



**B. M. ROSS AND ASSOCIATES LIMITED**

**Engineers and Planners**

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File No. 24014

**VIA EMAIL ONLY**

December 8, 2025

Adam Weishar  
Director of Infrastructure and Development  
Municipality of Kincardine  
1475 Concession 5, R. R. 5  
Kincardine, ON N2Z 2X6

Dear Sir:

**RE: Municipality of Kincardine – Municipal Class  
Environmental Assessment for Expansion of the  
Tiverton Water Supply System**

Please be advised that the above-noted Environmental Assessment process has been completed in accordance with the procedural requirements established in the Municipal Class Environmental Assessment (MCEA) following the environmental screening process for Schedule “B” projects. In this regard, the study; (1) reviewed background information and defined the problem, (2) defined a number of practical solutions, (3) evaluated each alternative to determine its feasibility and potential impact upon the natural, economic, social, cultural and technical environments, and (4) identified specific project recommendations. Input from the general public and various government agencies was also considered during the evaluation process.

Based on the results of the assessments undertaken above and a review of the technical components associated with the project, the preferred solution to the identified problem of overcommitment and need for additional supply capacity, is to connect the Tiverton Drinking Water System to the Kincardine Drinking Water System (KDWS), via a Booster Pumping Station (BPS).

The following are the key attributes associated with this alternative that justify its selection as the preferred option:

- It addresses the identified problem statement.
- There is sufficient capacity in the KDWS to supply the existing residents and future development commitments in Tiverton.
- Municipally owned land is available at 3194 Bruce Road 15 to site a BPS.
- It is compatible with existing and future infrastructure services in the area.

- In the short term it removes the need to replace Briar Hill Well #1 and potential need for arsenic treatment equipment at the Dent Hill Well.
- In the long term is expected to have lower maintenance and operating costs compared to the current groundwater system.
- Will allow for future growth and development within the community of Tiverton.

A Notice of Completion, outlining the preferred solution, was placed in local newspapers and circulated to interested parties on October 29, 2025. The Notice indicated that anyone objecting to the preferred alternative could, within 30 days of the issuance of the Notice, make a request to the Ministry of the Environment, Conservation and Parks for an order requiring a higher level of study (i.e. requiring an individual/comprehensive EA approval) before being able to proceed, or that conditions be imposed (e.g. require further studies).

An Environmental Screening Report (ESR) was prepared to document the study process and to define the preferred alternative. During the 30-day review period, this report was available for public inspection online through the Municipality of Kincardine's website at [www.kincardine.ca](http://www.kincardine.ca). Comments were received from two members of the public and the Ministry of Citizenship and Multiculturalism (MCM). The comments received and action taken in response are summarized in the following table. The comments submitted by email are attached to this letter in full.

From	Summary of Comments	Response
Member of the public, November 12, 2025 via telephone	<ul style="list-style-type: none"><li>• Received notice. Pleased to see pumpstation moved to western property limit. Would like to see washrooms included.</li></ul>	Thanked for comment.
Member of the public, November 25, 2025, via email	<ul style="list-style-type: none"><li>• Reached out to Walkerton Clean Water Centre with questions regarding water quality. Noted that other local areas have arsenic in drinking water and treat it.</li><li>• Asked if growth is proceeding as projected in the Master Plan. Suggested development more likely to occur elsewhere.</li><li>• Asked about costs to existing residents, costs for the supply to Bruce Power, and potential funding sources.</li><li>• Asked why the BuildingIN Report only included Kincardine and not Tiverton.</li></ul>	<p>Thanked for comments. Provided further explanation of water quality considerations and impacts on treatment and long-term maintenance and operation costs.</p> <p>Provided a link to the Municipality's Development Dashboard and explained growth projections in the Master Plan were based on active development proposals.</p> <p>Noted the existing lakeshore watermain was originally sized to supply Tiverton but not Bruce Power. Therefore, Bruce Power is responsible for costs associated with servicing their site.</p>

<b>From</b>	<b>Summary of Comments</b>	<b>Response</b>
Ministry of Citizenship and Multiculturalism, December 1, 2025 via email	<ul style="list-style-type: none"><li>Noted a Stage 1-2 Archaeological Assessment has been submitted and is under review. Archaeological concerns are not considered fully addressed until the Archaeological Assessment is entered to the Register. Approval authorities should wait to receive MCM's written confirmation the report is entered into the Register prior to issuing a decision or proceeding with any ground disturbing activities.</li><li>Provided text recommendations specific to cultural heritage resources.</li></ul>	Noted. Text in Report updated to reflect suggested text from MCM

The review period concluded on November 28, 2025 and we are not aware of any objections being filed with the Minister. To date, no other comments have been received.

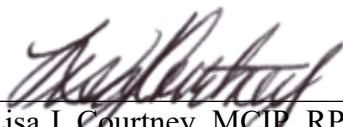
Sections 7.0 of the ESR, entitled Identification of Potential Impacts and Mitigation Measures, details key measures planned to mitigate potential impacts from the project (e.g. financial impacts, and disruption during construction). Section 8.0 identifies further approvals that will be required. The identified mitigation measures will be incorporated into the final design and construction phases of the project to ensure the work is carried out in an environmentally-sound manner.

The MCEA component of this project is now considered to be complete.

Yours very truly

B. M. ROSS AND ASSOCIATES LIMITED

Per

  
Lisa J. Courtney, MCIP, RPP  
Environmental Planner

LJC:hv

Encl.

**Ministry of Citizenship  
and Multiculturalism**

Heritage Planning Unit  
Heritage Operations Branch  
Citizenship, Inclusion and  
Heritage Division  
5th Flr, 400 University Ave  
Toronto, ON M5G 1S7  
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**Ministère des Affaires civiques  
et du Multiculturalisme**

Planification relative au patrimoine  
Opérations relatives au patrimoine  
Division des affaires civiques, de  
l'inclusion et du patrimoine  
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Tél.: 437-246-2379



December 1, 2025

EMAIL ONLY

Lisa Courtney  
B.M. Ross and Associates Limited  
62 North Street  
Goderich, ON N7A 2T4  
[lcourtney@bmross.net](mailto:lcourtney@bmross.net)

**MCM File :** 0021630  
**Proponent :** Municipality of Kincardine  
**Subject :** Municipal Class Environmental Assessment – Schedule B – Notice of Completion  
**Project :** Expansion of the Tiverton Water Supply System  
**Location :** Municipality of Kincardine, Bruce County

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Dear Lisa Courtney:

Thank you for providing the Ministry of Citizenship and Multiculturalism (MCM) with the Notice of Completion for the above-referenced project.

MCM's interest in this project relates to its mandate of conserving Ontario's cultural heritage, which includes:

- archaeological resources, including land and marine;
- built heritage resources, including bridges and monuments; and
- cultural heritage landscapes.

Under the EA process, the proponent is required to determine a project's potential impact on known (previously recognized) and potential cultural heritage resources.

**Project Summary**

The Municipality of Kincardine has completed a Municipal Class Environmental Assessment (MCEA) to investigate options for increasing the supply capacity of the Tiverton drinking water system and addressing concerns related to the existing groundwater wells. The intent of this study is to evaluate solutions related to infrastructure needs and projects following a logical and defined decision-making process including the evaluation of alternative solutions, potential environmental impacts, consultation, and how identified impacts may be mitigated.

The study has been conducted in accordance with Schedule 'B' requirements of the Municipal Class Environmental Assessment (amended in 2023), which is an approved process under the Ontario Environmental Assessment Act.

### **Comments**

We have reviewed the *Municipality of Kincardine Municipal Class Environmental Assessment for the Expansion of the Tiverton Water Supply System Project File Report* (PFR, dated October 15, 2025, and prepared by B.M. Ross and Associates Ltd.) and find that the PFR has yet to properly document due diligence as it relates to cultural heritage. We have the following comments and recommendations:

#### Archaeological Resources

Section 2.12 of the PFR does not indicate or refer to the Stage 1-2 Archaeological Assessment (AA, under Project Information Form (PIF) number P450-0132-2024) included in Appendix B. Our records indicate that the Stage 1-2 AA has been submitted to MCM and is under review.

Please note that archaeological concerns have not been fully addressed until reports have been entered into the Ontario Public Register of Archaeological Reports ('the Register') where those reports recommend that:

1. the archaeological assessment of the project area is complete and
2. all archaeological sites identified by the assessment are either of no further cultural heritage value or interest (as per Section 48(3) of the Ontario Heritage Act) or that mitigation of impacts has been accomplished through excavation or an avoidance and protection strategy.

At this time, the findings and recommendations of the Stage 1-2 AA should be considered preliminary until the report is entered into the Register.

Approval authorities and/or proponents should wait to receive MCM's written confirmation that the archaeological assessment report(s) has been entered into the Register before issuing a decision or proceeding with any ground disturbing activities. The letter will also indicate either that there are no further concerns for impacts to archaeological resources or articulate next steps to mitigate any concerns.

Proponents must follow the recommendations of the archaeological assessment report(s). MCM recommends that further stages of archaeological assessment (e.g., Stage 2) be undertaken as early as possible during detailed design and prior to any ground disturbing activities.

We may have additional comments on the PFR once it has been revised and the archaeological assessment have been entered into the Register.

#### Built Heritage Resources and Cultural Heritage Landscapes

Section 2.11 provides an overview of known (previously recognized) built heritage resources and cultural heritage landscapes within and adjacent to the study area. We also note that MCM's checklist [Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes](#) was completed to help determine whether this EA project may impact known or potential built heritage resources and/or cultural heritage landscapes following the identification of the preferred solution. The completed checklist was included as Appendix B. The completed checklist identified that there is low potential for built heritage resources and cultural heritage landscapes at the preferred site. Therefore, no further technical cultural heritage studies have been recommended or undertaken.

We have attached a table with detailed comments to assist with the documentation of cultural heritage due diligence.

Thank you for consulting MCM on this project. If you have any questions or require clarification, please do not hesitate to contact me.

Sincerely,

Anastasia Abrazhevich  
Heritage Planner  
anastasia.abrazhevich@ontario.ca

Copied to: Adam Weishar, Director of Infrastructure and Development, Municipality of Kincardine  
Alex Jackman, B.M. Ross and Associates Limited  
Monika Macki, Regional Environmental Resource Planner & EA Coordinator, MECP  
EA Notices to SW Region, MECP  
Karla Barboza, Team Lead, Heritage Planning Unit, MCM  
James Hamilton, Manager, Heritage Planning Unit, MCM

It is the sole responsibility of proponents to ensure that any information and documentation submitted as part of their EA report or file is accurate. The Ministry of Citizenship and Multiculturalism (MCM) makes no representation or warranty as to the completeness, accuracy or quality of the any checklists, reports or supporting documentation submitted as part of the EA process, and in no way shall MCM be liable for any harm, damages, costs, expenses, losses, claims or actions that may result if any checklists, reports or supporting documents are discovered to be inaccurate, incomplete, misleading or fraudulent.

Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48(1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out an archaeological assessment, in compliance with Section 48(1) of the *Ontario Heritage Act*.

The *Funeral, Burial and Cremation Services Act, 2002*, S.O. 2002, c.33 requires that any person discovering human remains must cease all activities immediately and notify the police or coroner. If the coroner does not suspect foul play in the disposition of the remains, in accordance with *Ontario Regulation 30/11* the coroner shall notify the Registrar, Ontario Ministry of Public and Business Service Delivery and Procurement, which administers provisions of that Act related to burial sites. In situations where human remains are associated with archaeological resources, the Ministry of Citizenship and Multiculturalism should also be notified (at archaeology@ontario.ca) to ensure that the archaeological site is not subject to unlicensed alterations which would be a contravention of the *Ontario Heritage Act*.

Item #	Report Section	Comments/Concerns	Proposed Action/Solution
1.	2.11 Built Heritage Resources and Cultural Heritage Landscapes &  2.12 Archaeological Resources  p. 19-21	<p>This section should describe the existing conditions as it relates to cultural heritage resources, and we recommend that subsections are included to clearly articulate the existing conditions for the 3 types of cultural heritage resources.</p> <p>The Description of Existing Conditions as it relates to archaeological resources will be based on the archaeological assessment (AA) report(s) completed and include:</p> <ul style="list-style-type: none"> <li>- a brief overview of all the stages of archaeological assessment undertaken (e.g., Stage 1, 2) and the objective of the stage of assessment.</li> <li>- The outcomes (conclusions and recommendations) of the archaeological assessment(s) completed in support of this undertaking.</li> <li>- all associated PIF#s, AA report(s) and MCM letter(s) indicating that the report has been entered into the Ontario Public Register of Archaeological Reports.</li> </ul> <p>A sub-section on built heritage resources and cultural heritage landscapes should describe any known and potential built heritage resources and cultural heritage landscapes within the study area (i.e. not all BHRs and CHLs within the entire Municipality of Kincardine). MCM also recommends clarifying whether there are any indirect or direct impacts on the two cemeteries located within the general study areas.</p>	<p><i>Recommended organization and text (Replace the text as follows:)</i></p> <p>2.11 Cultural heritage resources</p> <p>Cultural heritage resources, which include archaeological resources, built heritage resources and cultural heritage landscapes, are an important aspect of the cultural environment and could be impacted by the proposed undertaking.</p> <p>The Ministry of Citizenship and Multiculturalism (MCM) has developed screening checklists to assist municipalities, developers, consultants, and property owners (non heritage specialists) to determine if the study area has the potential for cultural heritage resources.</p> <p>2.11.1 Archaeological Resources</p> <p>The screening checklist Criteria for Evaluating Archaeological Potential was completed (see Appendix B) and concluded that the study area has archaeological potential. Given that the site was within 300m of a waterbody (Lake Huron), and proximity to known archaeological sites, and early transportation routes.</p> <p>A Stage 1-2 archaeological assessment (under Project Information Form #P450-0132-2024) has been carried out to support this project.</p> <p>A Stage 1 AA consists of a review of geographic, land use and historical information for the property and the relevant surrounding area, a property visit to inspect its current condition and contacting MCM to find out whether, or not, there are any known archaeological sites on or near the property. Its purpose is to identify areas of archaeological potential and further archaeological assessment (e.g. Stage 2-4) as necessary. The Stage 1 AA are included in Appendix X.”</p>

Item #	Report Section	Comments/Concerns	Proposed Action/Solution
			<p><i>[Then include the outcomes and recommendations of each report, as in the Executive Summary]</i></p> <p>The proposed works do not include any works within natural watercourses or waterbodies. Therefore, no marine archaeological assessment has been undertaken.</p> <p>2.11.2 Built Heritage Resources and Cultural Heritage Landscapes</p> <p>The screening checklist Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes was completed (see Appendix B) and concluded that there is low potential for built heritage resources and cultural heritage landscapes within the study area [and/or there is no anticipated impact on known or potential built heritage resources and cultural heritage landscapes]. Therefore, no further technical cultural heritage studies (e.g., Cultural Heritage Evaluation Report, Heritage Impact Assessment) are recommended.</p> <p><i>[Please revise the summary of known BHRs and CHLs to identify and indicate whether these resources <b>will or/ will not</b> be impacted by the project, and to include <b>only</b> the known and potential BHRs and CHLs within or adjacent to the project footprint (not within the entire municipality).]</i></p>
2	Section 5.4.2 Preferred BPS Site  p. 42	<p>See comments in the cover letter above. At this time, the findings and recommendations of the Stage 1-2 AA should be considered preliminary until the report is entered into the Register.</p> <p>Please include the associated PIF # of the Stage 1-2 AA in this section and indicate that no further technical cultural heritage studies are recommended based on the completion of the checklist: <i>Criteria for Evaluating Potential Built Heritage Resources and Cultural Heritage Landscapes</i>.</p>	Revision to Report.

Item #	Report Section	Comments/Concerns	Proposed Action/Solution
3.	Table 5.8 Evaluation of Alternative Solutions  p. 57	Please see comment #2 and the cover letter above.	Revision to Report.
4.	Section 10  p. 102-103	MCM recommends revising the language in this section related to cultural heritage resources. Cultural heritage resources include archaeological resources, built heritage resources and cultural heritage landscapes.	<p>MCM recommends revising this section to describe the background review undertaken (i.e., completion of the Cultural Heritage Checklists).</p> <p>MCM recommends replacing the sentence: “The background review found no natural heritage or cultural resources,” with <b>“The screening checklist Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes was completed (see Appendix B) and concluded that there is low potential for built heritage resources and cultural heritage landscapes within the study area [and/or there is no anticipated impact on known or potential built heritage resources and cultural heritage landscapes.]”</b></p> <p><b>“A Stage 1-2 archaeological assessment (under Project Information Form #P450-0132-2024) has been carried out to support this project [..]”</b></p> <p><i>[Then include a summary of findings from the AA once it has been entered into the Register.]</i></p>

## Lisa Courtney

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**From:** Lisa Courtney <lcourtney@bmross.net>  
**Sent:** December 3, 2025 9:25 AM  
**To:** [REDACTED]; Beth Blackwell  
**Cc:** Kenneth Craig; Amanda Steinhoff-Gray; Adam Weishar; Mark O'Leary  
**Subject:** RE: Tiverton Water Expansion File #24014

**Categories:** Archived

Hi [REDACTED],

Thanks for spending the time and putting down your thoughts, comments and questions. It is appreciated. I will be including your comments in a summary of the comments received during the 30-day review period for the EA and sending that to Council.

I have put my response to some of your more general or technical questions and comments below in green. Some questions seem to be more directed at Council, so I will let the Council members speak to those ones.

Please feel free to reach out if you have further questions or comments. Thanks and have a nice day,

*Lisa J. Courtney, M.Sc. RPP, MCIP  
B. M. Ross and Associates Limited  
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Goderich, ON N7A 2T4*

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**From:** [REDACTED] >

**Sent:** November 25, 2025 10:01 PM

**To:** Beth Blackwell <[bblackwell@kincardine.ca](mailto:bblackwell@kincardine.ca)>

**Cc:** Lisa Courtney <[lcourtney@bmross.net](mailto:lcourtney@bmross.net)>; Kenneth Craig <[kcraig@kincardine.ca](mailto:kcraig@kincardine.ca)>; Amanda Steinhoff-Gray <[asteinhoff-gray@kincardine.ca](mailto:asteinhoff-gray@kincardine.ca)>

**Subject:** Tiverton Water Expansion File #24014

Hi Beth. Sorry for taking so long to get back to you. I drafted this long ago and then threw up my hands when Council agreed on Sept 10<sup>th</sup> to proceed with the EA. However, your long, thoughtful 2 emails pushed me to finish this, if for no other reason than to hopefully raise some questions you may not have thought of. Yes, indeed - the expansion of our water is a top topic in the Community. We are disappointed that more people in the Village aren't reaching out but, similar to voting, if you don't say something, then complaining afterwards is futile. As for this household, we are curious about a few things:

**Water Quality:** we did wonder how they can't project the groundwater arsenic levels based on historical growth, so we reached out to the Walkerton Clean Water Centre to ask for a better understanding of both the groundwater arsenic levels and high fluoride and sodium values. Attached is my chart of questions asked of Lindsay Ariss. Her contact info is: **Lindsay Ariss, B.Sc.**, Senior Technician, 226-774-5937 | 866 515-0550 x 322 and her email is: [lariss@wcwc.ca](mailto:lariss@wcwc.ca) if you wish to also chat with her. We had a good chat so Bob/I could try to better understand the issues around water quality, but I hesitate to send my notes as I did not follow up with her to have her check my answers. Overall, the answers were that #1, Tiverton's Groundwater Arsenic is less than half the Provincial Standards and has not changed in recent years. It is naturally occurring and in the immediate area, Underwood, Armow and Point Clarke all host higher numbers. Interestingly, Shelburne has double the provincial standards for years so it is treated with special filters and chlorination. It is not an issue. As for the fluoride, it is higher than the Provincial Standards but also remedied with a filter. She saw no issues with Kincardine or Tiverton's water numbers. I have attached a schedule of the questions we asked in our call with Lindsay should you wish to follow up on your own.

The arsenic levels at the Dent well in Tiverton are currently below the provincial drinking water quality standards, but are at a level that does require more frequent testing. Similar arsenic levels are experienced in neighbouring communities and levels in some of those communities do require treatment for arsenic. With respect to Tiverton, we wanted to make sure we considered the impact of potentially needing to treat for arsenic in the future. The impact of potentially having to treat arsenic is additional operational and maintenance costs over the lifetime of the well, in addition to the initial cost of implementing the arsenic treatment process. Further about water quality and the well option, from the hydrogeologist report done as part of the EA background work, it was noted that any replacement or additional wells are expected to have similar water quality as the existing wells, meaning water with elevated total dissolved solids, sulphate, iron and sodium. Hard water, as you may have experienced in your own home, is tough on plumbing and appliances and can shorten the lifespan of municipal well equipment in a similar manner. These impacts were considered over the long-term in terms of maintenance, operations and the need to replace equipment or wells in the future. The Ministry of Environment, Conservation and Parks has also been looking at lowering guidelines for arsenic in recent years and if this happened would likely trigger the MOK to add some form of treatment. Health Canada has also recently adapted changes to Manganese which will likely be adopted by Ontario and MOECP at some point. With current iron concentrations in Tiverton groundwater manganese is likely also present, and filtration would need to be considered for these parameters as well.

### **Growth Projections:**

1/ Is development to date as per the 2022 Master Plan on course, as projected? I note in the BM Ross presentation that **there are currently 372 water hookups in Tiverton with a projected growth of another 256 homes = 69%. This is quite surprising ... dare we say, "a tad optimistic"?** As history tends to predict the future, I checked with a local, well-known real estate agent who confirmed that in the whole of the NOG 2T0 postal code, **the following homes were sold in the last 5 years in Tiverton, Inverhuron and Lorne Beach:**

The growth outlined in the Master Plan was based on active development proposals and the Municipality has a development dashboard where you can see the active development proposals and what stage of development they are in. You can see it here:

[https://link.edgepilot.com/s/08cce4f8/3Pud\\_buu2kinyZzly6darg?u=https://brucecounty.maps.arcgis.com/apps/dashboards/9d41a907728e4bdab9f56b887de64990](https://link.edgepilot.com/s/08cce4f8/3Pud_buu2kinyZzly6darg?u=https://brucecounty.maps.arcgis.com/apps/dashboards/9d41a907728e4bdab9f56b887de64990)

2021: 71 homes sold  
2022: 47 homes sold  
2023: 51 homes sold  
2024: 42 homes sold  
2025: 42 homes sold to mid-September.

I asked what the estimated homes in Tiverton would be of the above sales and it was suggested around 60% which equals 152 homes are estimated to have been sold in the last 5 years in Tiverton.

**This averages 30 homes are sold annually in Tiverton in the last 5 years.**

When I first moved to Tiverton in the early 1990's and in the years following, we had a:

- bake shop
- fish store (Pelican Pete's started in Tiverton)
- CIBC
- medical clinic
- gift store (with amazing fudge)
- 2 restaurants/bars (for a minute)
- 2 antique shops
- After years of being vacant, Danny and Elaine Chow tried to make a "go" of it, but the old Jars restaurant has been for sale longer than it's been open in the last several years.
- a later tea shop/caterer to Bruce Power
- hairdresser
- famous Bumpers pizza supported many in the community
- a later tea shop/lunch restaurant and caterer to Bruce Power
- Kwik Way

### Our retail now?

- Kwik Way (remains a staple but aka "the Tall Boy Capital of Ontario")
- The Pearl
- Patz Pizza;
- A daycare;
- The Little Blue Coffee House with partial hours; and
- a new spa.

The rest? We have a whole lot of empty stores once occupied by subcontracted vendors, which come and go. There is one vendor presently.

**This is a testament to the transient nature of Bruce Power's building projects, contractors, etc. Yes, the Village is well situated for Bruce C development, which is far from a shovel in the ground. Yes, there will be an influx of people to the area when it happens, but transient/construction workers will be a high percentage in the initial years harkening back to the days of temporary trailer parks, including in Inverhuron. This gives you time to get a better handle on the water needs in Tiverton. Families flocking to Tiverton over Saugeen Shores or even**

**Kincardine is not something one would want to bet on. Any development in Tiverton, much less 69%, will be on spec, in stages = slow. Historically, housing developments proudly announced fizzle.**

Part of this goes back to the difficulties in dealing with our Municipality's Building Dept vrs other Municipalities. Stories of people waiting far too long for approvals with far more difficulties have turned homeowners and builders away. There are also several properties within **Tiverton in a state of serious disrepair/junk which again makes Tiverton far less appealing** for any interested developer – or families interested in settling here. This is in the control of the Municipality but again, based on history, these junk-heaps of properties and lack of retail here have been the “course” for many, many years.

**This is why we suggested members of Council get out and talk to the residents of Tiverton before making million-dollar decisions. We are a fast-paced community in one sense – people do speed to get through our Village .... onto somewhere else.**

2/ A development in Briar Hill was mentioned by Ken Craig at the budget townhall (which all of 5 people attended). Is this the “approved development” you are referring to? If approved, then when will it be announced? **Why would the Municipality agree to spend millions on the hopes of a developer fulfilling its promises?** You also mention additional applications in progress. How many are we talking about at this point, even with an approved development, the number of homes in the plans will likely be built in stages/on spec, not the maximum number out of the gate. Am I understanding this correctly?

**All of this spells to us that you have the time to dig for answers – not a pipeline.**

**Financial due diligence / costing:**

1/ will there be any sort of costs passed along to the affected homeowners once the pipeline is up and running? Hookup? Frontage? Or anything else? It's been indicated that the whole of the Municipality will cover the costs including a (Bill Stewart estimate 22% hike in water bills). Is this correct? Have all residents in the Municipality been advised of this? We can't see people in any part of the Municipality being thrilled with coughing up additional tax money for this.

2/ **Sept 10/25's pivotal vote to move forward with the pipeline/BPS has set the ship in motion.** I'm not clear on how Council would reverse course should it be discovered that any of the variables in the financial projections are way off. For example:

- what if a 2<sup>nd</sup> Well isn't needed should the developments not proceed to maximum?. Or that well can be deferred for several years? If development did not proceed, the need for another well (beyond a replacement well for the Briar Hill well and the existing Dent well) could be deferred but the need for additional capacity in the future would still be a problem.
- What are the costs involved in another BSP / “twinning”) to accommodate BP's growing needs? This was quickly glossed over in a presentation with an \*. Is BP footing the bill for all of this?

The existing Lakeshore watermain was originally sized with allocation to supply Tiverton, whereas that watermain was not sized for providing water to Bruce Power. Therefore, Bruce Power is 100% responsible for all costs associated with any additional booster pumping station(s) and/or parallel watermain along the Lakeshore to reinstate existing capacity that their water use would consume. The

cost of a booster station and watermain to get water from the existing Lakeshore watermain to Tiverton would be the responsibility of the Municipality.

3/ Mayor Craig indicated that interest earned on the \$32M sale of BMTS goes to various projects. Is this one of them?

4/ what if government grants/funding cannot be secured?

Any of these “what if’s?” has the potential to wildly swing the numbers. **What are the chances that Council would change the option if it was later discovered that you were given insufficient (yet vital) information?**

**Timeline:** It is unfortunate that the failing infrastructure dictates the timeline. The estimate given on Sept 10/25 for a band-aid was \$40 - \$60K. Given this range, staff must have good detail of this cost already in place. It will be padded, no doubt but can you ask to see it?

**BuildingIN Report:** I find your website not a great source of easy access for information. When I search “BuildingIN Report”, I get nothing. Can it be added for ease for the public?

**Also, why did Council pay for a Report that only included Kincardine when you are seeking to expand Tiverton by 69%?** I’m sure it wasn’t cheap as it is a good, detailed report. Just incomplete it seems to us.

Does such an expansion in homes in Tiverton also dictate a new school or even an upgrade to any existing facilities in Tiverton. It’s laughable how many years the Whitney Crawford has been “on the books” and then off the books.

We are hopeful this feedback gives more food for thought. Everyone understands the word “safety”, particularly around the subject of water. Despite our many questions, your long, deliberate consideration on this project has been greatly appreciated.

Thank you.

Tiverton

*Lisa J. Courtney, M.Sc. RPP, MCIP  
B. M. Ross and Associates Limited  
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