



TOWN OF MINTO

DATE: March 28, 2017

REPORT TO: Mayor and Council

FROM: Bill White, C.A.O. Clerk

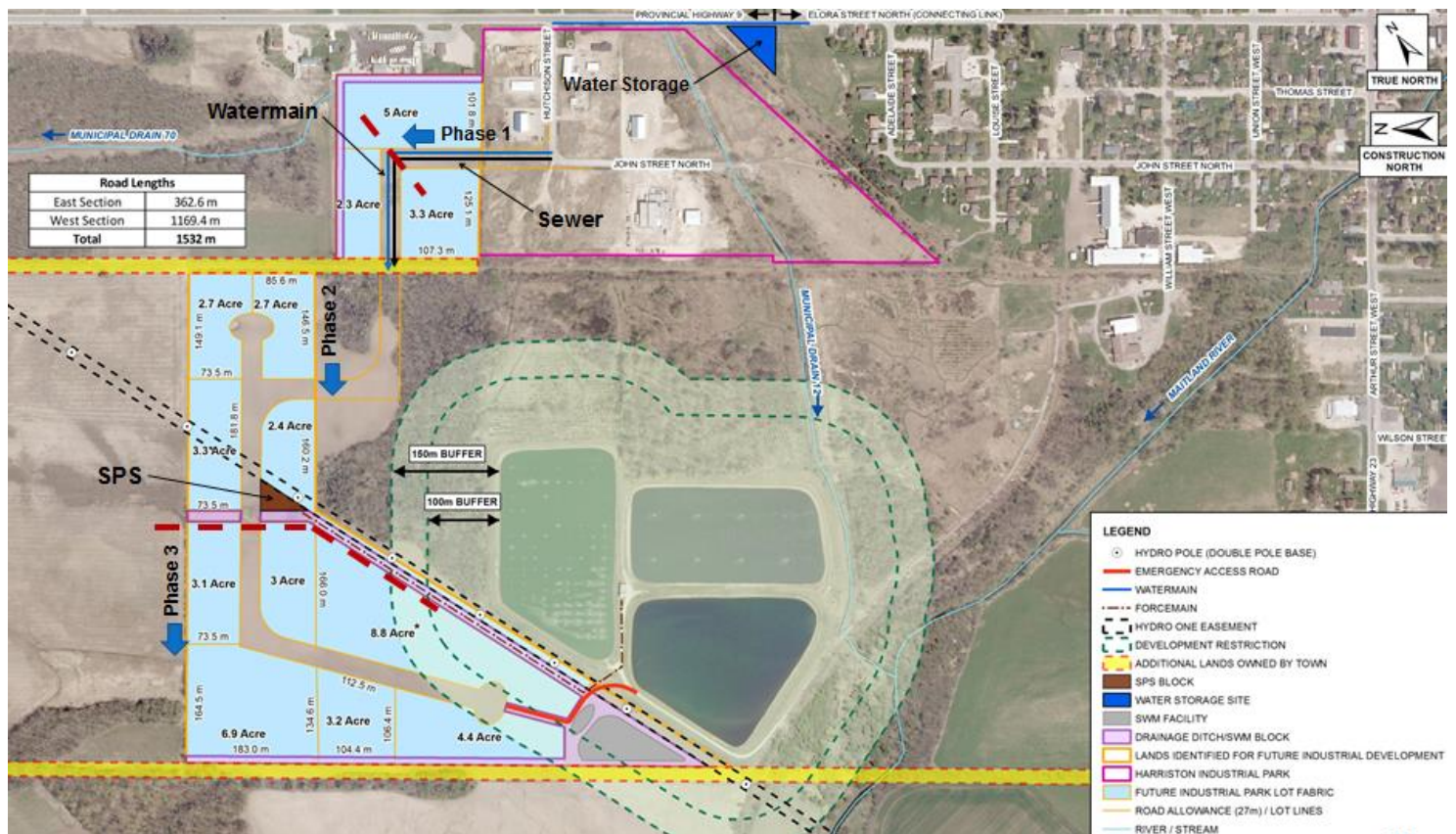
SUBJECT: Class EA Harriston Industrial Park

STRATEGIC PLAN:

4.3 Ensure there is sufficient serviced/serviceable land for a variety of uses in Minto's three urban areas, and maintain a supply of municipally owned serviced industrial land for sale to business in accordance with Town policies.

BACKGROUND

The 2014 the Town initiated a Class Environmental Assessment for about 66 acres of municipal land at the edge of the Harriston Industrial Park. The approved Class EA will allow the Town to extend municipal water, sewer, road and drainage to permit sale of industrial lots for urban development. The time limit on the EA is 10 years.



On January 6, 2015 staff presented information from B.M. Ross regarding servicing options for the area based on the evaluation at that time. Council was concerned with the costs to install water storage to ensure sufficient flows for fire protection, a stormwater management

facility at the south end of the 55 acre parcel, and a sewage pumping station to lift sewage for gravity flow to the John Street. The following resolution was passed:

THAT Council receive the presentation on the Harriston Class EA and that Council request clarification regarding the cost, need and timing of the water storage facility, further information on the option of reconstructing John Street for gravity flow to most of the 55 acre parcel and that updated options be returned for consideration prior to the project proceeding to the next stage.

Since that time members of the senior management team met with Triton Engineering as capital work was planned and completed in Harriston. Many of the old mains are 6" and we believe fire flows in all of Harriston will improve with strategic investments in trunk watermain. The watermain on Elora Street was increased from 8" to 12" to improve flow. A watermain link from Adelaide Street to John will improve flows for firefighting into the industrial park. When John Street is reconstructed from Adelaide to the Elizabeth Street area that waterline will need to be increased in size. This work will eliminate the need for a water storage facility.

To achieve gravity flow for sanitary sewer in the new industrial area, John Street in front of Farm Fresh needs to be reconstructed with the sewer lowered and the watermain upgraded. This roadway has condition issues and would benefit from improved drainage. Not only would this improve water flow for firefighting, the lower sanitary sewer will ensure gravity flow for the first 11 acres but a good section of the southern 55 acres. This would mean over 20 one acre lots could be serviced without the need for a second pumping station.

Triton Engineering and B.M. Ross have been communicating regularly about the flow calculations and assumptions related to water need in the industrial area. This will allow the Town to clearly identify the extent of capital improvements needed. The attached letter and drawing from B.M. Ross will be sent out to for public comment and is provided as information to Council in response to the January 5, 2015 resolution.

COMMENTS

Based on the servicing review to date, it appears the Class EA for the Harriston Industrial Park should limit future expansion on the 55 acres to only those lands that can be serviced by gravity sewer. To accomplish this, the Town will need to drop the sewer on John Street in front of Farm Fresh/Phoenix to allow gravity flow. The recently built John Street pumping station will eventually need pump upgrades and a standby generator to service added flow from the industrial area and all of the Schickedanz subdivision.

To improve water flow for firefighting, the waterline on John Street to Adelaide will need to be replaced/constructed at 12 -15". Stormwater will be managed "at source" on-site so that the pond at the back of the 55 acres is not needed.

Although costs are not yet final this approach should provide more realistic supply of lots for the Town to service affordably within a 10 year time frame. Once the B.M. Ross letter has

been circulated and comments received a final report will be prepared for Council to approve. This will then form the EA for future expansion for the next 10 years.

FINANCIAL CONSIDERATIONS:

The cost of completing the Class EA is set in the budget. The costs provided by B.M. Ross will be addressed in future budgets as the need for lots increases.

RECOMMENDATION:

That Council receives the C.A.O. Clerk's March 29, 2017 report Class EA Harriston Industrial Park, and approves the March 8, 2017 Agency Letter from B.M. Ross for circulation.

Bill White C.A.O. Clerks