

Report to Council

Report Title: Infrastructure Grant Opportunity – Housing Enabling Water Systems Fund

Prepared By: Nicholas Schnurr, Director of Operations

Department: Public Works/Utilities

Date: March 5, 2024

Report Number: UT2024-03

File Number: C11UT, F11

Attachments:

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number UT2024-03 - Infrastructure Grant Opportunity -Housing Enabling Water Systems Fund, prepared by Nicholas Schnurr, Director of Operations and in doing so authorizes staff to apply to the Housing-Enabling Water Systems Fund grant in favour of a new standpipe and related infrastructure to support further housing developments in Brockton.

Report:

Background:

In Ontario's 2023 Fall Economic Statement, Ontario announced the Housing Enabling Water Systems Fund (HEWSF). The program will invest \$200 million in the expansion, repair and rehabilitation of core water, wastewater and storm water projects to protect communities and unlock housing opportunities.

The intake for municipalities to apply for funding and nominate projects opened on January 29, 2024.

The Bruce County Development Charges study analysed the housing unit growth for Brockton as 840 units by 2036, mostly located in the town of Walkerton. The Master Servicing Plan, currently underway, details the infrastructure improvements that would be required to support additional housing units.

The Town of Walkerton's existing core infrastructure is currently a network of approximately 52 km of water mains, 43 km of gravity sanitary and significant stormwater infrastructure.

Analysis:

The Master Servicing Plan, in its draft version, identifies the area by Geeson Ave as prime developable land, with the exception that there is not sufficient water storage to service the area and have the required fire protection flows. Any developer that wants to proceed would be required to cover the cost of upgrading the standpipe.

The Master Servicing Plan also notes that the existing standpipe on Wallace Street will reach the end of its useful life within the next 10 years and may require replacement within that timespan. The municipality would be required to bear the full cost of that replacement if not successful in obtaining grants in the noted timeframe.

The Housing Enabling Water Systems Fund presents the opportunity for municipalities to apply for infrastructure that drives new housing. Rehabilitation projects are not likely candidates due to the fact they don't necessarily drive new housing. Brockton will require a new standpipe to support new housing on the south end of Walkerton and the process of designing and constructing would take years to complete. Construction of a new standpipe will provide additional storage for the town of Walkerton as a whole. Considering this opportunity to drive new housing and provide reliable service to the entire town is essential to asset management and planning for the future in development and our infrastructure.

HEWSF funding opportunity, if successful, would see a 73% Provincial contribution and 27% municipal contribution. On a \$10 million project, that would see Brockton's contribution at \$2.7 million. Brockton's portion could be eligible for collection under Development Charges.

Staff are seeking authorization to apply for this funding opportunity.

Strategic Action Plan Checklist:

What aspect of the Brockton Strategic Action Plan does the content/recommendations in this report help advance?

- | | |
|---|-----|
| • Recommendations help move the Municipality closer to its Vision | Yes |
| • Recommendations contribute to achieving Heritage, Culture, and Community | N/A |
| • Recommendations contribute to achieving Quality of Life | Yes |
| • Recommendations contribute to achieving Land Use Planning and the Natural Environment | N/A |
| • Recommendations contribute to achieving Economic Development | Yes |
| • Recommendations contribute to achieving Municipal Governance | Yes |

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective? Yes

If Brockton is successful in our application, there is a significant financial benefit to the water financial plan and funding requirements.

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



Nicholas Schnurr, Director of Operations

Reviewed By:



Sonya Watson, Chief Administrative Officer