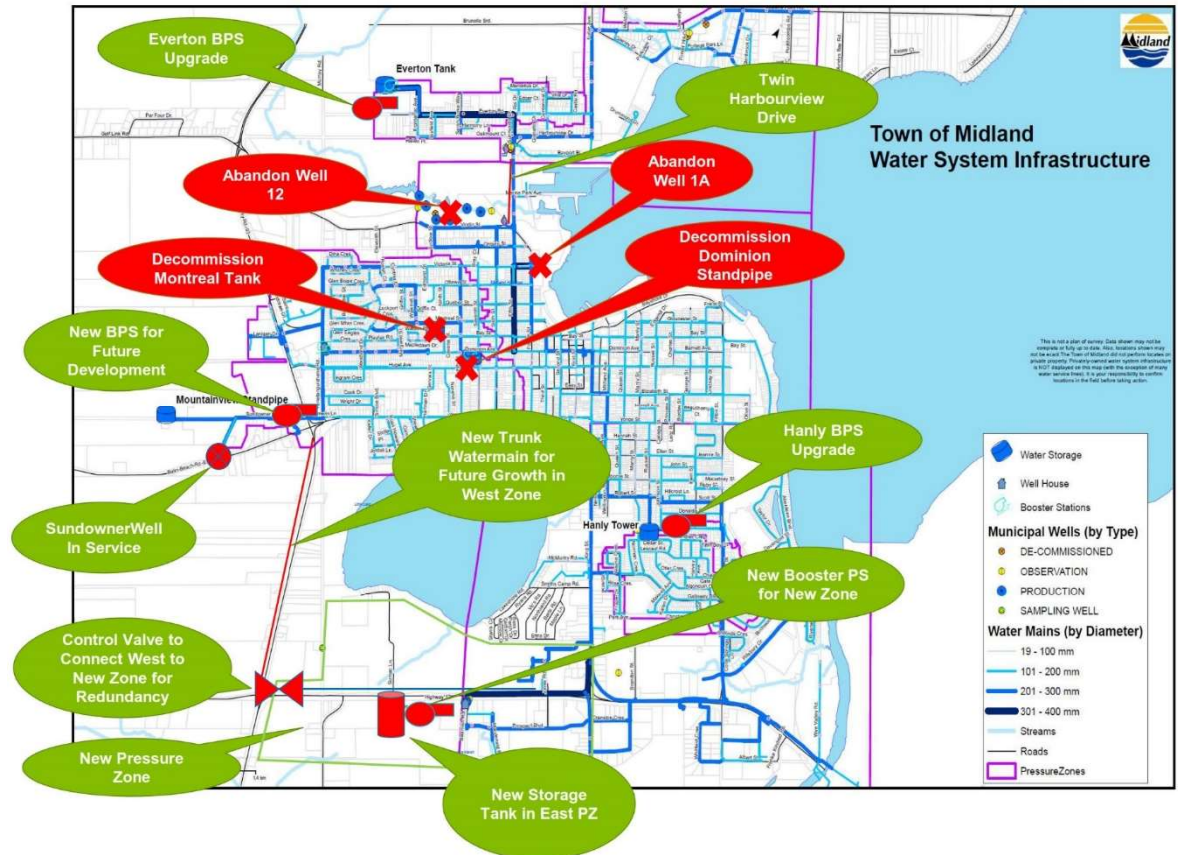
Mid Term (5 – 10 years)

- New Storage in the East Pressure Zone (Alt. 1A). Dominion & Montreal Standpipes to be decommissioned.
- New BPS for New Zone in the South (Alt. 4A)
- New “South” Pressure Zone (Alt. 4A)

Long Term (15 – 20 years)

- Commission Sundowner Well (Alt. 2A) – Subject to 72 hour pump test to confirm Trichloroethylene (TCE) levels and treatment requirements-feasibility (previous test showed TCE levels are within Provincial Water Quality Objectives for human consumption).
- New BPS at Balm Beach Road for future development (required long term to avoid low pressure issues)
- New trunk watermain for future growth in the West Zone along Highway 93 (Alt. 4B)

Preferred Servicing Strategy





COST ESTIMATES AND TIMING

The table below provides a summary of the cost estimates for the individual projects that form part of the overall servicing strategy for the Town of Midland.

Issue # and Goal	Preferred Alternative	Description of Alternative	Conceptual Cost (CAD)	Phasing	Growth*	Non-Growth*
#1 – Increase Water Storage Capacity	1A	Install a new tank in the area of Wells 7A/7B	\$ 9,779,000	Mid. Term (5-10 Years)	90%	10%
#2 – Increase Water Supply Capacity	2A	Existing Sundowner Well can be commissioned to provide supply to West Zone	\$ 5,555,000	Long Term (15 - 20 Years)	90%	10%
#3 – Increase Pumping Capacity	3A	Upgrade pump capacity of Hanly BPS	\$ 2,335,000	Short Term (1-5 years)	10%	90%
	3C	Upgrade pump capacity of Everton BPS		Short Term (1-5 years)	10%	90%
#4 – Address Low Pressure Area Servicing	4A	New Pressure Zone with new Booster Pump Station	\$ 6,333,000	Mid. Term (5-10 Years)	10%	90%
#4 – Address Low Pressure Area Servicing	4B	New Trunk Watermain along Highway 93	\$ 5,877,000	Long Term (15 - 20 Years)	100%	0%
#5 – Provide Redundancy of Supply to Sunnyside	5A	Watermain Twinning on Harbourview Drive	\$ 2,319,000	Short Term (1-5 years)	10%	90%
#6 – Commission Balm Beach Road BPS	Recommended without alternative	Booster Pump Station at Balm Beach	\$ 3,351,000	Long Term (15 - 20 Years)	100%	0%
#7 - Abandon old infrastructure	Recommended without alternative	Abandon Wells 12, 1A and use it as monitoring wells	\$ 100,000	Short Term (1-5 years)	10%	90%
	Recommended without alternative	Decommission Dominion and Montreal Standpipe	\$ 2,000,000	Long Term (15 - 20 Years)	90%	10%
#8 – Extend Service Life of Existing Infrastructure	Recommended without Alternative	Extend the service life of Dominion and Montreal Standpipes until the new storage tank (Alt 1A) is constructed	\$ 400,000**	Short Term (1-5 years)	10%	90%

*Guidelines applied to develop growth/non-growth split:

1. If triggered by growth and benefits only new customers – 100% growth
2. If not triggered by growth and benefits only new customers – 100% non-growth
3. If triggered by growth and primarily benefits development - 90% growth and 10% non-growth
4. If triggered by existing deficiency and primarily benefits existing customers – 10% growth and 90% non-growth

** Assumes \$100,000 for undertaking condition assessment for the two storage facilities. \$150,000 was identified for required rehabilitation works for budget purposes for each storage. The actual costs for the rehabilitation works will depend on the condition assessment results.

Staff Report



Staff Report

Department: Environment & Infrastructure
To: Mayor and Members of Council
Meeting Date: December 9, 2020
Report No.: CSR-2020-44
Report Title: Midland Waterworks Master Plan

Recommendation:

That Staff Report CSR-2020-44, Waterworks Master Plan, dated December 9, 2020, be received; and

- 1. That Council adopt the Draft Water Servicing Master Plan dated October 2020 and direct Staff to issue the Notice of Completion as per the Municipal Class Environmental Assessment process; and**
- 2. That Council increase the approved Capital Budget for the study to \$148,600 as outlined in this Report.**

Background:

The previous Town of Midland Waterworks Master Plan was completed in 2013 and projected the water servicing requirements to 2031. This analysis and recommendations in that master plan need to be updated to evaluate the Town's projected growth to 2041 to be consistent with the Official Plan.

The Town retained AECOM Canada Ltd. (AECOM) to complete a Waterworks Master Plan (the Master Plan) study update. The study is growth focused and provides an efficient and cost-effective maintenance and expansion program for the municipal potable water supply system in the Town of Midland. The Master Plan has been developed in the context of projections on water treatment requirements and quantity needs over the next 20 years to 2041.

It identifies the preferred water supply and servicing strategy, including the associated capital upgrades needed to provide sustainable municipal water to meet expected growth.

This Master Plan update was completed with the intent of addressing the requirements of the first two phases of the Municipal Class Environmental Assessment (MCEA)

document (October 2000, as amended in 2007, 2011 and 2015), which is approved under the Ontario Environmental Assessment Act (EAA). This Master Plan update has followed Approach #2 of the MCEA whereby select Schedule B projects (e.g. new booster pumping station) are considered approved following issue of the Notice of Completion for this Master Plan.

Analysis:

The purpose and objectives of the Master Plan are to:

- Provide an efficient and cost-effective maintenance and expansion phasing program for the municipal potable water supply system in the Town.
- Confirm the preferred water supply and servicing strategy, including the associated capital upgrades necessary to support capital planning for key components of the water supply and distribution system.
- Ensure documentation of the study process complies with Phases 1 and 2 of the MCEA planning process.
- The Master Plan is considered a “living” document that should be regularly updated as the Town continues to grow and develop

The final Draft Waterworks Master Plan is attached to this report.

The recommended infrastructure needs for the next 20 years are identified in Figure 1.

The Recommended Strategy and proposed projects resolve the problem and opportunity statement identified in this report. A preliminary evaluation of potential impacts has been included in the evaluation of alternative solutions which indicates minor and predictable impacts which can be addressed by the application of appropriate mitigation measures to be further developed during the preliminary and detailed design phase. Consultation requirements of the MCEA have been fulfilled through an online Public Information Centre and a Public Consultation Drop-in Event, agency and indigenous consultation and the submission of this Master Plan for the 30-day review period. This Master Plan update has fulfilled the MCEA requirements for the identified Schedule A, A+ and B projects.

This Master Plan document is considered a draft report and once adopted by Council will be finalized and issued with the Notice of Completion for a 30-day public review period.

Figure 1- Recommended Infrastructure Needs

Issue # and Goal	Preferred Alternative	Description of Alternative	Conceptual Cost	Phasing	Growth	Non- Growth
#1 – Increase Water Storage Capacity	1A	Install a new tank in the area of Wells 7A/7B	\$9,779,000	Mid. Term (5-10 Years)	90%	10%
#2 – Increase Water Supply Capacity	2A	Existing Sundowner Well can be commissioned to provide supply to West Zone	\$5,555,000	Long Term (15 - 20 Years)	90%	10%
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#4 – Address Low Pressure Area Servicing	4A	New Pressure Zone with new Booster Pump Station	\$6,333,000	Mid. Term (5-10 Years)	10%	90%
#4 – Address Low Pressure Area Servicing	4B	New Trunk Watermain along Highway 93	\$5,877,000	Long Term (15 - 20 Years)	100%	0%
#5 – Provide Redundancy of Supply to Sunnyside	5A	Watermain Twinning on Harbourview Drive	\$2,319,000	Short Term (1-5 years)	10%	90%
#6 – Commission Balm Beach Road BPS	Recommended without alternative	Booster Pump Station at Balm Beach	\$3,351,000	Long Term (15 - 20 Years)	100%	0%
#7 - Abandon old infrastructure	Recommended without alternative	Abandon Wells 12, 1A and use it as moniotopring wells	\$100,000	Short Term (1-5 years)	10%	90%
	Recommended without alternative	Decommission Dominion and Montreal Standpipe	\$2,000,000	Long Term (15 - 20 Years)	90%	10%
#8 – Extend Service Life of Existing Infrastructure	Recommended without Alternative	Extend the service life of Dominion and Montreal Standpipes until the new storage tank (Alt 1A) is constructed	\$400,000	Short Term (1-5 years)	10%	90%
Total			\$38,049,000		\$25,977,300	\$12,071,700

Stakeholder Consideration/Impacts:

As this project was completed with the intent of addressing Phases 1 and 2 of the Class EA process only one PIC was required as a minimum to fulfill MCEA requirements. Staff recommended that two PICs be held. It was determined that the first of the two PICs would be completed as an online version available on the municipality’s website at www.midland.ca which was activated February 6, 2019. The municipality hosted Public Information Centre No. 2 on Thursday, May 30, 2019, using an informal, drop-in style format. To address stakeholder concerns the municipality also devoted the hour in advance of the main public session (from 4:00 pm to 5:00 pm) to provide opportunity for key stakeholders to discuss any concerns with team representatives. A total of 14 individuals signed in with attendees including several Land Developers, consultant representatives for property owners, area residents as well as representatives from the Town of Penetanguishene and the Martyrs’ Shrine.

Following PIC No.1 one agency comment was received from the Severn Sound Environmental Association. Two residents submitted a comment and two consultants submitted comments on behalf of their respective clients that own property within the municipality. Saugeen First Nation was the only Indigenous Community to submit a comment in response to PIC No. 1. Following PIC No. 2 five (5) comments were received from area landowners via their respective consultants and one (1) comment

was submitted by a resident at the PIC. The Town's Fire Department also submitted a formal comment. No comments were received from agencies or Indigenous Communities following PIC No. 2.

An update email was also circulated to Indigenous Communities on the Project Contact List December 17, 2019, to make certain that they received the earlier notifications and were aware of the project and to generally confirm if they had any questions or concerns. A follow-up phone call was also made to each community on January 9th and 10th, 2020. In response, the Saugeen Ojibway Nation Environment Office confirmed that the project is outside their territory and directed that both communities be removed from the Project Contact List. The only other Indigenous respondent was the Huron Wendat First Nation who requested that they be kept informed regarding the initiation of any archaeological studies to be undertaken during future phases of the project.

The Project Team reviewed all input received and made modifications to the Preferred Strategy where possible to address the concerns raised. All comments and concerns are considered addressed and there remain no outstanding public, agency or Indigenous Community concerns.

Options/Alternatives:

There are no relevant alternatives to the recommendation.

Financial Impact:

The original purchase order for the master plan study was \$129,584, plus tax. Additional scope changes were approved during the study to address consultations with the Town of Penetanguishene and technical analysis. The final cost of the study was \$145,992, plus tax. The approved 2019 Capital Budget for the project was \$125,000. The budget needs to be increased to \$148,600 with the funds coming from the Water Capital Reserve and Development Charge Reserve Fund

Any new assets or upgrades to the water system will be included in future capital budgets for Council's consideration. If all of the projected growth costs are included in future Development Charges as noted in Figure 1 then approximately \$12 million in costs will need to be apportioned to the water ratepayers. To implement many of the projects though the Town may have to debt finance the growth-related expenditures as the works typically have to be completed prior to the receipt of development charges. Alternatively, the Town could require the development community to front end costs as a condition of future site plan and subdivision approvals.

Council's Strategic Priorities:

This recommendation is consistent with the following Council Strategic Priorities:

1. *Accountable, Responsive & Innovative Governance*

b) Develop sustainable and responsible financial strategies that balance demands for asset renewal, evolving service demands and revenue/funding capacity (including investigating new revenue streams).

Conclusions:

The water services master plan outlines the necessary infrastructure to ensure a safe and adequate supply of drinking water for the Town over the next twenty years.

Prepared by: Andy Campbell, Executive Director Environment & Infrastructure

Approved by: David Denault, Chief Administrative Officer

Attachment:

1. Water Servicing Master Plan Update October 2020

Comments Received / Response Provided

Potter, Andrea

From: Potter, Andrea
Sent: Thursday, December 10, 2020 10:25 AM
To: Chad John-Baptiste (Chad.John-Baptiste@wsp.com)
Cc: Shawn Walters (Shawn.Walters@wsp.com); Andy Campbell (acampbell@midland.ca); Chaymann, Semyon; Grueneis, Karl; Provencal, Randy; Wan, Benny
Subject: Town of Midland Water Master Plan - Summary of Yesterday's Discussion
Attachments: MP Excerpt_Alt. 4A location.pdf; MP Excerpt_MCEA Classification Table.pdf

Hi Chad,

As promised, here is a brief summary of our discussion yesterday afternoon regarding the above noted Master Plan. We have identified your key questions/concerns below and our response. Feel free to make any revisions if anything has been misinterpreted.

We recognize that WSP is the consultant representing the Hanson Property development located to the n.w. of King St. / Hwy 12.

Attendees on the call:

WSP	Chad John-Baptiste, Planner
WSP	Shawn Walters, Engineer
WSP	Mikaela Sword
AECOM	Semyon Chaymann, Engineer
AECOM	Benny Wan, Engineer
AECOM	Andrea Potter, Env. Planner

WSP Main Questions/Concerns

Question/concerns relate to Alt. 4A (New Pressure Zone & Booster Pumping Station) and the placement of the BPS on the south side of Hwy 12. In the MP document Alt. 4A was identified as a mid-term project to be implemented in the next 5-10 years. Hanson has an approved Draft Plan of Subdivision for the lands on the north side of Hwy 12, north of Walmart. They are developing the current phase and are looking at what to construct next – either complete the phase to the east or do the phase to the west. Based on their hydraulic model they know that there will be pressure issues if they move west (west of Prospect Drive). If they choose to develop the western portion they would be looking to develop it in the next 4 years and would need the new BPS earlier than the 5-10 years currently identified. WSP identified the following key concerns/questions....

- WSP noted that in the Master Plan a new BPS is identified as a Sch. B, but a new Pressure Zone (NPZ) is shown as a Schedule C. So there is confusion about whether we are doing a Schedule C for the new zone and from that identify the location of the BPS or whether we would be doing the BPS as a Schedule B and the NPZ as a Schedule C. AECOM advised that they rechecked the MP document and have an understanding where the confusion is coming from. In the current MP document, Table 28 (see attached) shows these as two project schedules. Based on further internal discussion, AECOM has determined that the works associated with an NPZ will actually be more of an extension of an existing system and therefore it would constitute a Schedule B project. (NOTE: the watermain portion would be a Schedule A+ or B depending if is within an existing ROW or municipal property; however, the exact location can't be confirmed at this time. Secondly, the new BPS associated with the NPZ would be a Schedule B project. Since these would be undertaken at the same time then the more extensive would apply so Alt. 4A (NPZ including a new BPS) would constitute a Schedule B project as opposed to a Schedule C as currently identified in the MP document)).

- If Alt. 4A was to advance in the short term is further EA work required or can it proceed to detailed design/construction? AECOM clarified that Alt. 4A is a mid-term project proposed for implementation in the next 5-10 years and will be subject to a Master Plan update. It was also clarified that this Class EA was completed as Approach #2 for select Schedule B projects meaning that the level of investigation, consultation, and documentation are sufficient to fulfill the requirements for select Sch. B projects only. As such, if Alt. 4A was to proceed to implementation before the next MP update then additional EA work would be required (need to complete the MCEA Schedule B process and issue a Notice of Completion for filing of a Project File Report) prior to moving forward with detailed design and construction. AECOM showed the attached map of the Alt. 4A location and noted that the location as shown is approximate and would need further discussion with the developer and a future Schedule B process would further define the exact location, connection approach, etc.
- If additional EA work is required could it be completed in the next 2-3 years so that the BPS could be constructed in time for Hanson to construct the western section of their subdivision? While the MP specifies Alt. 4A as a 5-10 year project there is nothing stopping it from being implemented earlier; however, this decision would be made in consideration of need and available funding.
- Implications from legislative changes associated with Bill 108 and Bill 197. AECOM noted that the subject legislation is proposing a more expedited Class EA process and although a new pressure zone including a booster pumping station and associated watermain may currently be classified as a Schedule B this classification could change.

As mentioned, we will be making some minor tweaks to the draft Master Plan document for added clarification and to reflect the above discussion. Thank you for your input. If you have any further questions, feel free to give me a call. I am working from home and can be reached on my cell at 705-790-1881.

Andrea Potter, B.E.S.
Senior Environmental Planner, Planning and Permitting
D +1-705-797-3278
andrea.potter@aecom.com

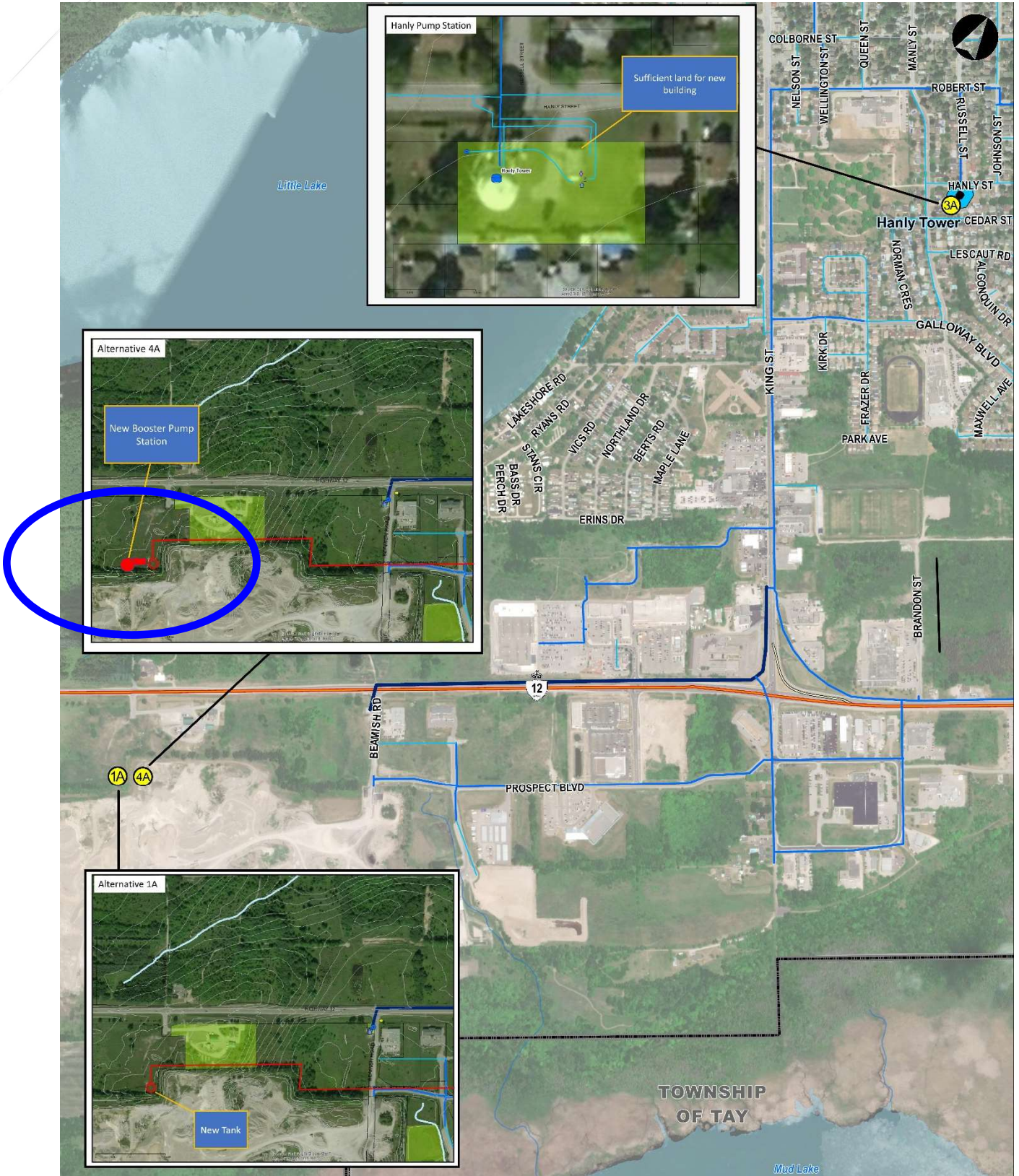
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Figure 10: Schedule B Projects



11. MCEA Project Schedule

11.1 MCEA Planning Schedule

As indicated, the MCEA defines four (4) types of Project Schedules (i.e. A, A+, B, or C). The applicable schedule determines the level of MCEA planning required and will establish whether a project can proceed to implementation or whether additional MCEA study will be required. **Table 28** identifies the applicable MCEA Project Schedule for each of the Preferred Alternatives that make up the Recommended Strategy.

Table 28: Preferred Strategy MCEA Project Classification

Recommended Strategy	Municipal Class EA Project Schedule
Short Term (1-5 Years)	
Upgrade Everton Booster Pump Station (Alt. 3C)	Schedule A (See Class EA pg. 1-11 Item 2)
Upgrade Hanley Booster Pump Station (Alt. 3A)	Schedule A or B (depending if new structure required) (See Class EA pg. 1-11 Item 2) (See Class EA pg. 1-16 Item 4)
Abandon Well 12 & Well 1A (Alt. 2A)	Schedule A + (See Class EA pg. 1-13, Item 5)
Refurbish and extend life of Dominion and Montreal Standpipes by 5-10 years	Schedule A +
Twin Harbourview Drive (Alt. 5A)	Schedule A+ or B (depending if within or outside right-of-way) (See Class EA pg. 1-13, Item 1) (See Class EA pg. 1-6, Item 1)
Mid Term (5-10 Years)	
New Storage East Pressure Zone Near Wells 7A/7B (Alt. 1A)	Schedule B (See Class EA pg. 1-16, Item 6)
Decommission Dominion & Montreal Storage Tanks	Schedule A + (See Class EA pg. 1-13, Item 5)
New Booster Pump Station for New Zone in South (Alt. 4A)	Schedule A or B (depending if within existing municipal property) (See Class EA pg. 1-13, Item 1) (See Class EA pg. 1-16, Item 1)
New South Pressure Zone (Alt. 4A)	Schedule C (See Class EA pg. 1-19, Item 1)
Long Term (15-20 years)	
Commission Sundowner Well (Alt. 2A)	Schedule B (See Class EA pg. 1-17, Item 8)
New Booster Pump Station at Balm Beach Road	Schedule B (See Class EA pg. 1-16, Item 1)
New Trunk Watermain in West Zone on Hwy 93 (Alt. 4B)	Schedule A or B (depending if within existing municipal property) (See Class EA pg. 1-13, Item 1) (See Class EA pg. 1-16, Item 1)



2020-12-09

Confidential

Mayor and Members of Council
c/o Planning and Building Services
Town of Midland
575 Dominion Avenue
Midland, Ontario
L4R 1R2

**Draft Water Servicing Master Plan and Staff Report CSR-2020-44
Regular Council Meeting on December 9, 2020**

Dear Mayor and Members of Council:

WSP Canada Inc. are the planning and engineering consultants for Hanson Development Group (Hanson), the owners of the lands municipally addressed as 16821 Highway 12 (herein referred to as the “Hanson lands”).

We are writing in response to the staff report (CSR-2020-44) addressed to the Mayor and Members of Council to consider the approval of the Draft Water Servicing Master Plan Update at the Regular Council meeting scheduled on December 9th, 2020. Item 10.1 on the meeting agenda considers staff recommendations to adopt the Master Plan and to issue the Notice of Completion. We have reviewed the staff report and Draft Master Servicing Plan, while we are generally supportive of the Draft Master Plan there are two concerns we would like to raise with respect to our client’s lands.

Our first concern is regarding the timing for issuance of the Notice of Completion. The staff report states that the Master Plan update follows Approach #2 where select Schedule ‘B’ projects shall be considered approved following the issue of the Notice of Completion. A minimum 30-day review period begins following the issuance of the notice where the public is able to review what has been approved and submit any objections. We are concerned that if the Notice of Completion is issued immediately following the Council meeting, the majority of the review period will fall across the upcoming holiday break when schools and offices are closed and business and residents may not be readily available for a period of time during the break. We request that the Notice of Completion be issued in January 2021 to allow for the opportunity to review the Master Plan during the full 30-day review period.

Secondly, Section 13.5 of the current Draft Master Plan proposes that the development of a new South Pressure Zone (Alternative 4A) occur within the mid-term period of 5 to 10 years. As you know, our client has secured Draft Plan Approval for the Plan of Subdivision for the development of the Hanson lands located north of Highway 12, which includes the majority of the lands from King Street to Penetanguishine Road. The Lands are designated and zoned for urban residential and commercial uses in the Town’s current Official Plan (2002-88) and Zoning Bylaw. As market demands evolve and growth pressures increase in the southern portion of the Town of Midland, there is potential that the new South Pressure Zone and new Booster Station south of Highway 12



will be required to support the development of the Hanson lands west of Beamish Road within a shorter time period than 5 to 10 years. We request that Council consider moving up the proposed timeline for the new South Pressure Zone to provide flexibility for the development on the south side of the Town of Midland.

Following our review of the staff report and the Draft Master Plan, we were able to connect with AECOM today to discuss some of our concerns. Based on our discussion, we understand that the Draft Master Plan will be updated further, that the Schedule C reference for the new South Pressure Zone (Alternative 4A) will be updated, and that there will be further EA work required to refine the proposed location of the New Booster Pump Station for the New South Pressure Zone south of Highway 12. We request the opportunity to review the updated Master Plan prior to issuing the Notice of Completion, which we anticipate will occur in the new year.

We appreciate the opportunity to provide comments on the Town's Draft Water Servicing Master Plan. Should you have any questions regarding our comments, we are available to discuss further. We look forward to receiving the updated Draft Master Plan. Please continue to circulate WSP on all new updates and public consultation events related to the approval of the Water Servicing Master Plan.

Yours sincerely,

A handwritten signature in black ink that reads "C. B. John-Baptiste". The signature is written in a cursive style.

Chad B John-Baptiste, MCIP, RPP
Director, Planning - Ontario

cc:
Mark Hanson, Hanson Development Group
Shawn Walters, WSP
Rob Elliot, Executive Director, Planning and Building Services
Kandace Bondarchuck, Manager of Planning

Potter, Andrea

From: Potter, Andrea
Sent: Monday, May 31, 2021 10:47 AM
To: John-Baptiste, Chad
Cc: Walters, Shawn; Andy Campbell (acampbell@midland.ca); Chaymann, Semyon; Grueneis, Karl; Provencal, Randy; Wan, Benny; Andre Pepin (apepin@midland.ca); Chuck Fiddy (cfiddy@midland.ca); Boodram, Natalie; Blady, Patrick; Randy Fee
Subject: RE: Town of Midland Water Master Plan - Summary of Yesterday's Discussion

Hi Chad,

Thanks for following up. The process has been a bit delayed while the Town dealt with more pressing issues. However, I have confirmed with the Town that we will be moving forward with issue of the Notice of Completion in June. We will also be forwarding you a formal response to the letter you submitted to Council. The website will be updated shortly as well.

You are on our contact list and will therefore receive notification when the final notice is issued and the EA document is available for public review.

Thank you for your patience.

Andrea Potter, B.E.S.
Senior Environmental Planner, Planning and Permitting
D +1-705-797-3278
andrea.potter@aecom.com

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From: John-Baptiste, Chad <Chad.John-Baptiste@wsp.com>
Sent: Friday, May 21, 2021 3:23 PM
To: Potter, Andrea <andrea.potter@aecom.com>
Cc: Walters, Shawn <Shawn.Walters@wsp.com>; Andy Campbell (acampbell@midland.ca) <acampbell@midland.ca>; Chaymann, Semyon <Semyon.Chaymann@aecom.com>; Grueneis, Karl <Karl.Grueneis@aecom.com>; Provencal, Randy <Randy.Provencal@aecom.com>; Wan, Benny <Benny.Wan@aecom.com>; Andre Pepin (apepin@midland.ca) <apepin@midland.ca>; Chuck Fiddy (cfiddy@midland.ca) <cfiddy@midland.ca>; Boodram, Natalie <Natalie.Boodram@wsp.com>; Blady, Patrick <Patrick.Blady@wsp.com>
Subject: [EXTERNAL] RE: Town of Midland Water Master Plan - Summary of Yesterday's Discussion

Good afternoon Andrea,

Following-up on the Waterworks Master Plan, is there an update available?

Regards,
Chad

Chad B. John-Baptiste, MCIP, RPP
Director, Planning - Ontario
Planning, Landscape Architecture and Urban Design

T+ (289) 982-4013 (Direct Line)
T+ (905) 882-1100 (Reception)
M+ (647) 222-1093

From: Potter, Andrea <andrea.potter@aecom.com>
Sent: April 23, 2021 9:45 AM
To: John-Baptiste, Chad <Chad.John-Baptiste@wsp.com>
Cc: Walters, Shawn <Shawn.Walters@wsp.com>; Andy Campbell (acampbell@midland.ca) <acampbell@midland.ca>; Chaymann, Semyon <Semyon.Chaymann@aecom.com>; Grueneis, Karl <Karl.Grueneis@aecom.com>; Provencal, Randy <Randy.Provencal@aecom.com>; Wan, Benny <Benny.Wan@aecom.com>; Andre Pepin (aepin@midland.ca) <aepin@midland.ca>; Chuck Fiddy (cfiddy@midland.ca) <cfiddy@midland.ca>
Subject: RE: Town of Midland Water Master Plan - Summary of Yesterday's Discussion

Hi Chad, thank you for your follow up email below. I will be in touch to provide you with an update. Thank you for your patience.

Andrea Potter, B.E.S.
Senior Environmental Planner, Planning and Permitting
D +1-705-797-3278
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From: John-Baptiste, Chad <Chad.John-Baptiste@wsp.com>
Sent: Tuesday, April 20, 2021 4:32 PM
To: Potter, Andrea <andrea.potter@aecom.com>
Cc: Walters, Shawn <Shawn.Walters@wsp.com>; Andy Campbell (acampbell@midland.ca) <acampbell@midland.ca>; Chaymann, Semyon <Semyon.Chaymann@aecom.com>; Grueneis, Karl <Karl.Grueneis@aecom.com>; Provencal, Randy <Randy.Provencal@aecom.com>; Wan, Benny <Benny.Wan@aecom.com>; Andre Pepin (aepin@midland.ca) <aepin@midland.ca>; Chuck Fiddy (cfiddy@midland.ca) <cfiddy@midland.ca>
Subject: [EXTERNAL] RE: Town of Midland Water Master Plan - Summary of Yesterday's Discussion

Good afternoon,

Has the final Master Plan been prepared and can we obtain a copy?

Regards,
Chad

Chad B. John-Baptiste, MCIP, RPP

Director, Planning - Ontario
Planning, Landscape Architecture and Urban Design

T+ (289) 982-4013 (Direct Line)

T+ (905) 882-1100 (Reception)

M+ (647) 222-1093

From: Potter, Andrea <andrea.potter@aecom.com>

Sent: January 18, 2021 11:18 AM

To: John-Baptiste, Chad <Chad.John-Baptiste@wsp.com>

Cc: Walters, Shawn <Shawn.Walters@wsp.com>; Andy Campbell (acampbell@midland.ca) <acampbell@midland.ca>; Chaymann, Semyon <Semyon.Chaymann@aecom.com>; Grueneis, Karl <Karl.Grueneis@aecom.com>; Provencal, Randy <Randy.Provencal@aecom.com>; Wan, Benny <Benny.Wan@aecom.com>; relliot@midland.ca; Andre Pepin (aepin@midland.ca) <aepin@midland.ca>; Chuck Fiddy (cfiddy@midland.ca) <cfiddy@midland.ca>

Subject: RE: Town of Midland Water Master Plan - Summary of Yesterday's Discussion

Hi Chad,

Thanks for following up.

We have prepared a draft response to your Dec.9th letter to Council and also made some revisions to the Master Plan document to reflect our discussion in December. A draft Notice of Completion has also been prepared. This material is being reviewed by the Project Team at the moment so I will be in touch regarding when the revised Master Plan document will be available and if the Town is agreeable to providing a the MP document to you in advance of the 30-day review period.

Thanks.

Andrea Potter, B.E.S.
Senior Environmental Planner, Planning and Permitting
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Potter, Andrea

From: Potter, Andrea
Sent: Monday, June 14, 2021 2:58 PM
To: John-Baptiste, Chad
Cc: Walters, Shawn; Andy Campbell (acampbell@midland.ca); Chaymann, Semyon; Grueneis, Karl; Provencal, Randy; Wan, Benny; Andre Pepin (apepin@midland.ca); Chuck Fiddy (cfiddy@midland.ca); Boodram, Natalie; Blady, Patrick; Randy Fee
Subject: RE: Town of Midland Water Master Plan - Summary of Yesterday's Discussion
Attachments: 06-WSP Hanson_Council Letter Response_June 2021_FINAL.pdf

Hi Chad,

Please find attached a formal response to the letter you submitted to Town of Midland Council regarding the above noted Master Plan.

Please note that we are working towards issue of the Notice of Completion and filing the Water Services Master Plan document for public review starting June 24th. You will receive formal notification when it is available.

We will be in touch.

Thanks.

Andrea Potter, B.E.S.
Senior Environmental Planner, Planning and Permitting
D +1-705-797-3278
andrea.potter@aecom.com

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From: Potter, Andrea
Sent: Monday, May 31, 2021 10:47 AM
To: John-Baptiste, Chad <Chad.John-Baptiste@wsp.com>
Cc: Walters, Shawn <Shawn.Walters@wsp.com>; Andy Campbell (acampbell@midland.ca) <acampbell@midland.ca>; Chaymann, Semyon <Semyon.Chaymann@aecom.com>; Grueneis, Karl <Karl.Grueneis@aecom.com>; Provencal, Randy <Randy.Provencal@aecom.com>; Wan, Benny <Benny.Wan@aecom.com>; Andre Pepin (apepin@midland.ca) <apepin@midland.ca>; Chuck Fiddy (cfiddy@midland.ca) <cfiddy@midland.ca>; Boodram, Natalie <Natalie.Boodram@wsp.com>; Blady, Patrick <Patrick.Blady@wsp.com>; Randy Fee <rfee@midland.ca>
Subject: RE: Town of Midland Water Master Plan - Summary of Yesterday's Discussion

June 14, 2021.

File No. 60593529

BY EMAIL ONLY

Chad John-Baptiste, MCIP, RPP
Director, Planning - Ontario
WSP
100 Commerce Valley Drive West
Thornhill, ON L3T 0A1

Dear Mr. John-Baptiste,

**RE: Town of Midland Waterworks Master Plan Update
Municipal Class Environmental Assessment
Hanson Property N.W. Quadrant of Highway 12 / King Street
WSP Letter submitted to Council Dec. 9, 2020**

We thank you for your letter submitted Dec. 9, 2020 in response to the Staff Report (CSR-2020-44) prepared for Members of Council regarding the Water Servicing Master Plan Update considered at the Dec. 9, 2020 Council Meeting.

It is understood that you are the consultant representing the Hanson Development located at 16821 Highway 12 in the Town of Midland (i.e. northwest area of Highway 12 and King Street intersection). We recognize that while you are generally supportive of the Draft Master Plan you do have some concerns as it relates to the Hanson Property. We've summarized the main comments below from your letter and provide a formal Town response as follows:

1. **WSP/Hanson Comment #1:** WSP requests that the Notice of Completion be issued in 2021 as opposed to Christmas 2020 to avoid the holiday and provide opportunity to review the Master Plan during the full 30-day review period.

[Town Response: Issue of the Notice of Completion is planned for June 2021.](#)

2. **WSP/Hanson Comment #2:** WSP would like the opportunity to review the updated Master Plan prior to issuance of the Notice of Completion.

[Town Response: There haven't been any material updates to the document since the draft was presented to Council in December 2020. The document will be available for review and comment for the standard 30 day review period following issue of the Notice of Completion later this month.](#)

- 3. WSP/Hanson Comment #3:** WSP requests that the proposed timeline for implementation of the new South Pressure Zone (Alternative 4A), currently identified as a mid-term project (5-10 years), be advanced to a short term project to provide flexibility for development on the south side of the Town of Midland as detailed in the excerpt below from the Dec. 9th letter....

“..Section 13.5 of the current Draft Master Plan proposes that the development of a new South Pressure Zone (Alternative 4A) occur within the mid-term period of 5 to 10 years. As you know, our client has secured Draft Plan Approval for the Plan of Subdivision for the development of the Hanson lands located north of Highway 12, which includes the majority of the lands from King Street to Penetanguishine Road. The Lands are designated and zoned for urban residential and commercial uses in the Town’s current Official Plan (2002-88) and Zoning Bylaw. As market demands evolve and growth pressures increase in the southern portion of the Town of Midland, there is potential that the new South Pressure Zone and new Booster Station south of Highway 12 will be required to support the development of the Hanson lands west of Beamish Road within a shorter time period than 5 to 10 years. We request that Council consider moving up the proposed timeline for the new South Pressure Zone to provide flexibility for the development on the south side of the Town of Midland..”

Town Response: As mentioned during your December 9, 2020 call with AECOM, there is nothing preventing Alt. 4A from being implemented earlier; however, the decision would be made in consideration of need and available funding. As there is no commitment from the development community to front-end this project to advance the schedule the draft master plan will not be revised. Please also keep in mind that connection to the new pressure zone and associated facilities on the south side of Highway 12 will be the fiscal responsibility of the Hanson development as mentioned previously in our November 12, 2020 response to your earlier questions.

- 4. WSP/Hanson Comment #4:** Based on the discussion with AECOM in advance of the Council meeting it is understood that the Draft Master Plan will be updated further, that the Schedule C reference for the new South Pressure Zone (Alternative 4A) will be updated, and that there will be further EA work required to refine the proposed location of the New Booster Pump Station for the New South Pressure Zone south of Highway 12.

Town Response: The latest version of the Master Plan document reflects the minor revisions noted above discussed previously with AECOM.



We trust that the above is satisfactory; however, should you have any further questions or concerns, please contact the undersigned.

Sincerely,

AECOM

Andrea Potter, B.E.S.
Senior Environmental Planner

Tel: (705) 790-1881

Email: andrea.potter@AECOM.com

cc	S. Walters	WSP, Engineer
	N. Boodram	WSP, Senior Planner
	A. Campbell	Town of Midland, Director Engineering, Water, & Wastewater
	A. Pepin	Town of Midland, Manager
	R. Provencal	AECOM, Barrie Office Manager
	S. Chaymann	AECOM, Project Manager, Water
	K. Grueneis	AECOM, Senior Environmental Planner

Potter, Andrea

From: Potter, Andrea
Sent: Monday, May 31, 2021 10:35 AM
To: Marisa Kay
Cc: Chaymann, Semyon; Grueneis, Karl; Provencal, Randy; Wan, Benny; Andre Pepin (apepin@midland.ca); Andy Campbell (acampbell@midland.ca)
Subject: RE: Midland Waterworks Master Plan Update
Attachments: Town of Midland Council Report.pdf

Hi Marisa,

Thank you for your email.

The process was a bit delayed while the Town dealt with more pressing issues. However, I have confirmed with the Town that we will be moving forward with issue of the Notice of Completion in June. You are on our contact list and will therefore receive notification when the final notice is issued. The website will be updated shortly as well.

In the meantime I have attached a copy of Council's report from the Dec. 9th, 2020 Council meeting if you would like to have a look.

Thanks.

Andrea Potter, B.E.S.
Senior Environmental Planner, Planning and Permitting
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From: Marisa Kay <mkay@nadg.com>
Sent: Friday, May 21, 2021 9:06 AM
To: Potter, Andrea <andrea.potter@aecom.com>
Cc: cfiddy@midland.ca
Subject: [EXTERNAL] Midland Waterworks Master Plan Update

Hi Andrea,

I hope this finds you well.

I'm inquiring about the Midland Waterworks Master Plan. I noticed the website had last been updated for the Public Information Centre in 2019. Do you have an update on the Midland Waterworks Master Plan you're able to share?

Thank you in advance.

Best,

Marisa Kay

Coordinator, Development Services

North American Development Group

2851 John Street, Suite One, Markham, Ontario L3R 5R7

C: 403-708-1039

E: mkay@nadg.com





Staff Report

Department: Environment & Infrastructure
To: Mayor and Members of Council
Meeting Date: December 9, 2020
Report No.: CSR-2020-44
Report Title: Midland Waterworks Master Plan

Recommendation:

That Staff Report CSR-2020-44, Waterworks Master Plan, dated December 9, 2020, be received; and

- 1. That Council adopt the Draft Water Servicing Master Plan dated October 2020 and direct Staff to issue the Notice of Completion as per the Municipal Class Environmental Assessment process; and**
- 2. That Council increase the approved Capital Budget for the study to \$148,600 as outlined in this Report.**

Background:

The previous Town of Midland Waterworks Master Plan was completed in 2013 and projected the water servicing requirements to 2031. This analysis and recommendations in that master plan need to be updated to evaluate the Town's projected growth to 2041 to be consistent with the Official Plan.

The Town retained AECOM Canada Ltd. (AECOM) to complete a Waterworks Master Plan (the Master Plan) study update. The study is growth focused and provides an efficient and cost-effective maintenance and expansion program for the municipal potable water supply system in the Town of Midland. The Master Plan has been developed in the context of projections on water treatment requirements and quantity needs over the next 20 years to 2041.

It identifies the preferred water supply and servicing strategy, including the associated capital upgrades needed to provide sustainable municipal water to meet expected growth.

This Master Plan update was completed with the intent of addressing the requirements of the first two phases of the Municipal Class Environmental Assessment (MCEA)

document (October 2000, as amended in 2007, 2011 and 2015), which is approved under the Ontario Environmental Assessment Act (EAA). This Master Plan update has followed Approach #2 of the MCEA whereby select Schedule B projects (e.g. new booster pumping station) are considered approved following issue of the Notice of Completion for this Master Plan.

Analysis:

The purpose and objectives of the Master Plan are to:

- Provide an efficient and cost-effective maintenance and expansion phasing program for the municipal potable water supply system in the Town.
- Confirm the preferred water supply and servicing strategy, including the associated capital upgrades necessary to support capital planning for key components of the water supply and distribution system.
- Ensure documentation of the study process complies with Phases 1 and 2 of the MCEA planning process.
- The Master Plan is considered a “living” document that should be regularly updated as the Town continues to grow and develop

The final Draft Waterworks Master Plan is attached to this report.

The recommended infrastructure needs for the next 20 years are identified in Figure 1.

The Recommended Strategy and proposed projects resolve the problem and opportunity statement identified in this report. A preliminary evaluation of potential impacts has been included in the evaluation of alternative solutions which indicates minor and predictable impacts which can be addressed by the application of appropriate mitigation measures to be further developed during the preliminary and detailed design phase. Consultation requirements of the MCEA have been fulfilled through an online Public Information Centre and a Public Consultation Drop-in Event, agency and indigenous consultation and the submission of this Master Plan for the 30-day review period. This Master Plan update has fulfilled the MCEA requirements for the identified Schedule A, A+ and B projects.

This Master Plan document is considered a draft report and once adopted by Council will be finalized and issued with the Notice of Completion for a 30-day public review period.

Figure 1- Recommended Infrastructure Needs

Issue # and Goal	Preferred Alternative	Description of Alternative	Conceptual Cost	Phasing	Growth	Non- Growth
#1 – Increase Water Storage Capacity	1A	Install a new tank in the area of Wells 7A/7B	\$9,779,000	Mid. Term (5-10 Years)	90%	10%
#2 – Increase Water Supply Capacity	2A	Existing Sundowner Well can be commissioned to provide supply to West Zone	\$5,555,000	Long Term (15 - 20 Years)	90%	10%
#3 – Increase Pumping Capacity	3A	Upgrade pump capacity of Hanly BPS	\$2,335,000	Short Term (1-5 years)	10%	90%
	3C	Upgrade pump capacity of Everton BPS		Short Term (1-5 years)	10%	90%
#4 – Address Low Pressure Area Servicing	4A	New Pressure Zone with new Booster Pump Station	\$6,333,000	Mid. Term (5-10 Years)	10%	90%
#4 – Address Low Pressure Area Servicing	4B	New Trunk Watermain along Highway 93	\$5,877,000	Long Term (15 - 20 Years)	100%	0%
#5 – Provide Redundancy of Supply to Sunnyside	5A	Watermain Twinning on Harbourview Drive	\$2,319,000	Short Term (1-5 years)	10%	90%
#6 – Commission Balm Beach Road BPS	Recommended without alternative	Booster Pump Station at Balm Beach	\$3,351,000	Long Term (15 - 20 Years)	100%	0%
#7 - Abandon old infrastructure	Recommended without alternative	Abandon Wells 12, 1A and use it as moniotopring wells	\$100,000	Short Term (1-5 years)	10%	90%
	Recommended without alternative	Decommission Dominion and Montreal Standpipe	\$2,000,000	Long Term (15 - 20 Years)	90%	10%
#8 – Extend Service Life of Existing Infrastructure	Recommended without Alternative	Extend the service life of Dominion and Montreal Standpipes until the new storage tank (Alt 1A) is constructed	\$400,000	Short Term (1-5 years)	10%	90%
Total			\$38,049,000		\$25,977,300	\$12,071,700

Stakeholder Consideration/Impacts:

As this project was completed with the intent of addressing Phases 1 and 2 of the Class EA process only one PIC was required as a minimum to fulfill MCEA requirements. Staff recommended that two PICs be held. It was determined that the first of the two PICs would be completed as an online version available on the municipality’s website at www.midland.ca which was activated February 6, 2019. The municipality hosted Public Information Centre No. 2 on Thursday, May 30, 2019, using an informal, drop-in style format. To address stakeholder concerns the municipality also devoted the hour in advance of the main public session (from 4:00 pm to 5:00 pm) to provide opportunity for key stakeholders to discuss any concerns with team representatives. A total of 14 individuals signed in with attendees including several Land Developers, consultant representatives for property owners, area residents as well as representatives from the Town of Penetanguishene and the Martyrs’ Shrine.

Following PIC No.1 one agency comment was received from the Severn Sound Environmental Association. Two residents submitted a comment and two consultants submitted comments on behalf of their respective clients that own property within the municipality. Saugeen First Nation was the only Indigenous Community to submit a comment in response to PIC No. 1. Following PIC No. 2 five (5) comments were received from area landowners via their respective consultants and one (1) comment

was submitted by a resident at the PIC. The Town's Fire Department also submitted a formal comment. No comments were received from agencies or Indigenous Communities following PIC No. 2.

An update email was also circulated to Indigenous Communities on the Project Contact List December 17, 2019, to make certain that they received the earlier notifications and were aware of the project and to generally confirm if they had any questions or concerns. A follow-up phone call was also made to each community on January 9th and 10th, 2020. In response, the Saugeen Ojibway Nation Environment Office confirmed that the project is outside their territory and directed that both communities be removed from the Project Contact List. The only other Indigenous respondent was the Huron Wendat First Nation who requested that they be kept informed regarding the initiation of any archaeological studies to be undertaken during future phases of the project.

The Project Team reviewed all input received and made modifications to the Preferred Strategy where possible to address the concerns raised. All comments and concerns are considered addressed and there remain no outstanding public, agency or Indigenous Community concerns.

Options/Alternatives:

There are no relevant alternatives to the recommendation.

Financial Impact:

The original purchase order for the master plan study was \$129,584, plus tax. Additional scope changes were approved during the study to address consultations with the Town of Penetanguishene and technical analysis. The final cost of the study was \$145,992, plus tax. The approved 2019 Capital Budget for the project was \$125,000. The budget needs to be increased to \$148,600 with the funds coming from the Water Capital Reserve and Development Charge Reserve Fund

Any new assets or upgrades to the water system will be included in future capital budgets for Council's consideration. If all of the projected growth costs are included in future Development Charges as noted in Figure 1 then approximately \$12 million in costs will need to be apportioned to the water ratepayers. To implement many of the projects though the Town may have to debt finance the growth-related expenditures as the works typically have to be completed prior to the receipt of development charges. Alternatively, the Town could require the development community to front end costs as a condition of future site plan and subdivision approvals.

Council's Strategic Priorities:

This recommendation is consistent with the following Council Strategic Priorities:

1. *Accountable, Responsive & Innovative Governance*

b) Develop sustainable and responsible financial strategies that balance demands for asset renewal, evolving service demands and revenue/funding capacity (including investigating new revenue streams).

Conclusions:

The water services master plan outlines the necessary infrastructure to ensure a safe and adequate supply of drinking water for the Town over the next twenty years.

Prepared by: Andy Campbell, Executive Director Environment & Infrastructure

Approved by: David Denault, Chief Administrative Officer

Attachment:

1. Water Servicing Master Plan Update October 2020