



Meeting Date: July 10, 2024

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Report No: PWE 33-2024

Subject: Servicing Master Plan Report

Recommendation:

THAT Council Report PWE-33-2024, re: Servicing Master Plan be received;

AND THAT Council endorse the Servicing Master Plan in Principle;

AND THAT the Servicing Master Plan be submitted to the MECP for a 30-day review period;

AND FURTHER THAT a formal Notice of Completion for the Servicing Master Plan be issued after the MECP's 30-day review period with the study being placed on the public record for a 30-day review period following the issuance of the Notice of Completion.

Purpose:

The purpose of this report is to provide an update on the completion of the Servicing Master Plan, and request Council to endorse the Servicing Master Plan (SMP) in principle as the guiding document for municipal servicing infrastructure replacement and expansion within the municipality.

Background:

On August 3, 2022, the Municipality of Middlesex Centre Council approved Stantec as the consulting engineering firm to help lead the Municipality's updated Servicing Master Plan. The SMP builds on the recently completed efforts surrounding the Official Plan Review, adoption of the Asset Management Plan, 2021 Development Charges Update Study, as well as the vision and priorities established through Council's Strategic Plan.

On May 8, 2024, the Servicing Master Plan background reports were presented to and endorsed by Council. The attached report is the culminating study report which includes the previously endorsed technical background reports as well as other required documentation.

Analysis:

Master Plans are long range plans which integrate infrastructure requirements for existing and future land use with environmental assessment planning principles. These plans examine an infrastructure system or group of related projects in order to outline a framework for planning and for subsequent projects and/or developments. The Middlesex Centre SMP completed by Stantec set out to establish the vision for environmental services upgrades and expansions to service both existing development areas as well as planned future growth areas. The technical background studies analyzed the capacity and utilization of existing municipal services to establish remaining capacity and project future upgrades. The purpose of the SMP is to provide a roadmap for future servicing upgrades, expansions or extensions of servicing to facilitate growth or improve servicing in existing developed areas in an efficient and effective manner based on growth forecasts using a horizon year of 2046.

The Servicing Master Plan follows approach #1, of the Municipal Class Environmental Assessment which integrates it with the Class Environmental Assessment (EA) process such that it fulfils Phases 1 and 2 for the individual projects identified within this master plan. Projects requiring Phases 3 and 4 of the Class EA process will be required to undergo additional assessment in accordance with the act (such as expansions to our WWTF).

The Servicing Master Plan was developed using the feedback and consultation with the public, stakeholders, first nations, municipal staff and Council in addition to the available technical information. The information, comments, suggestions, and discussions had with these various groups helped inform the direction and recommendations of this plan.

The SMP had consideration for and reviewed the following documents to inform and ensure alignment of various plans and visions.

Federal Considerations:

- Canadian Environmental Assessment Act
- Fisheries Act
- Species at Risk Act

Provincial Considerations:

- The Planning Act
- Provincial Policy Statement
- Endangered Species Act
- Climate Change
- Drainage Act
- Conservation Authorities Act

Municipal Considerations:

- Middlesex Centre Official Plan
- Servicing Master Plan 2010
- Various Municipal Stormwater Master Plans
- Transportation Master Plan (2024)

The following problem and opportunity statement was identified at the beginning of the project:

The growing population within the Municipality, as identified in the Official Plan Update, may require additional servicing to accommodate the proposed growth.

The Servicing Master Plan will assess the current state of the Municipality's infrastructure. Where issues may be identified, the Municipality will identify potential solutions that will maintain servicing to homes and businesses as well as provide the ability to service the identified growth areas.

As part of the SMP process, Stantec then completed a servicing assessment for each of our communities to assess the existing service capabilities, reviewed existing and future needs based on growth projections, developed alternative solutions and finally upon assessment of the alternative solutions Stantec identified recommended solutions to satisfy future needs.

Public and agency consultation is a cornerstone of the Municipal Class Environmental Assessment Master Plan process. Over the course of the study, two rounds of public engagement were held, in addition to written feedback provided from interested parties. First Nations were informed and invited directly via individual letters informing them of the project and providing contact information and details for questions or individual meetings.

The SMP provides guidance for long term planning, improvement and expansion of the existing municipal servicing and identifies both development driven projects (to be constructed as part of a development projects) as well as municipal capital projects required to meet the future growth plans and sustain the existing services. The SMP will help ensure that both current and future servicing needs are provided for in a logical and efficient manner.

Financial Implications:

Stantec provided a summary of the proposed projects up to the 2046 horizon including an opinion of probable cost for each project that is likely to be municipally led and funded through municipal reserves and development charges. Projects that are expected to be constructed and funded a developer have been identified as "Developer Cost".

The cost for all wastewater, water and stormwater projects over this period has been estimated at \$174.6 million, \$57.5 million and \$4.8 million respectively. The total of all of these projects is \$236.9 million (in 2023 \$) over the next 22 years. It is important to note that about \$76 million worth of projects are to expand services to existing developed areas within the municipality which are currently not fully serviced but do not have an immediate need for servicing so these projects will only be implemented at the discretion of Council.

The other projects, which have growth components to them, total approximately \$161 millions dollars and will be funded through a combination of reserve funds and development charges. Many of the projects identified in the SMP have been carried into the current Development Charges Study which identifies the benefit to existing and growth-related components for each project which will assist with the Municipality's long range financial planning.

The Servicing Master Plan action items will be included in future budget discussions for Council consideration. The costs and action items identified reflect the feedback and priorities of residents and stakeholders and will help guide staff and Council in allocating financial resources and prioritizing projects and actions. All projects will require budget approval through Council and the annual budget process prior to implementation.

The projects and costs will also be incorporated into the development charges study, and asset management plan (where applicable).

Strategic Plan:

This matter aligns with following strategic priorities:

- Sustainable Infrastructure and Services
- Responsive Municipal Government
- Balanced Growth

This project will ensure a robust, safe, and efficient network of municipal servicing (horizontal infrastructure as well as the related facilities) that builds on Council's Strategic Plan and the Middlesex Centre's Official plan, providing a long-term blueprint to facilitate growth and upgrades to our infrastructure while helping project long-term budget requirements.

Attachments:

Appendix A – Middlesex Centre Servicing Master Plan