Master Plans for Tobermory and Lion's Head

Ontario Clean Water Agency and Municipality of Northern Bruce Peninsula

Project Update #3 To Council

August 11, 2025

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Introduction

In partnership with the Ontario Clean Water Agency (OCWA), the Municipality of Northern Bruce Peninsula (NBP) is undertaking Water and Wastewater Master Plans for the communities of Tobermory and Lion' Head.

Currently, existing water and wastewater servicing is limiting potential growth within these communities.

The goal of the Master Plans is to develop a preferred strategy to provide water and wastewater services in each community for today and for future development to 2046 and beyond.

The Master Plans will take into consideration climate change and social and economic impacts, as well as current limitations to each community's growth, given the existing infrastructure.

The Approach for the Master Plans is Approach No.1 per the Municipal Class Environmental Assessment Process (broad master planning where identified projects are subject to project specific requirements). Therefore, more detailed investigations at the project-specific level are required to fulfil the Class EA requirements for the specific Schedule B and C projects identified within the Master Plan i.e., required to be completed separately from master planning process.

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Project Status

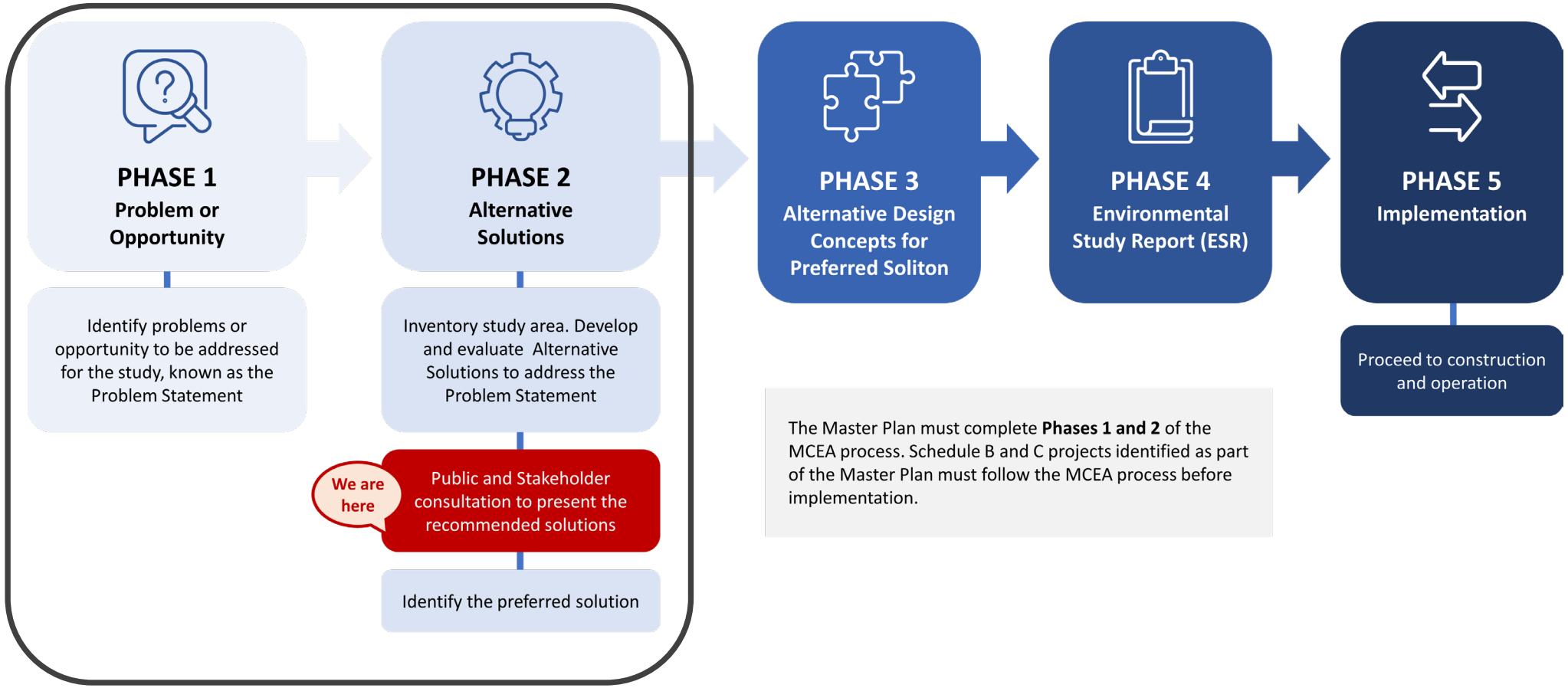
1. *Final Climate Change Memo submitted*
2. *Final Tobermory Design Basis Report submitted*
3. *Final Lion's Head Design Basis Report submitted*
4. *Revised Draft Evaluation Matrix submitted for review*
5. *Indigenous Letters for Notice of Commencement for the Master Plan and Public Information Centre (PIC) sent, and responses received*
6. *Stakeholder Letters for Notice of Commencement for the Master Plan and PIC submitted, and responses received*
7. *Master Contact List complete and updated as required*
8. *Draft Public Information Centre (PIC) Notice submitted for review*
9. *Draft PIC Display Boards submitted for review*
10. *Draft PIC Sign-In and Comments Sheets submitted for review*
11. *Frequently Asked Questions (FAQ) document submitted – components of FAQ are available for review on NBP "Let's Talk" on website.*

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Project Status (Continued)



The Master Plan must complete **Phases 1 and 2** of the MCEA process. Schedule B and C projects identified as part of the Master Plan must follow the MCEA process before implementation.

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Current Next Steps

1. *Finalize and post the Public Information Centre (PIC) Notice on the NBP "Let's Talk" on the website, newspaper, and email notifications to First Nation contacts.*
2. *Finalize the PIC Display Boards, Sign-In Sheets, Comments Sheets, and FAQ document and Complete the Public Information Centre (PIC) for Tobermory and Lion's Head separately on August 27, 2025.*
    1. The format for each PIC will be open format with display boards for each community showcased for the Public to view, with OCWA, NBP Staff/Council, and WSP present to support answering questions, etc.
3. *Comment Period after the PICs to receive, review and response to comments (all comments received, and responses will be documented in the Master Plan Report)*
4. *Finalize Draft Evaluation Matrix.*
5. *Finalize Master Plan Report and Keystone Document format.*

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Public Consultation (PIC)

The purpose of the PICs are:

1. Introduce the studies and learn more about the Municipal Class Environmental Assessment Process being followed.

2. To review the study areas, problems to be addressed, proposed alternatives, evaluation of the alternatives, and the preliminary preferred solution.

3. To outline how feedback can be provided on the information presented, and how to stay informed and involved. At the PICs, we are seeking feedback on the proposed alternatives being evaluated, and the preliminary preferred solutions.

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Evaluation Matrix

- *Criteria are the global factors*
- *Indicators are the sub-factors*

Evaluation weighted in two steps. First, weighted based on

1. *percentage of global criteria. Second, weighted as a percent of*
2. *the total scoring – all global factors*

- *Impacts*
- ***0 = no impact**; indicator does not apply or will not change current conditions*
- ***1 = minor impact**; the resulting impact is of low concern*
- ***3 = moderate impact**; the resulting impact is of medium concern*
- ***5 = significant impact**; the resulting impact is of high concern*

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Evaluation Matrix (Continued)

Criteria	Indicators	What does this mean?
Natural Environment (20%)	Surface and groundwater (30%)	Impacts to the environment from infrastructure development
	Natural Heritage (30%)	Potential impacts due to construction on natural habit and species at risk
	Climate Change (40%)	Potential impacts to surrounding natural environment from climate change events
Social/Economic Environment (20%)	Impact to existing infrastructure (private and municipal) (25%)	Disruption to residents and businesses during construction
	Aesthetics (20%)	The presence of infrastructure in communities
	Redundancy and security of supply (25%)	Ability of system to provide a consistent Level of Service
	Climate change (30%)	Impacts to residents and businesses during climate change events to provide Level of Service
Technical Suitability (20%)	Existing capacity (25%)	Current/proposed infrastructure to service existing water/wastewater demand capacity
	Impacts on future expansion (25%)	Opportunity to service the greater community and ability to connect future areas under expansion
	Full build out (20%)	Opportunity to service full-build out of the community
	Climate change (30%)	Impacts from climate change events which impact maintaining Level of Service
Constructability (20%)	Ease of construction and site access (20%)	When traditional construction approaches are applied, the impacts associated with installation
	Impact on operations during construction (25%)	Impacts associated with maintaining the current level of Service
	Ease of integration with existing infrastructure (25%)	Impacts associated with tie-in to existing infrastructure or disconnection of old infrastructure
	Climate change (30%)	Impacts from climate change events on the installation and timing of projects
Cost (20%)	Capital Costs (50%)	Cost to construct new infrastructure to establish the system or existing system upsizing and/or replacement
	Relative operation and maintenance costs (50%)	Cost to maintain yearly operations

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Evaluation Matrix (Continued)

***Example** Criteria and Indicator*

- *Criteria: Natural Environment – 20%*

- *Indicators:*
  - **Surface and groundwater impacts** – 30%
    - Impacts to the environment from infrastructure development
  - **Impact on natural heritage features/vegetation** – 30%
    - Potential Impacts due to construction on natural habit and species at risk
  - **Climate Change** – 40%
    - Potential impacts to surrounding natural environment from climate change events.

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Alternatives - Tobermory

Drinking Water Servicing Alternatives

Alternatives	Description of Alternatives
1. Do Nothing	❖ Maintain existing level of service as is.
2. Expand to Downtown Core and Community Area	❖ Review and assess existing level of service and optimize; ❖ Expand drinking water servicing to the downtown core and community area.
3. Expand Drinking Water Servicing to Existing and New Developments	❖ Review and assess existing level of service and optimize; ❖ Expand drinking water servicing to the downtown core and community area. ❖ Expand drinking water servicing to existing residents, commercial buildings and existing municipal buildings not currently serviced (including existing municipality owned buildings along Highway 6); ❖ Expand drinking water servicing to all new development (commercial, residential, institutional).

Wastewater Servicing Alternatives

Alternatives	Description of Alternatives
1. Do Nothing	❖ Maintain existing level of service as is.
2. Expand to Downtown Core and Community Area	❖ Review and assess existing level of service and optimize; ❖ Expand WW servicing to downtown core and community area that is not serviced.
3. Expand Wastewater Servicing to Existing Residents and New Developments	❖ Review and assess existing level of service and optimize; ❖ Expand WW servicing to downtown core and community area that is not serviced. ❖ Expand WW servicing to existing residents and commercial buildings and existing municipal owned buildings not currently serviced (including existing municipality owned buildings along Highway 6); ❖ Expand WW servicing to all new development (commercial, residential, institutional).

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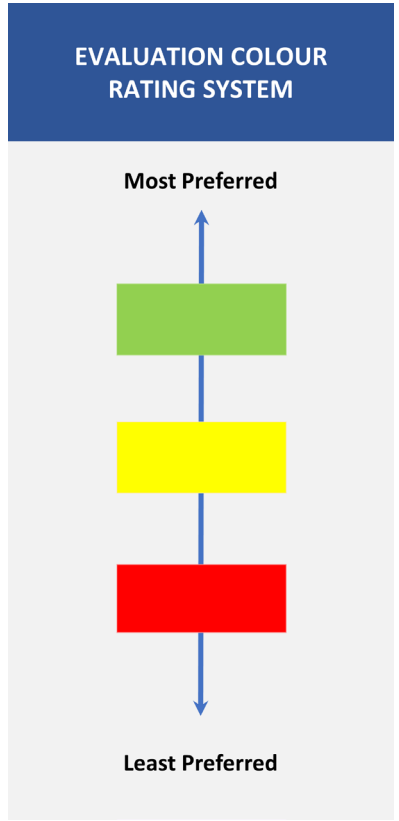
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Alternatives – Tobermory Water

Evaluation Criteria – Tobermory Drinking Water	1. Maintain Existing Level of Service	2. Expand to Downtown Core and Community Area	3. Expand Drinking Water Servicing to Existing and New Developments
Natural Environment			
Social/Economic Environment			
Technical Suitability			
Constructability			
Cost			

Preferred Solution

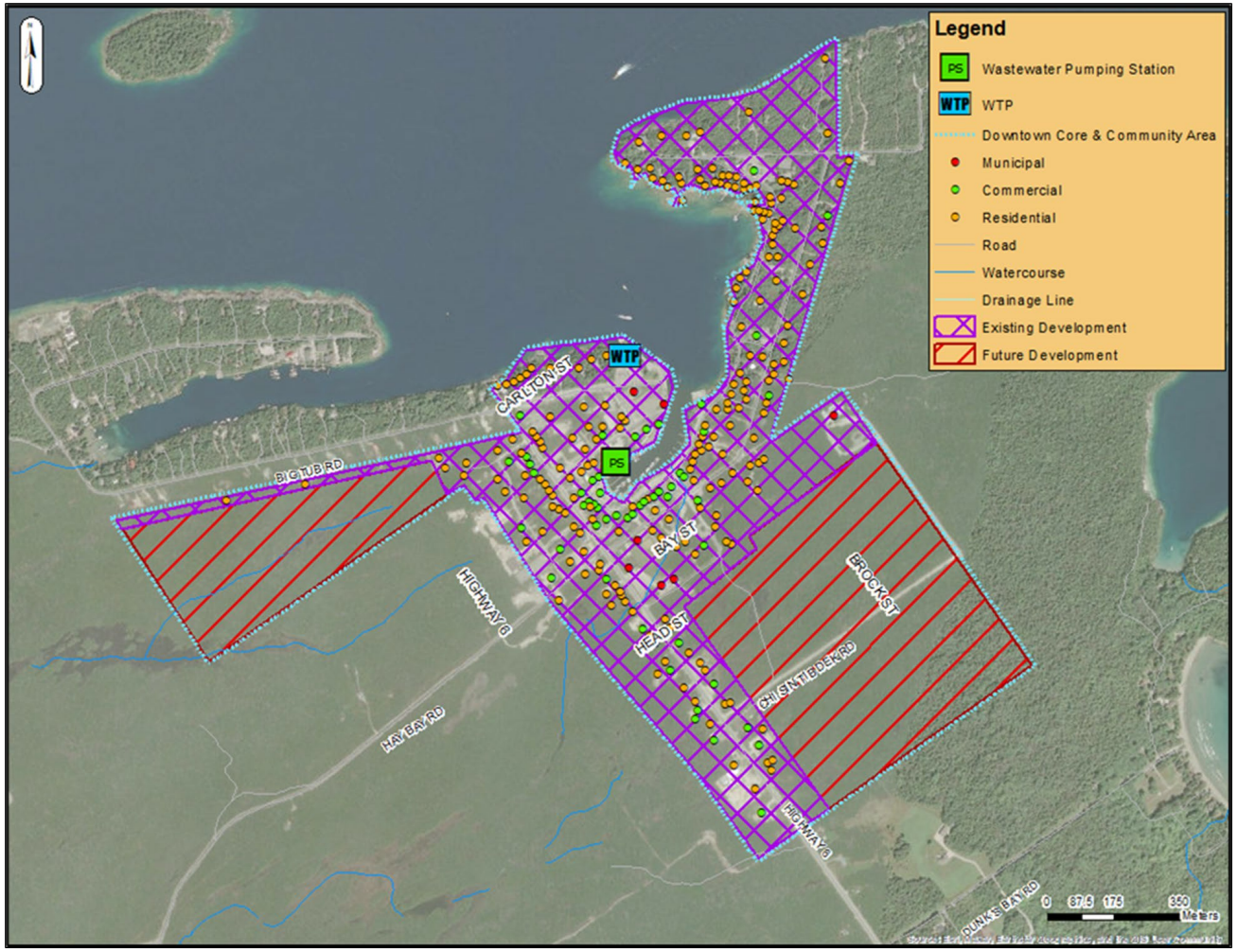


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Preliminary Preferred Solution - Tobermory Water



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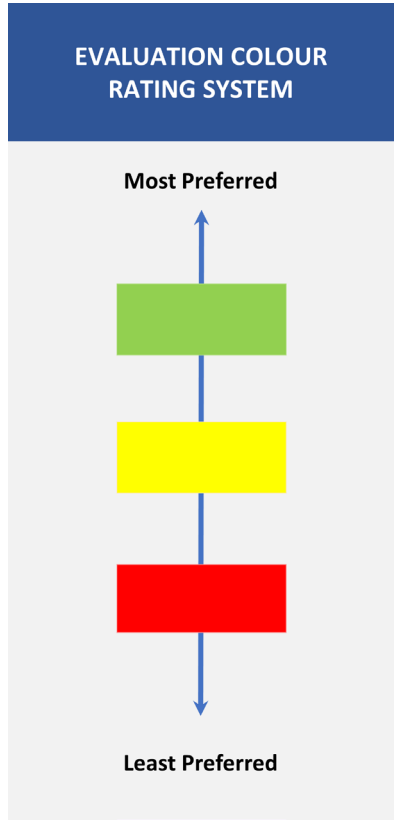
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Alternatives – Tobermory Wastewater

Evaluation Criteria – Tobermory Drinking Water	1. Maintain Existing Level of Service	2. Expand to Downtown Core and Community Area	3. Expand Drinking Water Servicing to Existing and New Developments
Natural Environment			
Social/Economic Environment			
Technical Suitability			
Constructability			
Cost			

Preferred Solution ✓

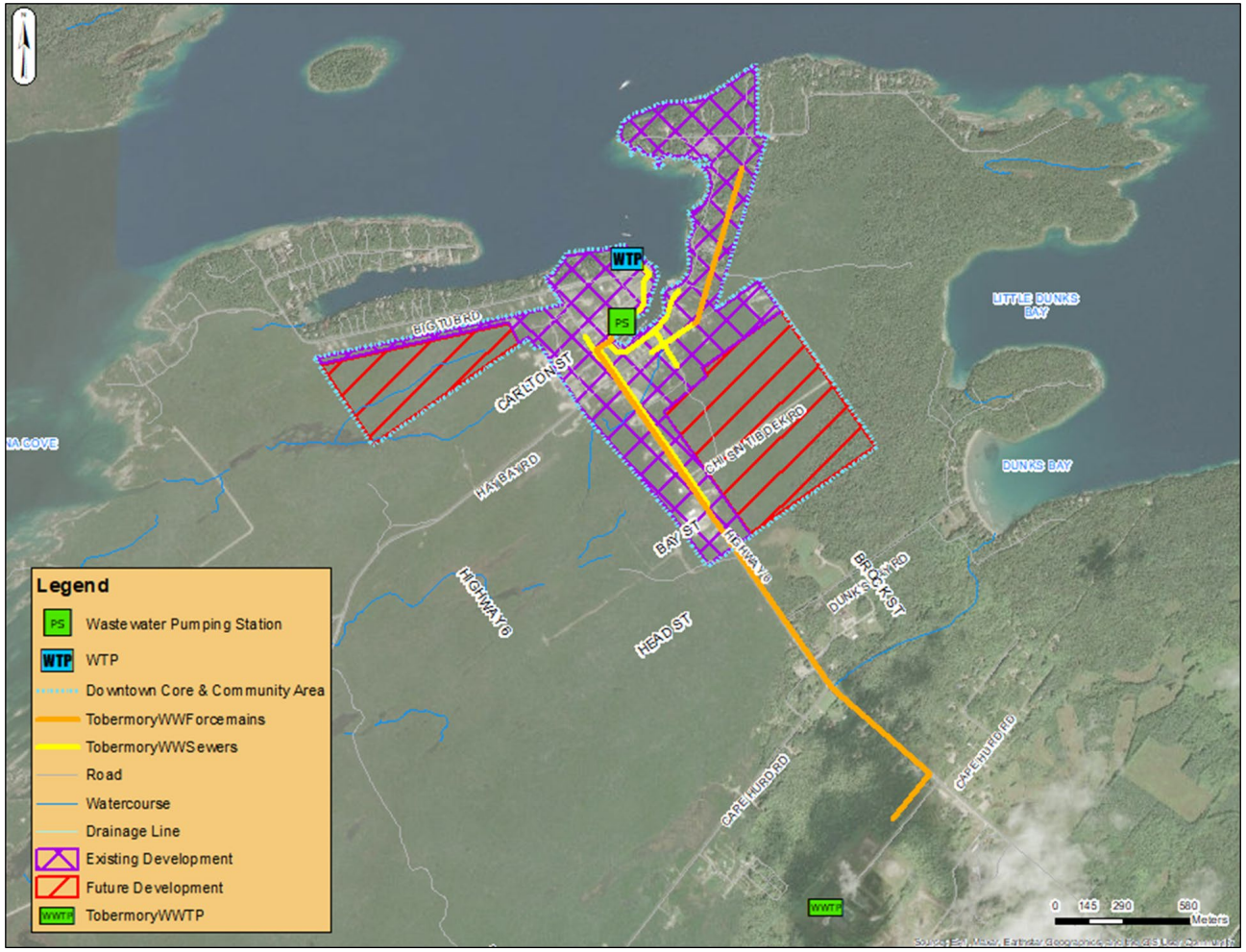


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Preliminary Preferred Solution - Tobermory Wastewater



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Alternatives – Lion's Head

Drinking Water Servicing Alternatives

Alternatives	Description of Alternatives
1. Do nothing	❖ Maintain existing level of service as is.
2. Expand Drinking Water to Service New Growth in Lion's Head and Provide Fire Flow	❖ Review and assess existing level of service and optimize; ❖ Expand drinking water to service new growth in Lion's Head and provide fire flow.
3. Expand Drinking Water Supply to Ferndale	❖ Review and assess existing level of service and optimize; ❖ Expand drinking water to service new growth in Lion's Head and provide fire flow; ❖ Expand drinking water supply to Ferndale **Note:** Existing residences along proposed drinking water service corridor to Ferndale to be excluded at this time
4. Expand Drinking Water Supply to Isthmus Bay And Barrow Bay	❖ Review and assess existing level of service; ❖ Expand drinking water to service new growth in Lion's Head and provide fire flow; ❖ Expand drinking water servicing to existing properties within service corridor to Isthmus Bay; ❖ Providing drinking water supply's only to the settlement areas of Isthmus Bay and Barrow Bay **Note:** Existing residences along proposed drinking water service corridor to Barrow Bay to be excluded at this time.

Wastewater Servicing Alternatives

Alternatives	Description of Alternatives
1. Do nothing	❖ Maintain existing private servicing and no municipal collections system
2. Construct new wastewater treatment facility and provide wastewater servicing to downtown Lion's Head	❖ Review and assess existing level of service and optimize; ❖ Establish new system to service existing and new growth in Lion's Head

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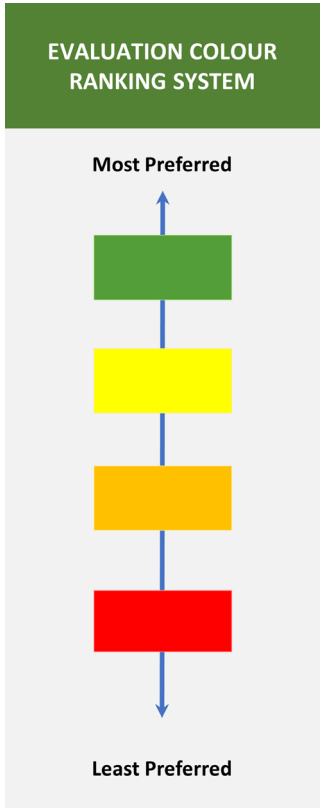
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Alternatives – Lion's Head Water

Evaluation Criteria – Lion's Head Drinking Water	1. Do Nothing	2. Expand Drinking Water to Service New Growth in Lion's Head and Provide Sufficient Volume for Fire Flow	3. Expand Drinking Water to Service New Growth in Lion's Head and Send to Ferndale	4. Expand Drinking Water to Service New Growth in Lion's Head and Send to Isthmus Bay and Barrow Bay
Natural Environment				
Social/Economic Environment				
Technical Suitability				
Constructability				
Cost				

Preferred Solution ✓



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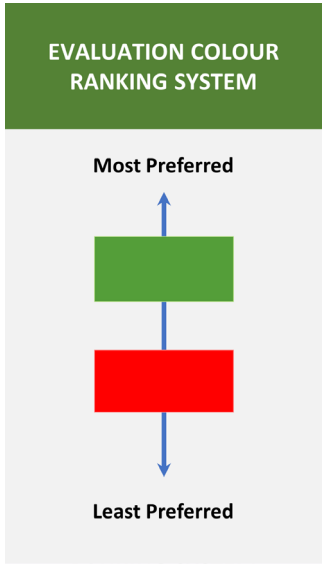
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Alternatives – Lion's Head Wastewater

Evaluation Criteria – Lion's Head Wastewater	1. Maintain Existing Level of Service	2. Construct New Wastewater Treatment Facility and Provide Wastewater Servicing to Downtown Lion's Head
Natural Environment		
Social/Economic Environment		
Technical Suitability		
Constructability		
Cost		

Preferred Solution ✓

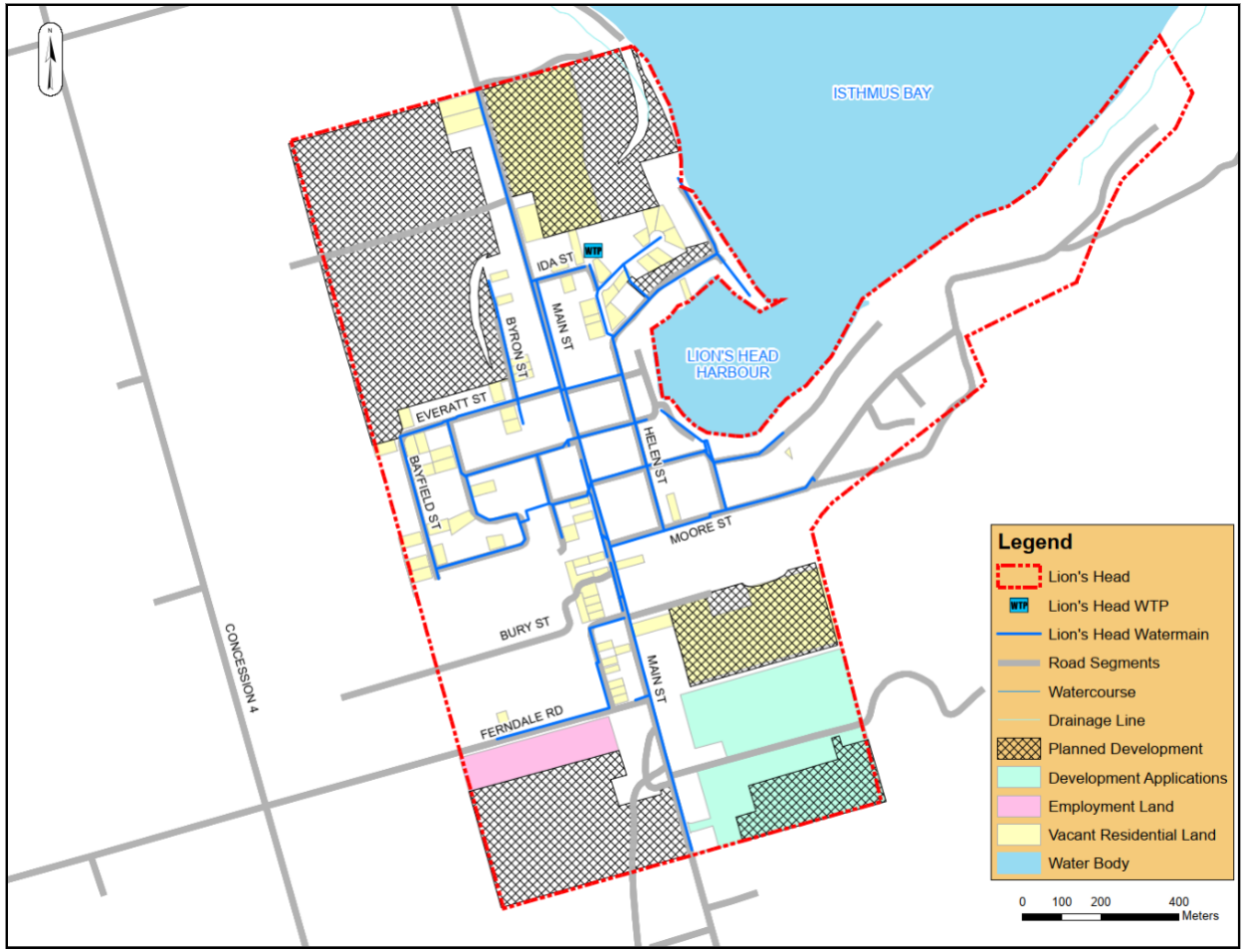


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Preliminary Preferred Solution – Lion's Head Water and Wastewater



Thank you!

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