



April 1, 2022

Municipality of South Huron
322 Main St South
Exeter, ON N0M 1S3

E-mail: dgiberson@southhuron.ca

Attention: Don Giberson
General Manager of Infrastructure and Development

Re: Application for Exemption – The Municipality of South Huron By-Law 36- 2004
70592 Pebble Beach, Pkwy, Grand Bend, ON
Pinchin File: 307279rev2.0

Pinchin Ltd. (Pinchin) has been retained by CAPREIT to complete maintenance services on the Pump Station located at 70592 Pebble Beach, Pkwy, Grand Bend, ON (Site).

1.0 OVERVIEW

1.1 Background Information

CAPREIT is the owner and property manager of the Site, which is developed as Grand Cove Estates, a 400-unit, Modular Home Community.

Sanitary sewage from the Site is collected in two (2) sanitary mains, each with smaller laterals connecting side streets and individual units. The east sanitary sewer (East Sewer) collects wastewater from all units on the East side of the river which is conveyed to a manhole located adjacent to the river, near unit 180, prior to crossing underneath the river.

The west sanitary sewer (West Sewer) collects wastewater from all units including the community hall on the west side of the river and is conveyed to a manhole located behind the pool, adjacent to the river. The West Sewer then tees into the East Sewer, at the southeast corner of the dog park, prior to discharging to the Pump Station.

Two (2) pumps located in the Pump Station convey sewage along the southern boundary of the Site to the local municipal sewer.

1.2 Pump Station Concerns

The Pump Station is operated on behalf of CAPREIT by Clearford Water Systems (Clearford). Clearford has indicated that the pumps in the Pump Station have not recently been serviced and are showing signs of failure. The pumps cannot be removed easily due to corrosion of the pump rail system. If the pumps fail, sanitary service will be lost and there is the potential for sewage back-ups in 400-homes.



CAPREIT requested that Pinchin:

- a) Remove the existing pumps from the Pump Station;
- b) Replace the existing rail system;
- c) Install equivalent pumps with new pump bases; and
- d) Maintain sanitary service to the Site while work is being completed.

Pinchin is requesting an exemption under section 6, of The Corporation of the Municipality of South Huron, By-Law 36- 2004 (By-Law) to complete the maintenance work.

2.0 PUMP REPLACEMENT

2.1 Scope of Work

Pinchin proposes to:

- Under the supervision of a qualified confined space rescue team (Rescue Me), enter the last manholes on both the East Sewer and West Sewer lines and install a plug in the outlet of the manhole, prior to the Pump Station. Pinchin will follow our internal confined space program, including developing a rescue plan, pulling a confined space entry permit, air monitoring and recording and will provide all equipment to complete a rescue if needed. All entrants are confined space entry trained;
- Once the two (2) sewers are plugged, alternating vacuum trucks (provided by Wessuc Ltd.) will be stationed at each of the two (2) manholes to remove any accumulated sewage and groundwater. Trucks will alternate to facilitate continuous removal of sewage to prevent back ups in the sewer system and maintain sanitary service to the Site;
- Once the sewers are plugged and the trucks are removing the sewage, the Pump Station will be de-energized, and the control panel will be locked out. Using a vacuum truck, the Pump Station will be pumped out and pressure washed; and
- Under the supervision of the confined space rescue team, the mechanical/electrical team (Integrated Mechanical) will enter the Pump Station and the existing pumps and rail system will be removed and disposed of off-Site. Once this is complete the new pumps, bases and rail system will be installed.

2.2 Timeline

Pinchin proposes to commence work at **7:00 am on April 14, 2022**, to ensure compliance with section 3(2)(k) of the By-Law. Pumps will run as required to convey sewage to vacuum/tanker trucks to maintain



service to the Site at each of the manholes. All work is intended to be completed by **9:00 pm on April 14, 2022**. In the event that unforeseen circumstances arise, Pinchin respectfully requests that an exemption be permitted to allow completion of the Pump Station Maintenance to provide continued sanitary service at the Site.

2.3 Expected Impact and Mitigation

While it is considered unlikely that nuisance noise will be caused outside the hours of 7:00 a.m. to 9:00 p.m. at the property line. In the event this is unavoidable, to mitigate this, all vacuum trucks on the Site will have their pumps contained within a noise suppressing enclosure and any generators will either have their exhausts directed away from residences/the property line or will have walls erected around them to minimize the nuisance.

A drawing indicating the location of the:

- Approximate property line (Yellow);
- Pump Station (Blue); and
- Manholes (Red).

is enclosed.

Should you have any questions or concerns regarding the contents of this letter, please contact the undersigned.

Yours truly,

Pinchin Ltd.

Prepared by:

Ian Hutcheson

Ian Hutcheson, P.Eng.

Senior Project Manager

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Encl.: Site Drawing

Cc: Jenny Mailman, CAPREIT



Application for Exemption – The Municipality of South Huron By-Law 36- 2004

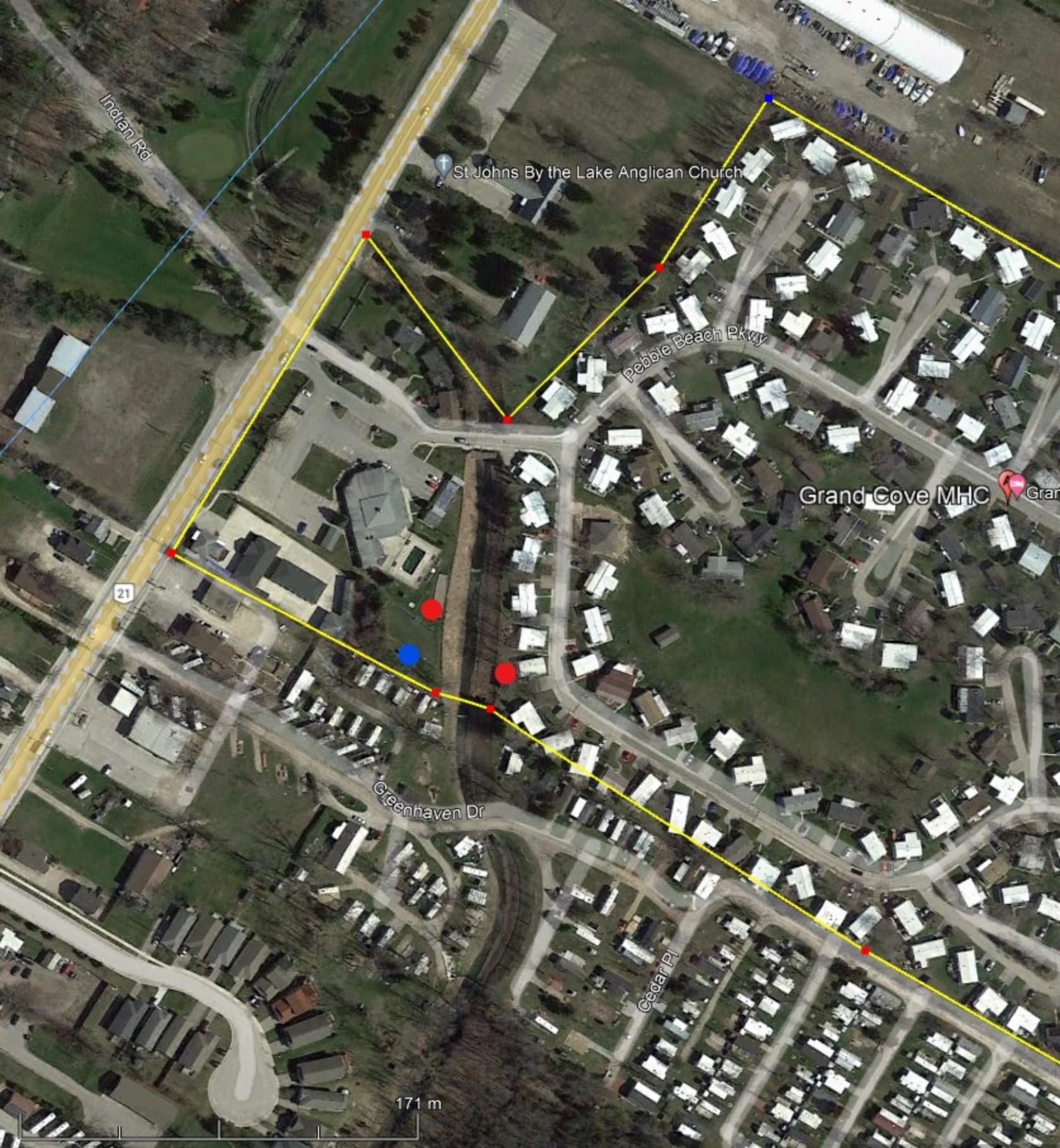
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FINAL

Graham Hines, CAPRIET
Karen Dam, CAPREIT
Lori Jeffrey, CAPRIET
Tina Albert, Clearford

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Template: Master Letter Template, October 1, 2019



Inlet Rd

St Johns By the Lake Anglican Church

Pebble Beach Pkwy

Grand Cove MHC

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Greenhaven Dr

Cedar Pl

171 m