

Report to Council

Report Title:	Master Servicing Plan for East Ridge Business Park		
Prepared By:	Sonya Watson, Chief Administrative Officer		
Department:	Administration		
Date:	July 9, 2019		
Report Number:	CAO2019-18	File Number:	C11AD, E03EA
Attachments:	Draft East Ridge Business Park Master Plan Agreement with Barry's Construction and Insulation Ltd. Map of East Ridge Business Park		

Recommendation:

That the Council of the Municipality of Brockton hereby approves Report Number CAO2019-18 – Master Servicing Plan for East Ridge Business Park, prepared by Sonya Watson, Chief Administrative Officer for information purposes and further that Council has received the presentation of B.M. Ross and Associates Limited and in doing so approves the preferred servicing plan as outlined and authorizes moving forward with the Notice of Completion.

Report:

Background:

The East Ridge Business Park was developed to stimulate economic development and support commercial and light industrial uses in Walkerton. The development of the East Ridge Business Park has proceeded in phases, with most of the lots in Phase 1 already being serviced with municipal water and sewers. The lots in Phase 1 were required to provide individual stormwater management plans.

Most of the lots that were included in Phase 1 of the development of the East Ridge Business Park have now been sold as shown on the attached map with an additional pending sale and interest in the remaining 2 lots along County Road 19. With the number of sales and inquiries increasing over the past year the need to finalize the Master Servicing Plan is imminent for continued growth. B.M. Ross and Associates Limited (BM Ross) were retained to assist in completing the Municipal Class Environmental Assessment ("Class EA") for the lots in Phase 2, as well to create a Servicing Master Plan.

BM Ross has prepared a draft Master Plan and presented the Phasing options with respect to the road configuration previously chosen by the Economic Development Committee and Council and the preferred servicing options that are available for the East Ridge Business Park.

Once the preferred servicing strategy outlined on page 18 of the presentation has been approved by Council, BM Ross can finalize the report and complete the Class EA and provide the Notice of Completion for public comments. Following the commenting period we are then in a position to move forward with design work and construction. The 2019 Budget included \$5,000.00 to complete the Class EA and included an approved transfer of \$100,000.00 from reserves for the engineering and design of the East Ridge Road Phase 2 (Roads “B” and “C” as presented by BM Ross).

A further report regarding proceeding with design work and the related financial considerations will follow pending Council’s approval of the preferred servicing option to provide Notice of Completion.

Analysis:

There are a number of additional considerations for the preferred servicing option that have been presented by BM Ross following discussions with Senior Management and the need for the phasing that has been proposed.

Residential Hospice Grey Bruce Inc. (the “Hospice”)

Representative from the Hospice attended the Council meeting on May 14, 2019 to request that Council consider donating a parcel of land in Phase 2 of the East Ridge Business Park for the purpose of building and operating a residential hospice. The Hospice noted that the goal was to be able to construct a residential hospice that had all municipal services (water, wastewater, stormwater management and roads) by May of 2024. Council passed a resolution that “Brockton Council supports in principle having the residential hospice build on the preferred site in Brockton”. The preferred location has been identified on the attached map.

Committing to the Hospice in the preferred location would require that Brockton has available services including municipal water and wastewater services and consider the construction of the stormwater management pond. Roads “B” and “C” as described in BM Ross’s presentation would also need to be constructed prior to May of 2024. Further analysis of these commitments would be prudent as we move forward in working with the Hospice Committee and the needs of the adjacent developer.

Agreement with Barry’s Construction and Insulation Ltd.

The Municipality of Brockton entered into an Agreement with Barry’s Construction and Insulation Ltd. (“Barry’s”) on June 4, 2018 (the “Agreement”) about a potential future development adjacent to the East Ridge Business Park that has been identified on the attached map. The County of Bruce has granted an extension to allow Barry’s until September 12, 2020 to deposit a draft plan of subdivision. As such, the Agreement allows Barry’s to retain parts of the road allowance until June 4, 2028 or when the draft plan of subdivision is deposited.

The Agreement also stipulates that Barry’s would be responsible for the costs associated with the design, tendering, contract management and contractor supervision for parts of the roadway (Roads “B” and “C” BM Ross’s presentation), unless Brockton requires that these areas be developed as public highways before the development of the subdivision. If Brockton were to require that Roads “B” and “C” as described in BM Ross’s presentation be constructed prior to Barry’s development of the subdivision to accommodate the Hospice, then Brockton would be required to pay for all of the costs associated with the design, construction etc. of these roads.

Bruce Power Regional Soccer Fields

As noted in previous reports, the Bruce Power Regional Soccer Fields have the potentially to attract large tournaments and are used by a wide variety of age groups in Brockton. Consideration should be given to a servicing plan that supports the funds that have already been expended in construction, repairing and maintaining the Bruce Power Regional Soccer Park. Extending Roads “B” and “C” would align with this goal. With services available this would also allow for a potential concession stand or change room building to be developed in the future once current fundraising goals have been achieved.

Development Inquiries

Municipal staff have received a number of development inquiries on lands throughout the park. The large parcel along the north border of the East Ridge Business Park that was zoned to allow cannabis production has seen the most activity. Many of these inquiries have considered using larger amounts, or even the entire parcel, of this lot. Depending on what offers to purchase may be received in the future, there may be some potential to avoid incurring the cost of developing some portions of the proposed road that would run parallel with that lot (Road “A” in BM Ross’s Presentation). Staff will continue to work with interested parties on development inquiries. Finalization of the preferred servicing plan is necessary to accurately accommodate these inquiries. Once the Master Servicing Plan is finalized the costing is then available to establish a current value for serviced lots in Phase 2 of the East Ridge Business Park. A further report will also follow regarding establishing an updated per acre price for lots in the East Ridge Business Park.

Recommendation

For the reasons described above, staff are recommending that Council support the preferred servicing plan as outlined by BM Ross (page 18 in the presentation) which includes extending the municipal water service, extending the municipal wastewater service with a low pressure system and pumping station, and providing a municipal stormwater management system with a drainage pond and ditches and further that the Notice of Completion of the Class EA be issued.

Sustainability Checklist:

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

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| • Do the recommendations help move the Municipality closer to its Vision? | Yes |
| • Do the recommendations contribute to achieving Cultural Vibrancy? | Yes |
| • Do the recommendations contribute to achieving Economic Prosperity? | Yes |
| • Do the recommendations contribute to Environmental Integrity? | Yes |
| • Do the recommendations contribute to the Social Equity? | Yes |

Financial Impacts/Source of Funding:

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

The 2019 Budget included \$5,000.00 to complete the Class EA and authorized that \$100,000.00 be transferred from reserves for the design and engineering of the extension along East Ridge Road in Walkerton.

Reviewed By:

A handwritten signature in black ink, appearing to be 'Trish Serratore', with a stylized, cursive script.

Trish Serratore, Chief Financial Officer

Respectfully Submitted by:

A handwritten signature in black ink, appearing to be 'Sonya Watson', with a stylized, cursive script.

Sonya Watson, Chief Administrative Officer