



East Ridge Business Park Servicing Master Plan

COUNCIL PRESENTATION JULY 9, 2019

Agenda

- ▶ Overview of Master Plans and the process
- ▶ Problem/Opportunity Statement
- ▶ Alternative servicing strategies and their evaluation
- ▶ Overview of consultation
- ▶ Preferred servicing strategy
- ▶ Species at Risk investigations
- ▶ Phasing
- ▶ Estimated costs
- ▶ Next steps

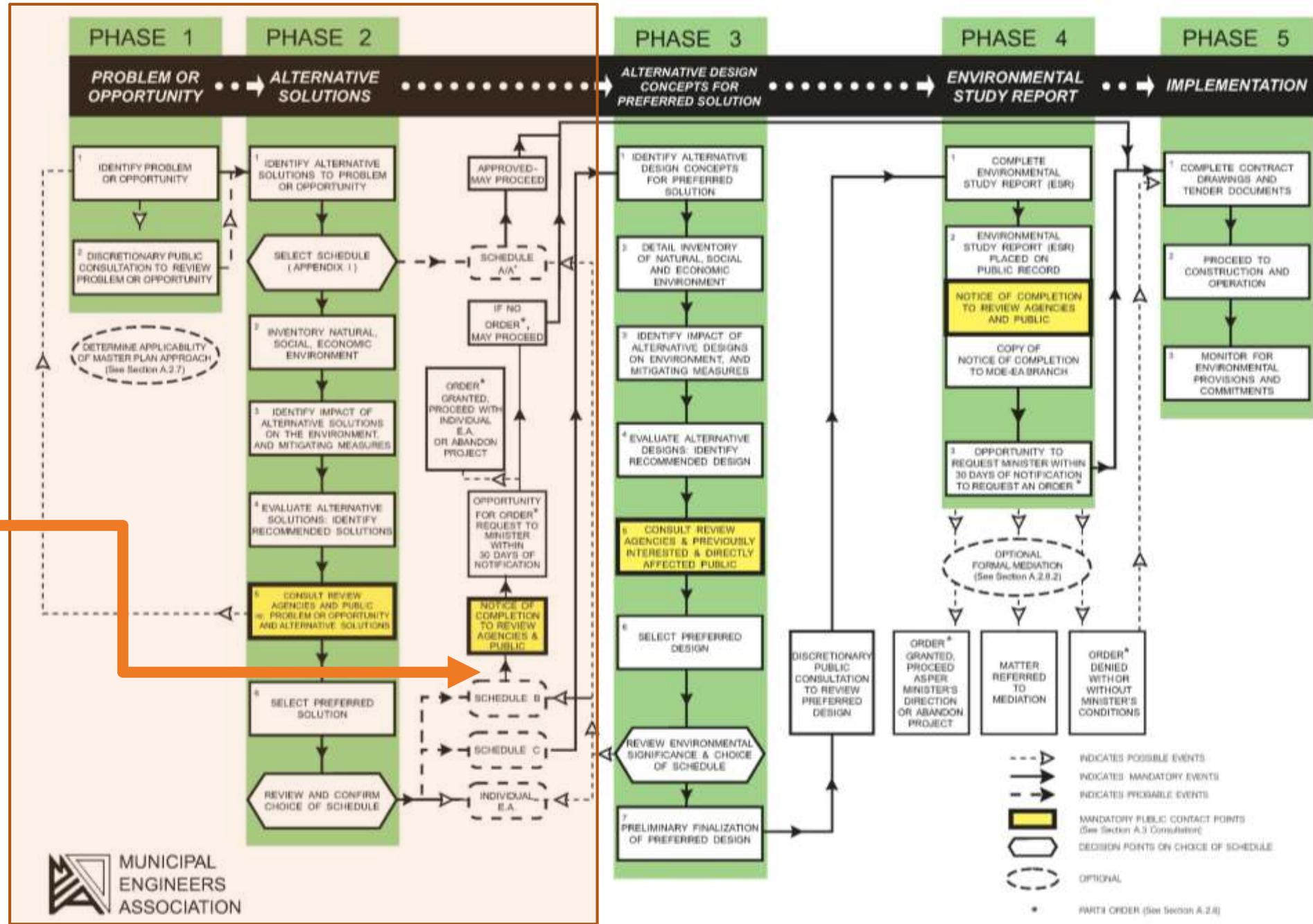
Master Plans

- ▶ Long range plans that integrate infrastructure requirements for existing land uses and environmental planning principles
- ▶ The Master Plan documents the processes followed to complete Phases 1 and 2 of the Municipal Class EA process
- ▶ Recommend an infrastructure servicing plan that can be implemented through the completion of separate projects
- ▶ Followed 'Approach 2' – completed a sufficient level of investigation to permit implementation of Schedule B projects upon completion of the Master Plan

Class EA & Master Plan Process

- Nearly at the finish line
- Draft Master Plan prepared
- Looking for Council support to Issue Notice of Completion

NOTE: This flow chart is to be read in conjunction with Part A of the Municipal Class EA





East Ridge Business Park



MUNICIPALITY OF BROCKTON
EAST RIDGE BUSINESS PARK (WALKERTON)
SERVICING MASTER PLAN
STUDY AREA LOCATION

DATE
June 2019

PROJECT No.
12154

SCALE
AS SHOWN

FIGURE No.
2.2

Problem/Opportunity

- ▶ Following review of existing infrastructure and future needs, the following opportunity was identified:
 - ▶ **The Municipality of Brockton established the East Ridge Business Park to promote the attraction and retention of commercial, highway commercial and light industrial uses to the community of Walkerton. However, only the eastern portion of the Business Park is currently serviced with municipal road, water and sanitary sewage infrastructure. There is an opportunity to ensure the remainder of the East Ridge Business Park is developed in an efficient and coherent pattern with municipal road, water, sanitary sewage and stormwater services.**

Alternative Solutions



Transportation

5 road configurations



Water

Extend municipal services
or
Private servicing



Wastewater

Extend municipal services

- Service northwest corner with low pressure sewer and individual grinder pumps
- Service properties at the rear and flow by gravity to the west

or
Private servicing



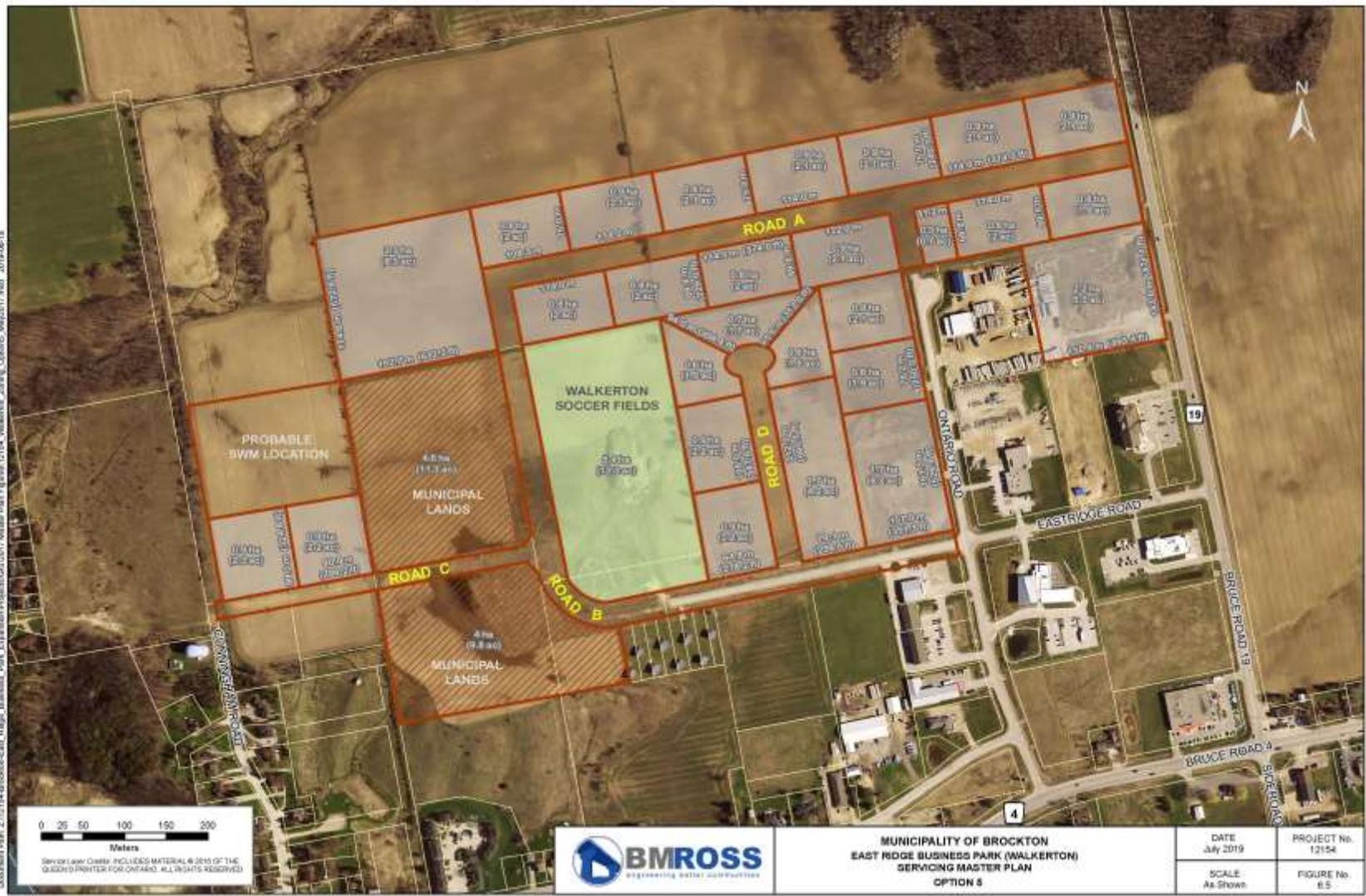
Stormwater

Municipal stormwater management (communal stormwater pond)
or
On-site servicing

There is also the 'Do Nothing' option which would maintain status quo



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MUNICIPALITY OF BROCKTON
 EAST RIDGE BUSINESS PARK (WALKERTON)
 SERVICING MASTER PLAN
 OPTION 6

DATE July 2019	PROJECT No. 12154
SCALE As Shown	FIGURE No. 6.5

Alternative Solution	Anticipated Benefits	Potential Impacts
TR1 – Road Pattern 1	<ul style="list-style-type: none"> • Provides an additional access to the ERBP from Bruce Road 19 • Will allow future development in the remainder of the Business Park • Meets policy goals of the Official Plan • Construction can be phased 	<ul style="list-style-type: none"> • Construction of new intersections with existing roads may result in short-term disruptions to traffic flow • concern with road adjacent to soccer complex • Increased traffic volumes • Compatibility with existing infrastructure
TR1 – Road Pattern 2	<ul style="list-style-type: none"> • Provides an additional access to the ERBP from Bruce Road 19 • Will allow future development in the remainder of the Business Park • Meets policy goals of the Official Plan • Construction can be phased • Road configuration keeps traffic away from soccer complex 	<ul style="list-style-type: none"> • Construction of new intersections with existing roads may result in short-term disruptions to traffic flow • Increased traffic volumes • Compatibility with existing infrastructure
TR3 – Road Pattern 3	<ul style="list-style-type: none"> • Provides an additional access to the ERBP from Bruce Road 19 • Will allow future development in the remainder of the Business Park • Meets policy goals of the Official Plan • Construction can be phased 	<ul style="list-style-type: none"> • Construction of new intersections with existing roads may result in short-term disruptions to traffic flow • concern with road adjacent to soccer complex • Increased traffic volumes • Compatibility with existing infrastructure
TR4 – Road Pattern 4	<ul style="list-style-type: none"> • Provides an additional access to the ERBP from Bruce Road 19 • Will allow future development in the remainder of the Business Park • Meets policy goals of the Official Plan • Construction can be phased • Road configuration keeps traffic away from the soccer complex • Is the preferred road pattern of Council and the Economic Development Committee 	<ul style="list-style-type: none"> • Construction of new intersections with existing roads may result in short-term disruptions to traffic flow • Increased traffic volumes • Compatibility with existing infrastructure
TR5 – Road Pattern 5	<ul style="list-style-type: none"> • Provides an additional access to the ERBP from Bruce Road 19 • Will allow future development in the remainder of the Business Park • Meets policy goals of the Official Plan • Construction can be phased 	<ul style="list-style-type: none"> • Construction of new intersections with existing roads may result in short-term disruptions to traffic flow • Increased traffic volumes • Compatibility with existing infrastructure



Municipal Water Servicing Alternative

	MUNICIPALITY OF BROCKTON EAST RIDGE BUSINESS PARK (WALKERTON) SERVICING MASTER PLAN WATER SERVICING ALTERNATIVE - MUNICIPAL SERVICING		DATE June 2019	PROJECT No. 12154
			SCALE AS SHOWN	FIGURE No. 6.6

Evaluation of Water Alternatives

Alternative Solution	Anticipated Benefits	Potential Impacts	Potential Mitigation
W1 – Extend municipal water services	<ul style="list-style-type: none"> • Sufficient supply capacity • Construction will be within road allowances, minimizing environmental impacts • Will allow future development within the Business Park • Meets the objectives and goals of the Official Plan • Can be phased 	<ul style="list-style-type: none"> • Construction may result in short-term traffic disruptions 	<ul style="list-style-type: none"> • Implement standard construction mitigation measures to control traffic flow
W3 – Do Nothing	<ul style="list-style-type: none"> • Least costly option • Fewest environmental impacts 	<ul style="list-style-type: none"> • Will not allow future development in the remainder of the Business Park • Does not meet the goals and objectives of the Official Plan 	<ul style="list-style-type: none"> • Unable to mitigate against loss of development potential • Unable to mitigate



Municipal Wastewater Servicing Alternative

Northwest area is topographically lower than rest of the ERBP. Two options to service this area:

- a) Gravity sewer along rear yards and connect to potential future subdivision
- b) Low pressure sewers and individual grinder pumps and connect to ERBP sewers



MUNICIPALITY OF BROCKTON
 EAST RIDGE BUSINESS PARK (WALKERTON)
 SERVICING MASTER PLAN
 WASTEWATER SERVICING ALTERNATIVE - MUNICIPAL SERVICING

DATE June 2019	PROJECT No. 12154
SCALE AS SHOWN	FIGURE No. 6.7

Alternative Solution	Anticipated Benefits	Potential Impacts
S1 – Extend municipal sanitary sewage services	<ul style="list-style-type: none"> • Sufficient treatment capacity • Construction will be within road allowances, minimizing environmental impacts • Will allow future development within the Business Park • Meets the objectives and goals of the Official Plan • Can be phased 	<ul style="list-style-type: none"> • Construction of sanitary sewer connections with existing sewers may result in short-term traffic disruptions • Grades in the northwest area of the ERBP will not allow for gravity sewers flowing to the east
S3 – Do Nothing	<ul style="list-style-type: none"> • Least costly option • Fewest environmental impacts 	<ul style="list-style-type: none"> • Will not allow future development in the remainder of the Business Park • Does not meet the goals and objectives of the Official Plan

Alternative Solution	Anticipated Benefits	Potential Impacts
A – Gravity sewer directed to the west	<ul style="list-style-type: none"> • Would allow for servicing of lots in the northwest corner of the ERBP • Least expensive option • Replaces aged assets • Meets the objectives and goals of the Official Plan 	<ul style="list-style-type: none"> • Requires coordination with developer of lands to the west • Services will be in the rear of properties – may require easement • Cannot be phased
B – Low Pressure System directed west and individual grinder pumps	<ul style="list-style-type: none"> • Would allow of servicing of lots in the northwest corner of the ERBP • Would allow for services to the front of properties • Services located in the road allowances would minimize impacts • Meets the objectives and goals of the Official Plan 	<ul style="list-style-type: none"> • Each property will require a grinder pump



Municipal Stormwater Servicing Alternative

	<p>MUNICIPALITY OF BROCKTON EAST RIDGE BUSINESS PARK (WALKERTON) SERVICING MASTER PLAN STORMWATER MANAGEMENT SERVICING PLAN</p>	DATE June 2019	PROJECT No. 12154
		SCALE As Shown	FIGURE No. 6.8

Evaluation of Stormwater Alternatives

Alternative Solution	Anticipated Benefits	Potential Impacts
SW1– Extend/add municipal stormwater services	<ul style="list-style-type: none"> • Ponds will provide water quality and quantity controls up to the 1:100 year storm • Will service the remainder of the ERBP • Meets objectives and goals of the Official Plan • Will provide foraging habitat for barn and bank swallows 	<ul style="list-style-type: none"> • Cost for pond and storm sewers estimated at approximately \$420,000 • Cannot be phased
SW2 – Individual, Lot-level controls	<ul style="list-style-type: none"> • Least costly • Property owners responsible for construction and maintenance of stormwater infrastructure on their property 	<ul style="list-style-type: none"> • Environmental impacts will vary with types of stormwater controls constructed • Lot level controls may not be sufficient for the larger storm events • Still require stormwater management for road surfaces • May reduce amount of developable land
SW3 – Do Nothing	<ul style="list-style-type: none"> • Least expensive option 	<ul style="list-style-type: none"> • Does not provide sufficient stormwater control for future development • Does not meet the goals and objectives of the Official Plan

Consultation



Review Agencies



Stakeholders



First Nation and Métis
communities



Public
PIC held: May 25, 2017

Preferred Servicing Strategy

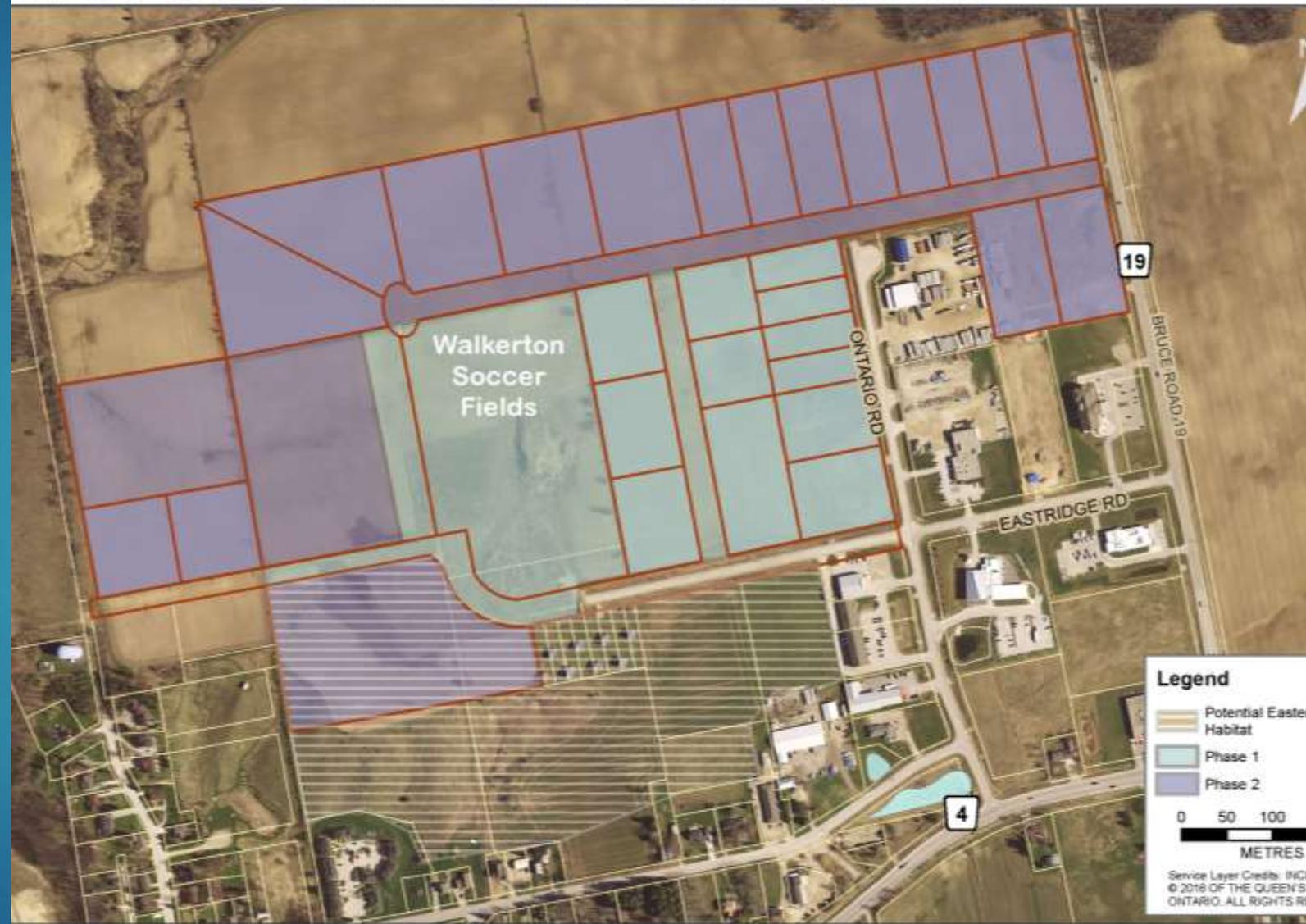
- ▶ Road Layout 4
- ▶ Extending municipal water and sanitary sewage services
 - ▶ For the northwest corner – low pressure sewer and pumping station
- ▶ Municipal stormwater servicing
 - ▶ Stormwater pond
 - ▶ Ditches



Birds

- ▶ In 2015, Species at Risk assessment identified ERBP lands as habitat and breeding area for
 - ▶ Bobolink
 - ▶ Eastern Meadowlark
- ▶ Both are threatened species under ESA and have protected status
- ▶ To develop soccer fields, habitat compensation was required. Phase 1 lands are compensated for at former Brant landfill

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MUNICIPALITY OF BROCKTON
EAST RIDGE BUSINESS PARK (WALKERTON)
SERVICING MASTER PLAN
PHASE 1 AND PHASE 2 HABITAT ASSESSMENT AREAS

DATE
June 2019

SCALE
AS SHOWN

Birds

- ▶ Phase 2 lands re-assessed in 2017 and 2019
- ▶ 2019 assessment found with change in agricultural regime (no longer hay cropping in the area), there is no longer suitable habitat in majority of Phase 2 areas
- ▶ 4 ha area to southwest of soccer fields still being used as habitat by Eastern Meadowlark.
- ▶ Prior to development, will need to compensate for habitat and update Development Plan.

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MUNICIPALITY OF BROCKTON
EAST RIDGE BUSINESS PARK (WALKERTON)
SERVICING MASTER PLAN
PHASE 1 AND PHASE 2 HABITAT ASSESSMENT AREAS

DATE
June 2019

SCALE
AS SHOWN

Phasing

- ▶ Updated to see potential hospice site serviced in Phase 1
- ▶ Phase 1:
 - ▶ Construction of extension of East Ridge Road
 - ▶ Gravity sewer from Cunningham Road, east towards soccer fields
 - ▶ Construction of SWM pond
 - ▶ Ditches



Phasing

- ▶ Phase 2:
 - ▶ Construction of interior north-south road and water and sanitary services
- ▶ Phase 3
 - ▶ Construction of east-west road in northern part of ERBP
 - ▶ Extend water and sanitary services
 - ▶ Construction of low pressure sewer for northwest corner



Costs

Item	Construction	Engineering	Total
Road A – East Portion	\$1,400,000	\$170,000	\$1,570,000
Road A – West Portion	\$590,000	\$70,000	\$660,000
Road D	\$870,000	\$100,000	\$970,000
Road B/C – Eastridge Rd	\$1,080,000	\$130,000	\$1,210,000
Stormwater Management	\$390,000	\$45,000	\$435,000
Cunningham Road Sanitary	\$135,000	\$15,000	\$150,000
Total	\$4,465,000	\$530,000	\$4,995,000

Next Steps



Get Council support for preliminary preferred servicing strategy



Finalize Screening Report



Publish Notice of Completion

30 day review period of Master Plan



Future Final Design (should decision be made to proceed to construction)