

Report to Council

Report Title: East Ridge Business Park Site Servicing Master Plan

Prepared By: Sonya Watson, Chief Administrative Officer

Department: Administration

Date: November 26, 2019

Report Number: CAO2019-32 **File Number:** C11AD, D02

Attachments: East Ridge Servicing Layout Map,
[Master Servicing Plan](#)
Letter from BM Ross East Ridge Master Plan Summary

Recommendation:

That the Council of the Municipality of Brockton hereby approves Report Number CAO2019-32 - East Ridge Business Park Site Servicing Master Plan, prepared by Sonya Watson, Chief Administrative Officer and in so doing formally adopts the Master Servicing Plan and authorizes staff to proceed with detailed design drawings for an estimated cost of \$157,000; and further that monies be included in the 2020 budget for annual monitoring for the compensation lands at the Brant Landfill for a 5-year period; and further that the lands available for planting be offered for rent to Angela Kleist for a three year term and the lease agreement be brought forward for approval by By-law.

Report:

Background:

As council is aware a Servicing Master Plan has been ongoing on the East Ridge Business Park. A Public meeting was held in May 2017 and work continued on the plan. At the July 9, 2019 meeting Council approved proceeding with the preferred servicing plan as outlined and authorized moving forward with the Notice of Completion. The estimated cost of the serving plan is \$4,995,000. The total size of the ERBP study area for the Servicing Master Plan is 123.22 acres. This acreage includes all the land within the red study area as outlined on the attached map. The approximate amount of land that can be developed (total area minus the soccer complex, roads and stormwater parcel) is 83.28 acres. At the September 10, 2019 meeting BM Ross presented the final plan and notice regarding the final plan was provided. The 30 day public commenting period was complete on October 21, 2019.

Analysis:

B.M. Ross has prepared a follow up letter that is attached to this report. During this process it was identified that portions of the Business Park still contained Eastern Meadowlark and Bobolink habitat. We proceed with

the second development plan and have accommodated through additional compensation lands at the Brant Landfill. Based on the completion of the Servicing Master Plan the Municipality is now in a position to move forward with detailed design drawings.

Design Drawings

As a first step the stormwater management pond is required for the first phase of the design and construction. The ICIP - Green Infrastructure Stream grant offered by the Federal and Provincial government is an ideal funding source for this infrastructure. Gregg Furtney, Director of Operations has been tasked with submitting a proposal and has prepared a report on this component for Council's consideration. The Storm Water Management pond is estimated at \$435,000. The deadline for this grant is January 22, 2020.

BM Ross has suggested that we should consider completing the design of the entire expansion for a few reasons:

1. The stormwater management facility needs to be constructed as part of any initial phase of development.
2. The phasing of services needs to be coordinated from a design perspective so that it all "fits" together related to grading, drainage, and general intent.
3. Utility servicing will also be required including hydro, communications, and gas which should also be designed to accommodate the new development area.
4. Approvals are required from both the Conservation Authority and the Ministry of Environment. It would make sense to make one submission for the overall plan as multiple submissions would result in multiple fee amounts.

The following chart outlines the breakdown in costs per portion:

Item	Engineering		Construction	Total
	Design	Contract Admin.		
Road A – East Portion	\$49,000	\$121,000	\$1,400,000	\$1,570,000
Road A – West Portion	\$21,000	\$49,000	\$590,000	\$660,000
Road D (North/South Road)	\$30,000	\$70,000	\$870,000	\$970,000
Road B/C – Eastridge Rd	\$38,000	\$92,000	\$1,080,000	\$1,210,000
Stormwater Management	\$14,000	\$31,000	\$390,000	\$435,000
Cunningham Road Sanitary	\$5,000	\$10,000	\$135,000	\$150,000
Total	\$157,000	\$373,000	\$4,465,000	\$4,995,000

I spoke with BM Ross further and although not ideal we could proceed with the design in Phases. I would recommend at a minimum we proceed with design drawings for the Stormwater Management Pond (\$14,000)

for East Ridge Road (\$38,000) and Road D (North/South Road) (\$30,000). We could then wait on design for Road A (East and West portion) in case a developer wanted a larger parcel of land and the full roadway was not required. However, the lots along Bruce County Road 19 are a preferred area leading me to suggest we should proceed with design drawings for the entire plan as suggested by BM Ross for ease of approval, and proper planning in relation to infrastructure for a total design amount of \$157,000.

The other current outstanding matters in relation to the East Ridge Business Park are:

1) Birds

As noted in the letter under the Development Plans the Municipality is required to annually monitor the compensation lands at the Brant Landfill for a 5-year period. I recommend proceeding with Natural Resource Solutions Inc. who has done all the work in relation to the requirements of the Endangered Species Act thus far. A quote will be obtained and monies will be included in the budget to comply with this monitoring.

2) Vacant Lands

In 2019 vacant lands in Phase 2 of the Business Park were ploughed to keep grass under control in relation to the bird habitat. This resulted in additional expense to the Municipality that had not been planned for. Now that the Master Plan is complete and a Development Plan is in place for the birds we can go back to offering the available lands in East Ridge Business Park for the planting of soybeans. In the original purchase agreement from Walter Zettler in 2013 the Agreement of Purchase and Sale had a condition noting the following:

“the Buyer grants the Seller the continued use and possession of the property rent free for five consecutive years from the date of completion for the purpose of planting and harvesting crops provided such activity shall be carried on in a good agricultural manner and further provided that such right is personal to the Seller and may not be assigned or transferred in any way.”

Since February 2013 Walter Zettler has been cash cropping lands with no rental charge. On May 10, 2018 the lands changed hands to his daughter Angela Kleist who continued to cash crop the lands. In 2019 the Kleist's plowed the lands for a per acre price as required by the Municipality. We are now able to have the lands planted again in a soybean crop. Although the 5 years specified in the original agreement of purchase has expired the Kleist's have been excellent to work with as needed throughout the East Ridge development plans and accommodated our changing needs with the Master Servicing Plan and soccer field development. I proposed we continue to work with the Kleist's on cash cropping the lands surrounding East Ridge Business Park but enter a three year lease arrangement with a yearly rental fee for the lands due to the expiry of the 5 year free rental condition. This agreement could also propose a first right of refusal agreement on their adjacent lands to the East Ridge Business Park.

Sustainability Checklist:

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

- Do the recommendations help move the Municipality closer to its Vision? Yes
- Do the recommendations contribute to achieving Cultural Vibrancy? N/A
- 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? N/A

Financial Impacts/Source of Funding:

- Do the recommendations represent a sound financial investment from a sustainability perspective?
N/A

The design drawings are estimated at \$157,000 for the entire Phase 2. \$100,000 was included for engineering in the 2019 budget and while some of these monies have been used for completion of the Master Servicing Plan and bird studies the remainder can be used towards the design drawings with any additional monies to be included in the 2020 budget.

Reviewed By:



Trish Serratore, Chief Financial Officer

Respectfully Submitted by:



Sonya Watson, Chief Administrative Officer