

From: [Darlene Plumley](#)
To: [Julia McCaugherty-Jansman](#)
Subject: FW: uncommitted reserve capacity possible allocation R1
Date: Wednesday, February 19, 2025 2:36:34 PM
Attachments: [jp2qemalloqowhite_9be1b0eb-d544-4690-a5ef-768b4fe8f902.png](#)

From: Neil Caldwell <neil.caldwell@jp2g.com>
Sent: Wednesday, February 19, 2025 2:34 PM
To: Darlene Plumley <cao@merrickville-wolford.ca>
Cc: Forbes Symon <forbes.symon@jp2g.com>
Subject: uncommitted reserve capacity possible allocation R1

Good Afternoon Darlene,

Further to our discussion last week regarding the use of uncommitted reserve capacity for McLean’s Landing Phase 2, we provide the following information for consideration.

- The current calculation for uncommitted reserve capacity (including the north side residents) is **41.81 m³**.
- The current draft plan for McLean’s Landing Phase 2 includes 76 units comprised of 4 semi-detached, 67 townhouse units, and 1 single family.
- The calculated average daily flow for these units is **72.07 m³**. (See below)
- Allocating per a Phase A of 36 townhouse units and 4 semi-detached units would result in an average daily flow of **37.8 m³**. (See below) **This would allocate all the current uncommitted reserve capacity within a reasonable tolerance for changes to average daily flow at the sewage plant.**

If council decides to allocate capacity to McLean’s Landing Phase 2 then we would recommend proceeding in a phased approach. Draft plan approval of a Phase A would provide the developer with the opportunity to move forward with development while the Village assesses the options to provide service to the north side of the Rideau and to other vacant lots. This will also allow time to gauge the impact of sewage flow from the units that are currently under construction, on the average daily flow at the sewage plant.

Please note that we continue to recommend that the Village move forward with an infrastructure master plan to determine how to service the current and 20-year population projection before re-allocating capacity, and to comply with the Municipal Class Environmental Assessment process.

We would also recommend that Council consider implementing a scoring system for development applications to aid in determining future capacity allocations.

	McLeans Landing Phase 2					flow rate			
type	quantity	units	population	total population		350L/d			
townhouse	15	67	2.7	180.9		63.315			
semi-detached	4	8	2.7	21.6		7.56			
single	1	1	3.4	3.4		1.19			
						72.065	m3/d		
Phase A (potential)									
								350	L/d/person
type	quantity	units	population	total population		350L/d			

townhouse	8	36		2.7	97.2	34.02			
semi-detached	2	4		2.7	10.8	3.78			
single	0	0		3.4	0	0			
						37.8	m3/d		

Neil



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