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Townline Road Servicing Municipal Class EA

Public Information Centre No. 2
April 22nd, 2025



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WELCOME!

The Town of Fort Erie welcomes you to this Public Information Centre (PIC) so that we can share study objectives, findings to date, alternative solutions, and next steps.

What is the purpose of this Public Information Centre?



To present an overview of the Townline Road Servicing Municipal Class EA



To provide information regarding the project scope, identified needs, project opportunities and potential alternatives.



To collect your feedback on the proposed alternatives, assessment process and next steps of this project

Please review the material and provide us with any comments you may have. Staff are available to answer your questions and receive your comments.

We Want to Hear from You! Provide your comments

Submit comments to a member of the project team.

More information including copies of project notices and PIC materials can be found at:

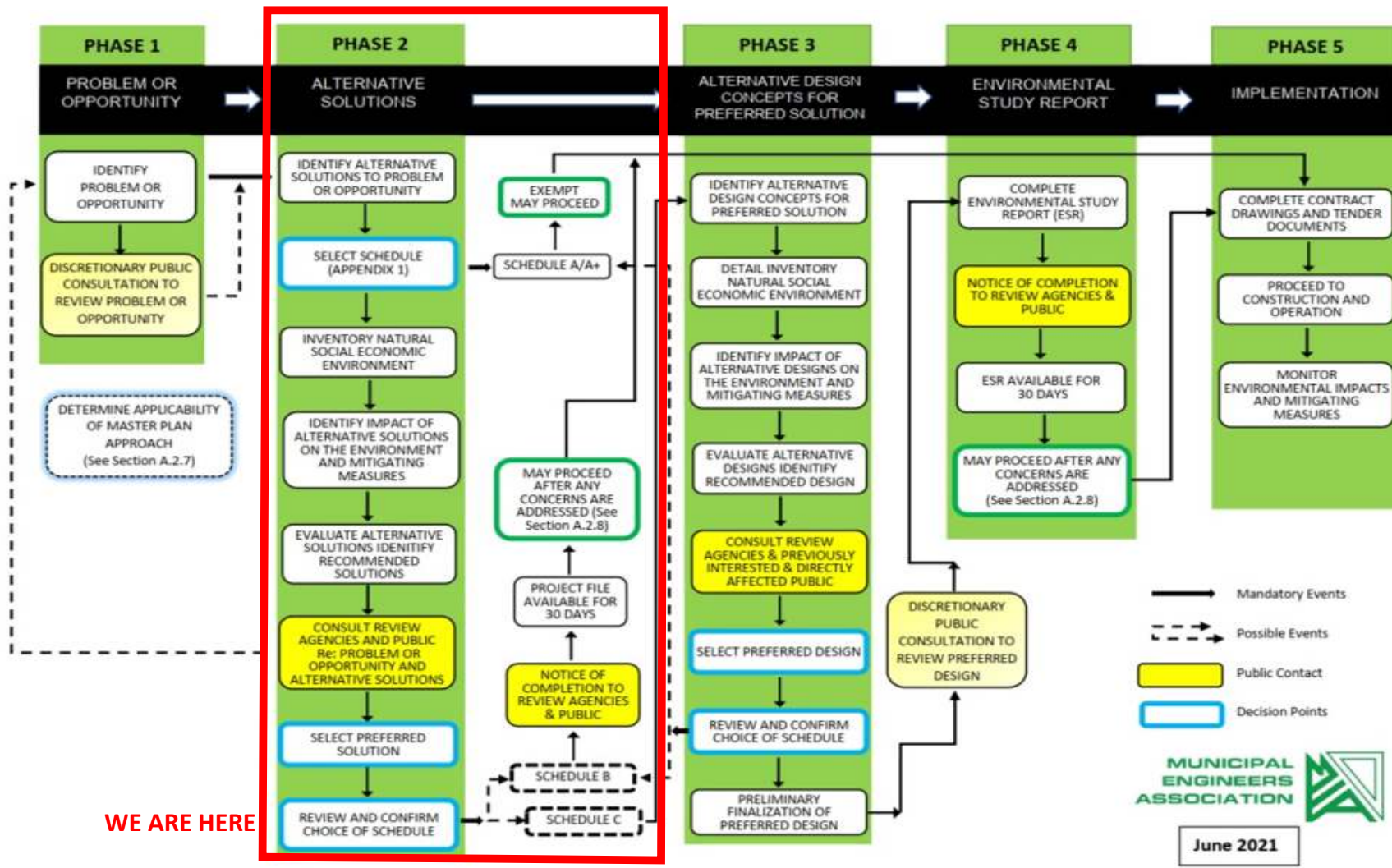
<https://www.forterie.ca/index.html>

Thank you for attending this Public Information Centre!



MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT PROCESS

The Town has initiated this Municipal Class EA to evaluate and develop a coordinated and sustainable approach to service the study area. Due to the potential impacts, it has been defined as a Schedule B project and must complete Phase 1 and a Phase 2 of the environmental assessment process prior to being approved for implementation.



PUBLIC INFORMATION CENTRE No. 1 - RECAP

- **Project Area:** The project area is part of the Douglastown - Black Creek Subdivision
- **Proposed Development:** Development will occur on the north side of Townline Road, in the triangular commercially designated and zoned lands. The development may include:
 - A convenience store, gasoline bar, and a restaurant with a drive-thru. This proposal would change the existing Highway Commercial (C3-551) zoning to a new site-specific Highway Commercial (C3) Zone that permits a gasoline bar on the site.
 - A Public Storage facility along the QEW.
 - A long-term care facility/retirement home south of the Provincially Significant Wetland.
 - A medical building along Townline Road.
- **Servicing System**



- **Water System:** The commercially zoned parcels of land north of Townline Road are adjacent to the 200mm diameter watermain owned by the Town.



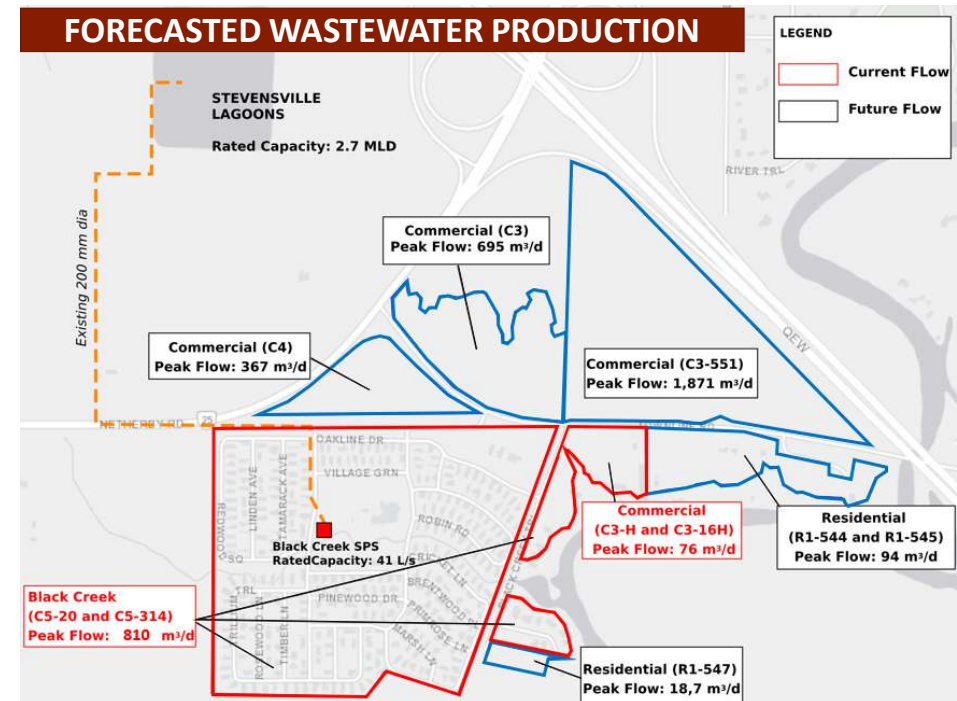
- **Stormwater System:** There is no stormwater system currently in place. To manage stormwater effectively and prevent issues, new development areas are required to ensure that post-development runoff does not exceed pre-development runoff levels.



- **Wastewater System:** The only existing sanitary service within the project area is a private collection system on the south side of Townline Road, which consists of gravity sewers, pumping station, and a pressure forcemain that pumps wastewater to the Stevensville sewage lagoons. This system is currently in place to serve the Black Creek Leisure Homes development.

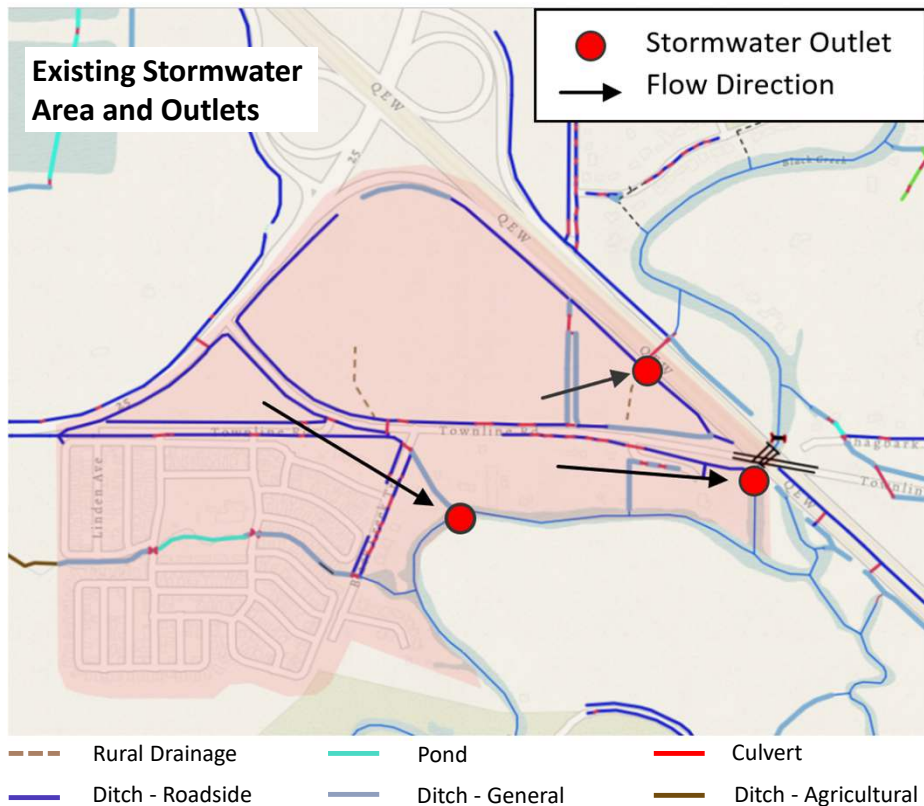
• Problem Identification:

- **Servicing:** The project area is currently serviced by a municipal water supply but does not have sanitary and stormwater servicing in place. Therefore, servicing needs to be provided.
- **Wastewater Treatment:** The Stevensville lagoons are currently operating at 70% of their rated capacity. The Lagoons would not have enough capacity to treat wastewater produced by all future development within the catchment area. Niagara Region will need to expand or divert wastewater from the Stevensville Lagoons for the full build-out of development in the area.



This project is intended to support the Town in the development and assessment of technical solutions to provide sanitary and stormwater services for current and future development within the project area.

ALTERNATIVE SOLUTIONS – STORMWATER SERVICING



ALTERNATIVE A: Individual Lot-level Control and Storage

DESCRIPTION: Future developments must meet quantity and quality control requirements within the development areas before discharging to the Township. Stormwater Management facilities would be privately owned and operated by each landowner and outlet to the roadside ditch. Post-development peak runoff must not exceed the corresponding pre-development peak runoff for storm events with return periods of 5 and 100 years. This is common practice for commercial development.

CAPITAL COSTS: \$ 0.2M (+/- 25%) for stormwater infrastructure to allow the Town to proceed with implementing lot-level. Costs for Lot Level Control Measures covered by Developers

PREFERRED ALTERNATIVE

ALTERNATIVE B: Single Communal Stormwater Management (SWM) Facility

DESCRIPTION: The communal SWM facility would be a Town-owned and maintained facility. This solution would require a significant portion of land acquisition, and its size would be dependent on the total increase in imperviousness of the total development proposed. The best location for a pond would be nearest the existing outfalls to Black Creek in the easternmost corner of the commercial zone between the Townline grade separation and the QEW.

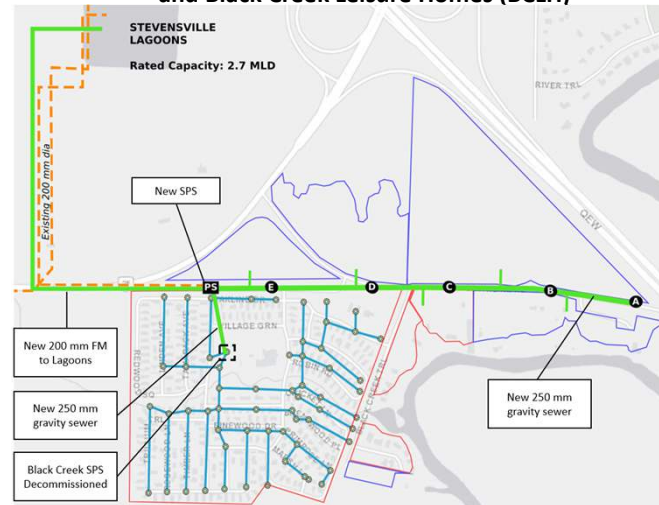
CAPITAL COSTS: \$ 3.0M (+/- 25%) for stormwater infrastructure, land acquisition, construction of SM.

ADVANTAGES OF LOT-LEVEL CONTROL AND STORAGE

- **Scale:** Lot-level practices are best suited for this size of development.
- **Capital Costs and Implementation:** Lot-level controls have low capital costs and are easier to implement on new and existing developments. Stormwater ponds have higher capital costs and require more extensive planning and construction.
- **Maintenance:** Lot-level practices require regular maintenance on a smaller scale, while stormwater ponds need specialized equipment and expertise for maintenance.
- **Environmental Impact:** Lot-level practices often have a more direct positive impact on water quality and groundwater recharge, whereas stormwater ponds provide broader flood control and habitat benefits.

ALTERNATIVE SOLUTIONS – SANITARY SERVICING

Alternative A: New Sanitary Sewer Servicing Future Development and Black Creek Leisure Homes (BCLH)



Capital Cost: \$5.5 million (+/- 25%)

Advantages:

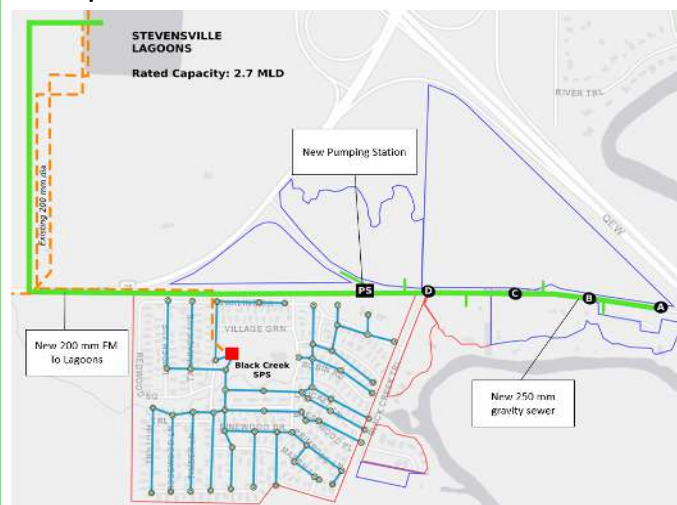
- Services entire study area.
- Efficient infrastructure development to maximize number of connections to a single Sanitary Pumping Station (SPS)
- Eliminates private pumping station that needs to be maintained by the Black Creek Leisure Homes (BCLH) Property Management.
- Eliminates major capital mechanical asset renewal responsibilities for BCLH.
- Infrastructure Cost Sharing: This alternative would allow to share sanitary sewer and SPS costs with BCLH.

Disadvantages:

- Additional cost to connect BCLH and decommission existing system.
- Deeper Pumping Station: This Alternative would require the construction of a deeper wet-well to accommodate higher flow. This would increase excavation costs and construction risk.
- Working with existing and active infrastructure increases risk and potential for unknown conditions during construction.

PREFERRED ALTERNATIVE

Alternative B: New Sanitary Sewer Servicing Future Development



Capital Cost: \$4.6M (+/- 25%)

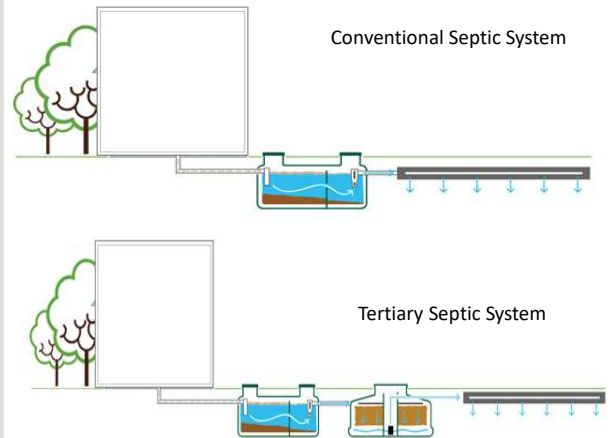
Advantages:

- Services development area north of Townline Road and commercial and residential properties south of Townline Road east of BCLH (excludes BCLH).
- Lower risk to the Town due to maintenance of BCLH system as independent.
- No cost to BCLH.

Disadvantages:

- Economies of scale with connecting the maximum number of properties are not achieved.
- BCLH is still responsible for the operation and future renewal of an aging asset (SPS and Forcemain).
- Increases long-term risk to BCLH.
- Two force mains are required to convey wastewater from the study area to Stevensville Lagoons which limits space in the right-of-way for other utilities and increases the cost of underground construction in the area.

Alternative C: Decentralized Sanitary Sewer – On-Site Septic Systems



Capital Cost: \$10M-\$20M (+/- 25%)

Advantages:

- Decentralized systems can be tailored to treat different types of wastewater, ensuring effective management in diverse settings.
- Does not consume capacity allocation from Stevensville Lagoon system.

Disadvantages:

- Conventional septic systems would require a larger area than the land available to construct a septic system in each area north of Townline Road.
- The only feasible configuration that would allow for both development and onsite treatment would be a direct discharge treatment plant into Black Creek, which would be challenging from an environmental perspective.
- Decentralized system will require the construction of several independent treatment systems resulting in higher environmental impacts due to the construction.
- Higher operational costs for treatment system operation would reduce development viability.

REGION OF NIAGARA WASTEWATER CAPACITY IMPACTS

2021 Water and Wastewater Master Servicing Plan Update, the Region was looking at two alternatives for expanding treatment capacity within the area as follows:

ALTERNATIVE 1: Expand the Stevensville Lagoons on the existing site OR **ALTERNATIVE 2:** Decommissioning the Stevensville Lagoons by replacing the Lagoons with a new sanitary pumping station (SPS) and forcemain to convey all current and future flows to either the Anger Avenue WWTP or new South Niagara Falls WWTP

THIS IS AN INDEPENDENT PROCESS TO THE SERVICING CLASS EA; HOWEVER, FULL DEVELOPMENT OF TOWNLINE ROAD AREA COULD NOT BE COMPLETED UNTIL CAPACITY RESTRICTIONS ARE RESOLVED.

COST RECOVERY MECHANISMS

The basis of the cost recovery is that all of the development lands contribute to the implementation of the servicing via development charges payable upon the development of the land. The remainder of the costs incurred that benefit other users within the subject area can be charged to those users under O.Reg. 586/06 under the Municipal Act.

PROJECT COSTS

SANITARY AND STORM SERVICING

- Total Capital Cost: \$5,403,540
 - Development Charge Recoverable - \$3,449,475
 - Development Charge Reserve Contribution - \$603,180
 - **Cost Recovery from Non-Development Lands - \$1,350,885**

ALTERNATIVE COST RECOVERY METHOD

FULL AREA SERVICING

This method includes the full servicing of the lands in the study area, including BCLH. The most equitable approach is to recover the cost from BCLH in a commensurate manner with their anticipated wastewater capacity allocation (88%), with the remaining cost being retrieved on a frontage basis from the remaining non-development lands.

HOW IT WORKS

- **Black Creek Leisure Homes cover 88% of the total project costs**
 - 88% of \$1,350,885 = 1,188,779 (\$3,179 per equivalent unit)
- **Costs to be covered by the remaining properties – \$162,110**
 - Total Frontage – 403 linear meters (LM)
 - Frontage Cost per meter - $\$162,110 / 403 \text{ LM} = \$402.25 \text{ per LM}$
 - This equates to approximately \$14,750 per existing household, on average.

The total cost per household will be paid on an annual basis over 20 years

SEWER BY-LAW NO. 68-06 – REQUIREMENT TO CONNECT IF SERVICING IS AVAILABLE FRONTING ON A PROPERTY

The Sewer By-laws No. 68-06 sets rules, regulations, restrictions and standards that govern and regulate the management and operation of the Sewer Works and the Drainage Works owned by the Corporation and connections to their servicing systems. This laws shall be considered to form an integral part of the service contract between the Corporation and any Owner, Operator or Customer for provision of sewage collection services or drainage services by the Corporation. Of interest to this project, Section 3.2 of the Sewer By-laws No. 68-06 identifies the needs to connect for each resident.

Section 3.2 of the Sewer By-laws No. 68-06

OBLIGATION TO CONNECT

- Every building, within a serviced area as defined by the Official Plan as amended, fronting or flanking on a sanitary sewer of the Sewer Works, shall be connected to the Sewer; and sewer service rates and fees charged as prescribed by Council through by-law adopted from time to time, despite the building being serviced by a separate private sewer system, unless otherwise approved by the Chief Building Official.

TIMELINE TO CONNECT

- Where sanitary sewers have been installed within a road right-of-way or easement which abuts the property of an existing building, the affected property Owner shall connect at his/her expense to the completed sanitary sewer within twelve (12) months after the Corporation has sent notice to the property Owner by registered mail, to the property Owner's last known address, requiring the connection to be made.

FAILING TO CONNECT

- If any property Owner fails to connect to a newly constructed abutting sanitary sewer, the Corporation shall commence billing the property Owner for sanitary sewer services, one (1) month after the required connection was to be made, at the monthly rate established by Council for sanitary sewer services through by-law adoption from time to time.

EXISTING PRIVATE SEWAGE DISPOSAL FACILITIES

- A direct connection shall be made to the Sewer Works in compliance with this Schedule; and any septic tanks, cesspools and similar private sewage disposal facilities shall be cleaned and filled, or removed or destroyed, within a period ten (10) calendar days after the connection has been made to the Sewer Works, to the satisfaction of the Chief Building Official.

EXISTING HEALTH HAZARDS

- Where specific health hazards exist, any property Owner shall connect all sanitary facilities within an existing building to the Sewer Works, in accordance with the Building Code, Part 7, within sixty (60) calendar days of receipt of a registered notice to make such connection from the Corporation and/or from the Medical Officer of Health, to the satisfaction of the Chief Building Official.

SCHEDULE "A"
TO BY-LAW 68-06:
BEING A BY-LAW TO REGULATE THE MANAGEMENT OF A SYSTEM OF SEWER WORKS AND
DRAINAGE WORKS IN THE TOWN OF FORT ERIE AND TO REPEAL VARIOUS BY-LAWS



THE CORPORATION OF THE
TOWN OF FORT ERIE

SEWER WORKS AND DRAINAGE WORKS
MANAGEMENT

REGULATIONS AND STANDARDS AND
OFFENCES AND PENALTIES THEREFORE

NEXT STEPS



SELECTION OF
PREFERRED
ALTERNATIVE



SELECTION OF
PREFERRED
FINANCING METHOD



PUBLIC INFORMATION
CENTRE NO. 2



NOTICE OF
COMPLETION



IMPLEMENTATION

Done ✓

Today

Next

We Want to Hear from You! Provide your comments

Submit comments to a member of the project team.

More information including copies of project notices and PIC materials can be found at:

<https://letstalk.forterie.ca/townline-road-servicing-study>

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