Katja Awender

From: Renee Ainsworth
Sent: August 14, 2025 11:11 AM
To: Office of the Provincial Land and Development Facilitator
Cc: Renee Ainsworth; Schelling, Jeffrey (MOI)
Subject: FW: Memo from the MLG re Servicing of Bayfield Corridor
Attachments: 2025-08-11 - Made in Springwater solution for servicing the Bayfield Corridor vF.pdf; 2025-08-11 - SCS letter re Bayfield Corridor.pdf

Good morning,

Please see the attached documents from the MLG and below email regarding servicing of the Bayfield Corridor that was provided to Council earlier this morning. The information has been reviewed by Township staff/engineering, who had several questions. Those questions, and answers from the MLG in red, are noted within the below email.

This information is being shared to ensure your office is aware of all the information being considered by Council relating to the proposed boundary adjustment matter.

Thank you,

Renée Ainsworth, Dipl. M.A., AOMC
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From: Renee Ainsworth <Renee.Ainsworth@springwater.ca>
Sent: August 14, 2025 9:53 AM
To: Council Members <CouncilMembers@springwater.ca>
Cc: Jennifer Marshall <jennifer.marshall@springwater.ca>; Greg Bedard <greg.bedard@springwater.ca>; Chris Russell <Chris.Russell@springwater.ca>; Trevor Harvey <trevor.harvey@springwater.ca>; Renee Ainsworth

<Renee.Ainsworth@springwater.ca>; Shelley Westlake-Brown <shelley.westlake-brown@springwater.ca>
Subject: Memo from the MLG re Servicing of Bayfield Corridor

Good morning Council,

Please find attached a memo from the MLG relating to servicing of the Bayfield Corridor. Township staff and Ainley have reviewed the information contained within and have posed a number of questions to the MLG. The questions from Township Staff/Ainley are outlined below.

While the response from the MLG (outlined in red below) provides some additional information, they are unable, at this time, to provide the critical information related to Water and Wastewater Treatment Capacity costs.

Therefore, while the $65 Million presented in the MLG's slides is a reasonable estimate for the components of the infrastructure that are identified in the slides, it is missing the Water and Wastewater Treatment Capacity costs, which for 2,700 units in the Bayfield Corridor, could be in the multiple tens of Millions.

Please note that this information will also be forwarded to the Provincial Facilitator.

Should you have any questions regarding this information, please let me know and we can have technical staff provide a response.

Questions posed to the MLG:

The Township and Ainley have reviewed the information submitted regarding the Water and Wastewater servicing of the Bayfield corridor and it generally looks good, however, we have the following questions:

1. What are the costs for new members to join the MLG, as identified in the amended Cost Share Agreement (CSA). Can you provide a copy of the amended CSA.

Response: There is a required fee to join the MLG which will be set out by the trustee at the time a request to join is made by the non-participant or party. This is the process that has been followed by all current participating members of the MLG. The MLG trustee and lawyer has confirmed that as there are confidential matters in the CSA, it cannot be disclosed and is not shared with anyone who is not apart of the MLG. The MLG trustee can provide a summary/excerpt of the key changes to the amended CSA, if required.

2. The letter from SCS and the presentation slides note there is $0 cost for the Wastewater Treatment upgrades associated with the servicing of the Bayfield corridor and while we acknowledge that the Ultimate Phase 1 WWTP may have capacity to accommodate the development of the corridor (existing corridor lands and the future Remington & Sadlon lands) after construction is completed in 2028, there will still be a cost for that capacity. In particular, the Phase 1 Interim WWTP cost approx. $8 Million and the Ultimate Phase 1 WWTP will cost approx. $90 Million, so we assume that the amended CSA requires all benefiting landowners to pay their proportionate share of the costs for wastewater treatment capacity. Therefore, please provide the cost per single residential equivalent unit for wastewater capacity/allocation to the Bayfield Corridor.

Response: This cannot be provided until the interested party makes the request to join the MLG and pays the required fee to complete the calculations, which is the typical process for landowner groups. This will need to be calculated by the cost share engineer and trustee and is an extensive process as all the cost share schedules will need to be updated accordingly.

3. Similar, the SCS letter and presentation slides do identify a cost for new Wells and Expansion of the Water Treatment Plant, but we assume that the CSA also requires all benefiting landowners, connected to the Carsan Road Water Treatment, to pay their proportionate share of all the costs associated with the existing water treatment plant. Therefore, please provide the cost per single residential equivalent unit for water capacity/allocation from the Carson Road WTP to the Bayfield Corridor.

Response: Again, this cannot be provided until the interested party makes the request to join the MLG and pays the required fee to complete the calculations, which is the typical process for landowner groups. This will need to be calculated by the cost share engineer and trustee and is an extensive process as all the cost share schedules will need to be updated accordingly.

4. Please confirm that the estimated number of units used for sizing the water and wastewater infrastructure, as costed within the SCS letter to Danial Steinberg dated August 11, 2025, is consistent with the proposed demands outlined in the Consultants' Memos for Remington and Sadlon. In addition, please provide details on the number of units that was estimated for the re-development of the existing Bayfield corridor.

Response: The consulting engineers have used 2,700 units for the Bayfield Street corridor in preparing the high-level calculations.

5. On pages 1 & 3 of the presentation the figures are still showing proposed new residential lands (areas A, B, E), beyond the Bayfield corridor, so as not to confuse any parties it is recommended these areas be taken off the figures in this presentation.

Response: Acknowledged, we are just using the figures to be consistent with the previous MLG submissions. The presentation makes references that the presentation only focuses on servicing the Bayfield Street Corridor. In the essence of time, we recommend leaving as is.

6. On page 6 of the presentation a total cost is $65,625,000 is shown, plus a cost of $24,306 per unit. Please identify the number of units used for this calculation

Response: As mentioned above, we have utilized 2,700 units in the high-level assessment.

7. Within the Gantt Chart on page 7, dates and timelines are identified for the Site Plan Subdivision Approval process, did the Bayfield Corridor developers have any input into these timelines.

Response: No, they did not. The approval and construction timelines are based on extensive experience, including Geranium and Clarose's recent experience in securing the necessary development approvals and construction of infrastructure completed to date in Springwater.

8. On Page 8 it is noted that the "MLG has recently completed many similar projects within 18 months", can you provide details on the specific projects.

Response: Yes, some of these projects include the effluent outfall, Doran forcemain, the existing WWTP and Caron/Doran WTP.

9. On page 9 of the presentation it notes "Construction of the first building will take at least 18 months once all approvals are in hand" and "Services will be available ahead of the potential completion in early 2028." When does the MLG require the Bayfield Corridor developers to buy in to the CSA and could this impact the projects timeline.

Response: This will be assessed in detail once the developer, or interested party, joins the MLG as the required infrastructure to service the Bayfield Street Corridor will need to be upfronted by the developer. Therefore, they will be in control of the construction of the external services based on their required timelines, similar to the external services both Geranium and Clarose have constructed to date. The developer will be reimbursed for upfronted costs once they complete registration of their first phase of development in accordance with their over/under calculations as determined by the cost share engineer.

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