

Report to Council

Report Title:	Master Servicing Plan Final		
Prepared By:	Nicholas Schnurr, Director of Operations		
Department:	Operations/Utilities		
Date:	April 9, 2024		
Report Number:	UT2024-05	File Number:	C11UT
Attachments:	Master Servicing Plan Version 2		

Recommendation:

That the Council of the Municipality of Brockton hereby receives Report Number UT2024-05 – Master Servicing Plan Final, prepared by Nicholas Schnurr, Director of Operations and in doing so authorizes a by-law coming forward to accept the Master Servicing Plan as presented by G.M. Blue Plan.

Report:

Background:

At the December 12, 2023 Brockton Council meeting, Council received a presentation of the draft Master Servicing Plan with opportunity to provide comment. Two public commenting periods have since taken place to allow comments from stakeholders, including the first nations communities. Municipal staff have worked tirelessly with G.M. Blue Plan to provide comments and review public comments, to be included in the final version, which is attached to this report.

The Master Servicing Plan has taken into consideration current and future developments in four different areas surrounding Walkerton. G.M. Blue Plan is presenting the final version at the April 9, 2024 Council meeting.

Analysis:

The Master Servicing Plan's intent was to provide staff and council a handbook on requirements for future growth and expansion of the Town of Walkerton. The Master Servicing Plan focussed on four specific areas of development. Within each area, criteria were analysed and a summary noting if capacities are sufficient or if upgrades to systems would be required as growth continues. While a summary is outlined below, the Master Servicing Plan Report further explores growth, population density, employment and potential system improvements over the next two decades. It should be noted that while each area is identified as having sufficient or insufficient capacities, if all of the areas were to be developed simultaneously, there would be an overall lack of capacity on the water and wastewater systems.

Area 1 – South East of Walkerton

Water System – There is sufficient fire flow, water storage, water supply and water treatment capacity to service this area.

Wastewater System – There is sufficient capacity for wastewater conveyance and treatment to service this area.

Stormwater System – Stormwater may be coordinated in the Secondary Plan or addressed by lot level controls.

Area 2 (A&B) – South of Walkerton (Geeson Ave)

Water System - There is sufficient water storage, water supply, and water treatment capacity to service this area. There is **NOT sufficient** fire flow to service this area. Upgrades to water storage will be required.

Wastewater System - There is sufficient capacity for wastewater conveyance and treatment. However, wastewater trunk extension may be required to service this area.

Stormwater System – Municipally owned stormwater management facilities are recommended prior to conveyance within receiving the drainage system.

Area 3 – North of Existing East Ridge Business Park

Water System - There is sufficient fire flow, water storage, water supply, and water treatment capacity to service this area.

Wastewater System - There is sufficient capacity for wastewater conveyance and treatment to service this area.

Stormwater System - Either municipally owned stormwater management facility or on-site stormwater management facilities prior to conveyance to the receiving system.

Area 4 – West of Walkerton, along Bruce Road 2

Water System - There is **insufficient** fire flow. However, there is sufficient water storage, water supply, and water treatment capacity to service this area.

Wastewater System - There is sufficient capacity for wastewater conveyance and treatment. However, wastewater trunk extension may be required to service this area.

Stormwater System - Municipally owned stormwater management facilities are recommended prior to conveyance within the receiving drainage system.

Some of the costs associated with the insufficiencies can be addressed by developers, while some may be eligible for collection under Development Charges. This document is a tool that will be used regularly by staff and council as development continues. Staff are recommending that the final version be adopted by Council as Brockton's Master Servicing Plan for the Town of Walkerton.

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 Yes
- Recommendations contribute to achieving Quality of Life Yes
- Recommendations contribute to achieving Land Use Planning and the Natural Environment Yes
- 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

Costs associated with the creation of the Master Servicing Plan have already been accounted for in the Brockton municipal budget.

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



Nicholas Schnurr, Director of Operations