

# Municipality of Lakeshore - Report to Council

## Engineering & Infrastructure Services

### Engineering Services



**To:** Mayor & Members of Council

**From:** Krystal Kalbol, Director of Engineering and Infrastructure Services

**Date:** May 6, 2021

**Subject:** Amy Croft Secondary Planning Area, Sanitary Sewer Conveyance Update

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### Recommendation

This report is for information only.

### Background

At the February 2, 2021 Council meeting, Council deferred the processing of a high density residential development zoning by-law application in pursuit of further study regarding sanitary sewage conveyancing from the Amy Croft Secondary Plan Area to the Denis St. Pierre Sewage Treatment Plant.

This study was undertaken by Stantec Consulting Ltd. commencing in early 2021. The Amy Croft Sanitary Servicing Study report dated May 6, 2021 has been appended for information as Appendix A.

Six (6) options (and various sub options) were evaluated that could provide additional sanitary conveyance capacity to service the Amy Croft Secondary Plan Area. Estimated costs were assessed for each option. The options set forth in the attached report range in cost from \$7 M to \$17.9 M.

The following should be noted:

- The sanitary sewer (recently installed) along the Lanoue Street extension and the sanitary sewer along Amy Croft Drive would require upsizing/replacement;
- These options propose a sanitary sewer from the Amy Croft Secondary Planning Area to the Municipality's sanitary trunk main (Wallace Woods trunk main) crossing the Puce River (located on West Puce River Road);
- The options presented all propose to utilize capacity in the Wallace Woods trunk main to convey sewage from the Puce River crossing (located on West Puce River Road) to the DSPWTP;
- Any of the options identified would impact the future development of the Wallace Woods Secondary Planning Area related to sanitary conveyance capacity and in

turn this area would require additional sanitary sewage conveyance capacity to service the lands within the Wallace Woods Secondary Planning Area; and

- Ideally, this type of growth and density should be looked at and/or accommodated in areas where initial planning of the infrastructure would allow for the proper conveyance to accommodate medium to high density through a Secondary Planning process whereby the developers are responsible for all costs associated with servicing the lands.

## **Comments**

The density for the undeveloped lands within the Amy Croft Planning Area were put forward and approved through the Amy Croft Secondary Plan, Planning Report (dated June 2018), through the provisions of the Zoning By-law and subsequently through execution of the current site plan agreements.

As identified in the attached report, the Do Nothing option (Option 6) continues to remain in line with the approved Amy Croft Secondary Plan and the existing sanitary sewer capacity that is available to service this area.

Currently, several of the parcels in the Amy Croft Secondary Plan have been or are in the process of being developed. If the remaining vacant parcels were to put forward proposals at a higher density than what was previously planned for in the plan, the existing sanitary sewer conveyance system would not have capacity to accommodate this and Options 1 to 5 noted in the attached report would need to be considered.

If the developer(s) wish to pursue additional servicing to this area, the Municipality would be required to update the 2018 Water Wastewater Master Plan. This update would be triggered by the developer or developers (a consortium) to facilitate and lead the implementation of any of the proposed options--then the Municipality can commence with a formal update to the Master Plan.

## **Conclusion**

Following this Report to Council, the options presented by Stantec Consulting Ltd. to increase the sanitary sewage conveyance to the Amy Croft Area will be discussed with proponents pursuing development in the Amy Croft Secondary Plan Area.

## **Others Consulted**

Stantec Consulting Ltd. was consulted as part of this report.

## Financial Impacts

The financial impact to the Municipality was the cost to complete the attached report (Amy Croft Sanitary Servicing Study report dated May 6, 2021) in the amount of \$37,800 plus HST. This is being funded through the Wastewater consulting operating budget.

**Attachment:** Appendix A – Amy Croft Sanitary Servicing Study – May 6, 2021

## Report Approval Details

Document Title:	Amy Croft Sanitary Conveyance Update.docx
Attachments:	- Amy Croft Sanitary Servicing Study - May 6 2021.pdf
Final Approval Date:	May 6, 2021

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

Rosanna Pellerito

Kristen Newman

Truper McBride