

COMMITTEE OF THE WHOLE
April 12th, 2022

Report #PD-2022-22
Noelle Reeve, Planner

MABERLY PINES SUBDIVISION UPDATE

STAFF RECOMMENDATION(S)

It is recommended:

“THAT, staff obtain the required information in order for a final assessment of the development capacity of the Maberly Pines Subdivision be made by the Rideau Valley Conservation Authority.”

BACKGROUND

In August 2021, 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. BluMetric Environmental Inc. provided a Draft report to the Township that was discussed at the December 7, 2021 Committee of the Whole meeting.

The Draft BluMetric report stated that “the subject property is suitable for development as a residential subdivision at the proposed density, if future development incorporates appropriate alternatives for wastewater treatment at lots that are not suitable for conventional systems”.

The Township referred the Draft report to the Rideau Valley Conservation Authority (RVCA) for comment and has now received formal comments the RVCA.

DISCUSSION

Overall, the RVCA indicated that the BluMetric study had been undertaken properly. However, their “main concern is that one data point for water use and water quality does not provide sufficient information”.

The RVCA recommends that the final report “recommends a maximum bedroom number based on the capability of the aquifer taking into considerations cumulative impacts”. In addition, the final report should “provide an opinion on whether the bed and breakfast use in

the zoning for the development is appropriate from the perspective of sustainable groundwater”.

The RVCA recommends that further detail on the locations of the mantles be provided (area of sand on the edges of the tile beds proposed for the septic systems that will require sand to be imported because the existing depth of soil is insufficient to dilute the nitrates from the septic systems).

BluMetric has submitted a workplan to meet the RVCA requirements for a proposed upset fee of \$12,800. This would include a six (6) hour pump test and analysis; lab test of water quality; well owner interviews and sampling in the area; surface water samples of ponds and stream that will receive runoff; the specific capacity analysis will be removed from the report and replaced with a Q20 safe yield analysis; a determination of the appropriate D-5-4 sewage flow volume with revised predictive nitrate impact assessment as determined by RVCA; inclusion of mantle location; address RVCA questions about phosphorous potential to impact surface water; and revise recommendations.

The Maberly Pines lots are located in the subwatershed for Little Silver and Rainbow Lakes. Mitigation methods may be needed for the ponds and stream in Maberly Pines so as that development does not exacerbate the water quality situation for connected waterbodies to the south. If mitigation measures are required they would include maintenance of a vegetated buffer around the ponds and stream, eavestroughs that drain to soak away pits away from the ponds and additional phosphorous removal system requirements for septic systems that cannot meet the 30m setback from water.

OPTIONS TO BE CONSIDERED

Option #1 (Recommended) – Council directs staff to obtain the required information in order for a final assessment of the development capacity of Maberly Pines to be made by the Rideau Valley Conservation Authority.

Option #2 – Council suggests alternate action to be undertaken.

FINANCIAL CONSIDERATIONS

None, at this time.

STRATEGIC PLAN LINK

Economic Development: The Maberly Pines subdivision offers potential new economic development.

Environment - Tay Valley continues to be known for its environmental policies and practices. Our residents have access to clean lakes and a healthy, sustainable environment.

CLIMATE CONSIDERATIONS

Mitigating the impacts of development on lakes and designing water and sewer services to be resilient will contribute to protecting water quality in the face of increased heat, drought, flooding and other negative impacts due to climate change.

CONCLUSIONS

The Planner recommends the additional work recommended by the RVCA in order to finalize the report from BluMetric to give Council a clear understanding of the development potential for the Maberly Pines subdivision.

ATTACHMENTS

None

Prepared and Submitted By:

Approved for Submission By:



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