

COUNCIL
October 12th, 2021

Report #PD-2021-38
Noelle Reeve, Planner

MABERLY PINES HYDROGEOLOGICAL REVIEW
RFP AWARD

STAFF RECOMMENDATION(S)

It is recommended:

“**THAT**, RFP – 2021-PD-002 - Maberly Pines Hydrogeological Review – be awarded to BluMetric Environmental Inc.;

AND THAT, the Reeve and Clerk be authorized to sign the necessary documentation.”

BACKGROUND

Tay Valley Council directed staff to issue a Request for Proposal (RFP) for a hydrogeological review of the Maberly Pines subdivision to determine if there is sufficient water quality and quantity for the lots and that there is sufficient nitrate dilution capacity for septic systems for the lots. Two lot layouts are to be proposed: i) a conventional lot servicing layout for septic, well and dwelling and ii) a lot servicing layout based on constraints such as incinerating toilets and bringing in potable water.

DISCUSSION

Tender 2021-PD-002 was issued on September 13, 2021 and closed on Thursday October 7, 2021. The Township advertised in the EMC, on its newsfeed and reached out to firms known to undertake this work.

Listed below are the results of the bids from each of the suppliers from lowest to highest price:

Company	Price
BluMetric Environmental Inc.	\$ 13,791
MacIntosh Perry	\$15,955.50
Morrison Hershfield	\$ 17,464
Envision	\$45,325

Envision included well drilling in their proposal that Council had not approved. MacIntosh Perry did not propose to create the constrained lot layout. BluMetric and Morrison Hershfield had comparable ratings for their proposals; however, BluMetric was the lower bid.

FINANCIAL CONSIDERATIONS

The cost of the Hydrogeological Study will be undertaken by the Township up front with sources of repayment to be determined following the Development Cost Charges discussion. The location of Maberly Pines subdivision in close proximity to Maberly could provide the Hamlet of Maberly with an economic boost.

CLIMATE CONSIDERATIONS

Clustering lots in a subdivision is preferable to allowing severed lots to proliferate across the landscape. Clustering reduces the impact on carbon sequestration that trees and unevaluated wetlands provide. Clustering provides opportunities for Greenhouse Gas reduction through carpooling.

OPTIONS CONSIDERED

Option #1 – (Recommended) BluMetric Environmental Inc be awarded the contract and the Reeve and Clerk be authorized to sign the necessary documentation.

Option #2 – Not award the RFP. One of the criteria for lifting the Holding Zone would not be met.

CONCLUSIONS

The Township has been looking at how to allow for the unprecedented increase of interest in purchasing and building on lots in the Maberly Pines to be permitted through Building Permits without jeopardizing the drinking water and septic capacity for the existing and new residents of Maberly Pines. One crucial piece of information that is needed before Building Permits can be issued is that there is sufficient potable water and sufficient septic capacity to accommodate development of all the lots. This study will provide that information.

ATTACHMENTS

None

Prepared and Submitted By:

Handwritten signature of Noelle Reeve in black ink.

**Noelle Reeve,
Planner**

Approved for Submission By:

Handwritten signature of Amanda Mabo in blue ink.

**Amanda Mabo,
Acting Chief Administrative Officer/Clerk**