



Meeting Date: August 6, 2025

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Report No: PWE-40-2025

Subject: 708-714 Gideon Drive/Epic Centre Water Service Extension

Recommendation:

THAT Report PWE-40-2025 re: 708-714 Gideon Drive/EPIC Centre Water Service Extension be received;

AND THAT Middlesex Centre Council approve a private water service off of the municipal water system outside of a settlement area, for the provision of municipal water for the proposed development at 708-714 Gideon Drive.

Purpose:

To provide an overview of and receive direction on the proposed servicing strategy for the development of a multi-use recreational complex at 708-714 Gideon Drive (the Elite Performance and Injury Centre 'EPIC').

Background:

The Official Plan and Zoning Bylaw Amendment for the proposed development at 708-714 Gideon Drive was adopted/approved by Middlesex Centre Council on May 17, 2023. The Official Plan Amendment was subsequently approved by Middlesex County on December 12, 2023. While the decisions were appealed at the Ontario Land Tribunal (OLT), the appeals were subsequently dismissed due to changes to the Planning Act enacted through Bill 185, and previous Council decisions are now in force and effect.

The development is subject to site plan control. A complete application for Site Plan Approval has been received by the Municipality and is currently under review. As required by s. 41 (4.0.1) *Planning Act*, Site Plan Approval is delegated to municipal staff.

The proposed development includes two ice pads, as well as a physio-therapy centre with various treatment rooms and associated amenities, and provision for a future café/restaurant on the second floor of the facility. The current draft site plan is provided as Attachment 1. As noted above, the draft site plan is still under review by staff and applicable agencies.

With respect to potable water, the applicants have proposed to establish a connection to the municipal water supply, the closest connection point being located approximately 800m west of the proposed site entrance. The municipal watermain ends roughly at the old rechlorination station at 969 Gideon Drive. The proponents have indicated that the municipal water supply is preferred over a groundwater source (well) due to quality requirements for rink ice, as well as capacity.

Analysis:

The Middlesex Centre Official Plan contains a policy that the “Municipal water and sewage systems shall generally not be provided to areas outside of settlement area boundaries, except where otherwise noted in this Plan”.

It is noted that the proposed development has been approved by Council through both an Official Plan Amendment and Zoning Bylaw Amendment, which identified the assumption of a municipal water connection; however, the specific details needed to be confirmed through more detailed engineering as part of the Site Plan Approval process.

Staff are now in receipt of a complete application for Site Plan Approval, which includes a connection to the municipal watermain located within the Gideon Drive right of way located approximately 800m away at the site of the former rechlorination facility at 969 Gideon Drive.

In coordination with the applicant, several scenarios were considered for the provision of municipal water to the proposed development. Due to the size of the existing watermain on Gideon (150mm) and the significant elevation difference between the end of the existing municipal system and the proposed development site it was determined that fire flows could not be provide to the development without significant system upgrades. It was found that the most economical approach was to provide a connection between the existing main and the development site and boost the pressures on site at the facility to meet the levels required for the facility operation.

Based on considerations of capital cost, operational costs, land use planning, and impacts to properties along the proposed route, staff are recommending that this be implemented as a private service connection.

The connection from the existing municipal system to the development site is proposed as a 200mm diameter waterline to reduce any further headloss in the system. The Municipality will require a meter chamber and double check valve assembly to be installed at the point of connection at approximately 969 Gideon Drive. The 200mm service will then run from the connection point easterly within the Gideon Drive right of way to the subject site. A private booster pumping station will be located on the 708/714 Gideon Drive site to ensure adequate pressure to the building. The developer will require the approval of the County and an encroachment agreement from the County for the private infrastructure (water service and chamber) proposed within the Gideon Drive right of way.

As a private water service, it will not be subject to the mandatory connection requirements within the Middlesex Centre Water Supply Bylaw 2018-028 – i.e. properties adjacent to the water line will not be required to connect, nor will they be required to pay a frontage fee. The line will solely be for the use of the proposed facility at 708/714 Gideon Drive, and all costs associated with the construction, maintenance and operation of the water service will be borne by the developer.

Next Steps

Staff will continue working with the proponent through the Site Plan Approval process. Upon Site Plan Approval and execution of a Site Plan Agreement, and following the issuance of applicable building permits, the proponent will be permitted to initiate site and building works. The construction schedule is subject to change, but the proponent has indicated they are intending to begin construction later this summer pending applicable approvals.

Financial Implications:

No financial implications.

Strategic Plan:

This matter aligns with following strategic priorities:

- Sustainable Infrastructure and Services
- Vibrant Local Economy
- Balanced Growth

The proposed servicing approach aligns with goals for sustainable infrastructure by not adding to long term operations and maintenance requirements associated with a water system outside of a settlement area. It also supports a unique economic development opportunity for the Municipality through the establishment of a world-class recreation and sports rehabilitation centre.

Attachments:

Attachment 1: Draft Site Plan