



TOWN OF MINTO

DATE: August 22, 2017

REPORT TO: Mayor and Council

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

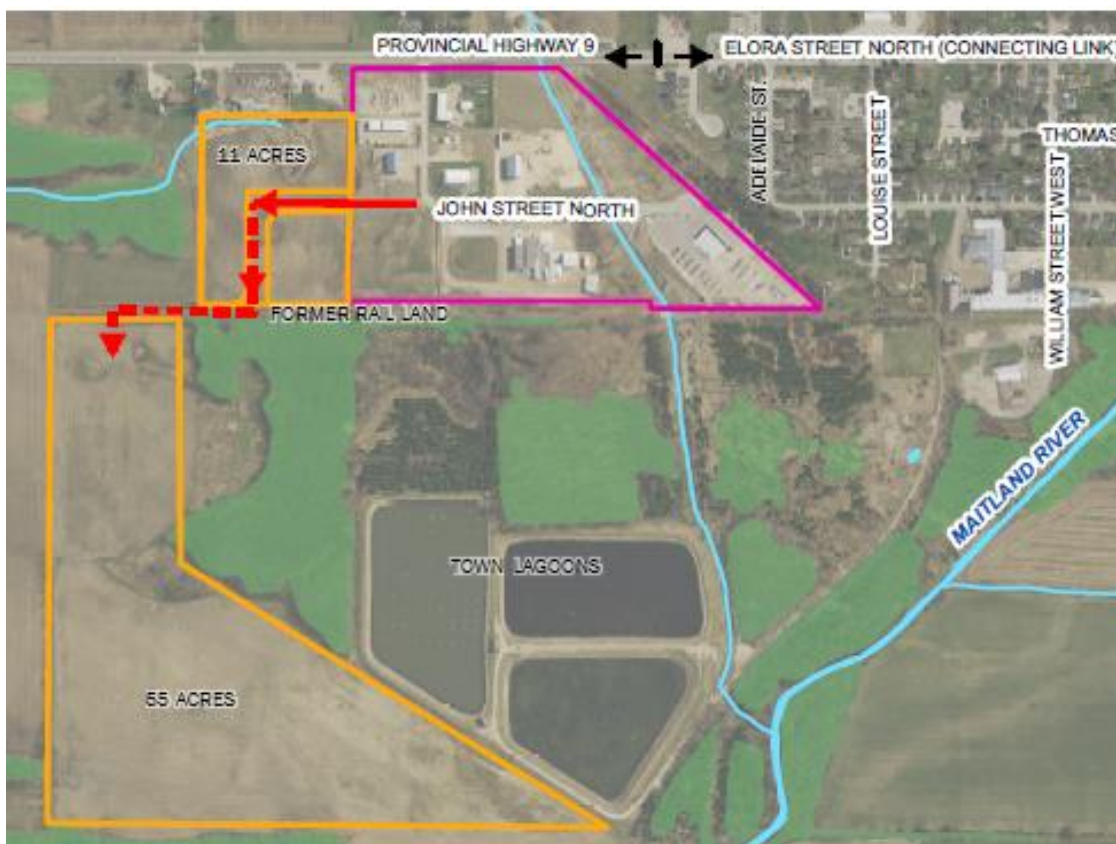
SUBJECT: Screening Report, Class EA Harriston Industrial Park

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

In 2014 the Town initiated a Class Environmental Assessment for 66 acres of municipally owned land at the edge of the Harriston Industrial Park. Once approved the Class EA allows the Town to extend municipal water, sewer, roads and provide for drainage so that industrial lots can be created and sold for development. The time limit on the EA is 10 years. The land is split between 11 acres immediately west of Hutchison and John Street, and 55 acres further south across the former rail lands as shown in orange on map below.



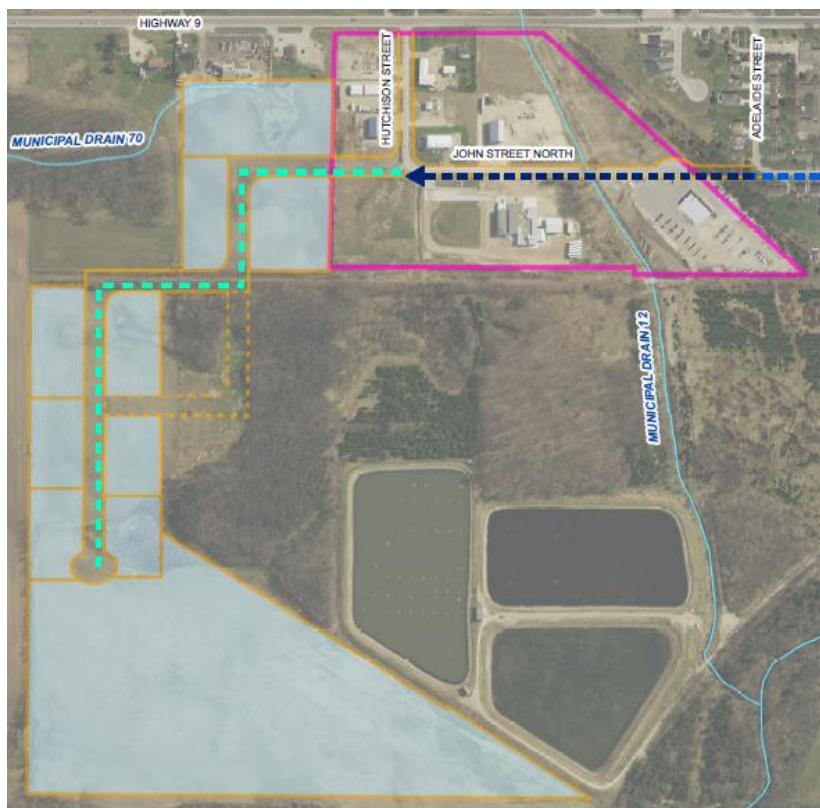
January 6, 2015 staff presented servicing options for the entire 66 acres. The options included several significant infrastructure investments before water and sewer could even be installed into the area including:

- | | | |
|----|--|--------------------|
| 1. | Water storage facility and watermain upgrades to increase flow for fire protection in the area. | \$1.1-\$1,800,000 |
| 2. | Stormwater management facility for surface water from the south half of 55 acre parcel. | \$485,000 |
| 3. | Sewage lift station for gravity flow from the 11 acre And 55 acres to existing John Street sewer | <u>\$685,000</u> |
| | Total added cost | \$2.27-\$2,950,000 |

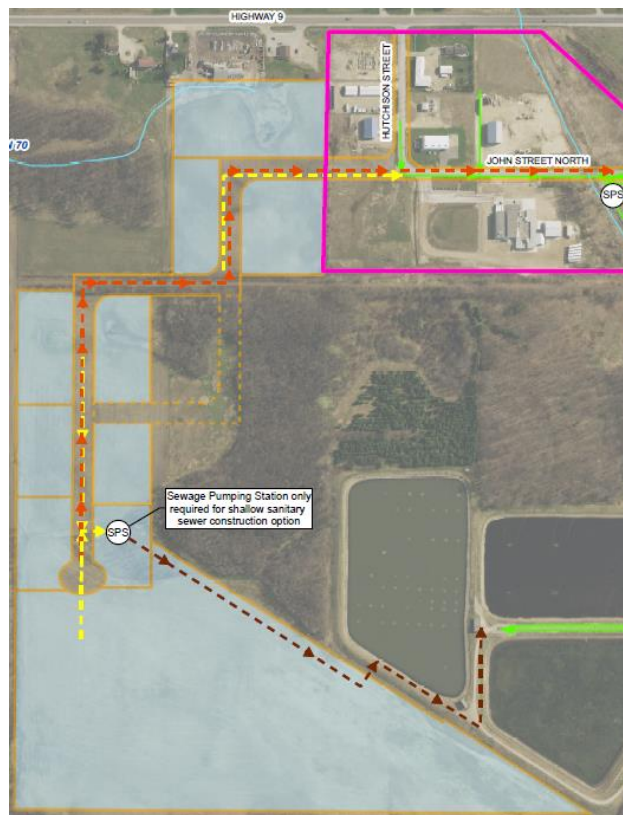
With nearly \$3 million in added costs before any of the lands were serviced, Council passed a resolution asking for options to reduce costs.

Staff met several times with B.M. Ross and Triton Engineering to look at options to lower “un-related costs” to service the industrial lands. April 4, 2017 staff presented a servicing option to Council which achieves gravity flow to about 20 acres of the 55 acre parcel without a sewage lift station, stormwater management pond, and water storage facility. The option requires reconstruction of John Street to lower the depth of the sewer, upgrading the watermain and looping it to Adelaide. The roadway would also be widened to improve access to industries on the street. April 4, 2017 Council passed a motion approving moving toward final EA approval based on this option. The sketches below show the road pattern and servicing details for the option proposed:

Watermains and Road Pattern



Sanitary Sewers and Road Pattern



Upgrading the watermain on John Street and linking it to Adelaide improves flows for firefighting purposes in the area. Lowering the sanitary sewer on John Street southeast of

Hutchison Street (in front of Phoenix and Farm Fresh) would allow all of the 11 acres and at least 20 of the 55 acres to be serviced with gravity flow sewer. The stormwater management facility would not be needed for lands serviced in this fashion. The cost of this option is shown in the Class EA Screening report at \$1,020,000. It should be clear that this will not result in John Street being opened through to Adelaide only a watermain link with a walkway is recommended.

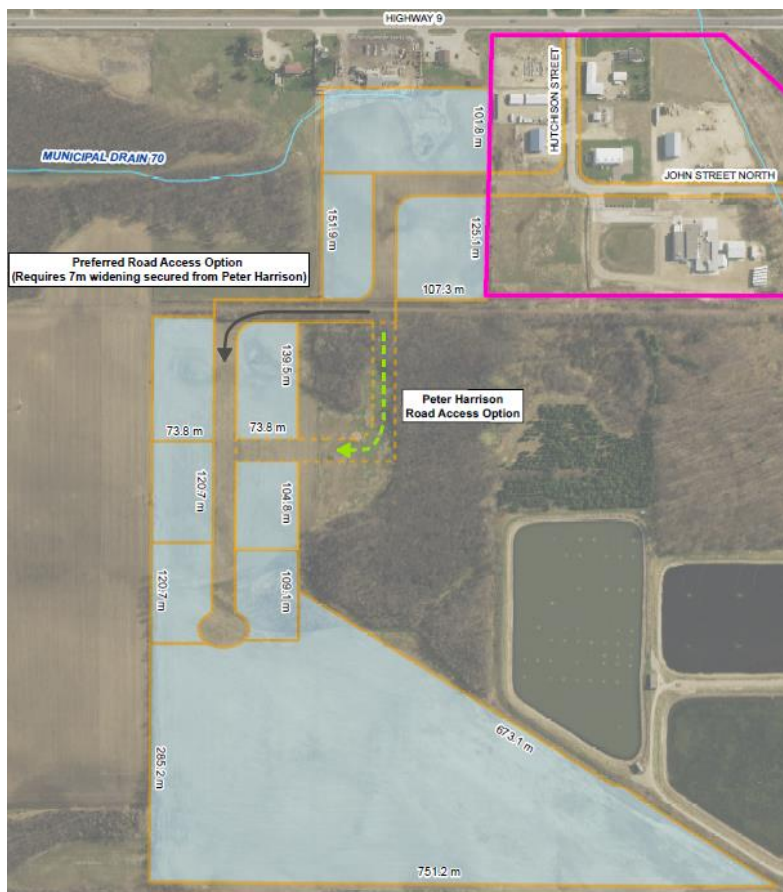
COMMENTS

The Screening Report is a framework to develop the lands within 10 years based on analysis of environmental, servicing, cultural heritage, financial, social and economic factors. Public and agency consultation is documented. The conclusion in the Screening Report follows:

7.2 Study Conclusions

Based upon a review of the current environmental setting, no impacts were identified with the preferred alternative that could not be mitigated. In this respect implementation of the identified industrial park road and servicing extensions appears to be appropriate for the subject lands and should not result in significant environmental effects. It was therefore concluded from the Class EA investigation that the Town of Minto should proceed with implementation of this servicing plan, pending the receipt of all required approvals and in accordance with all mitigation measures defined during the approvals process.

The Screening Report confirms extending roads and services to the 11 acre and 55 acre parcels is the preferred alternative as shown. Limiting the road network to the top 20 acres of the 55 acre site eliminates a costly lift station, storm pond and water storage facility. The Town will have to reconstruct John Street but can provide a much better road profile. The



road pattern services about 23 one acre industrial lots, enough employment lands for several years in Minto, and one 20 acre site at the end of the road. That larger site could have a private lift station and storm pond as part of its site development.

If any person, including Minto Council, has concerns with the findings in the EA Screening Document an order to comply with the Minister of Environment would need to be filed before September 8, 2017, otherwise the document, with the stamp of the consulting engineer, is final.

While this process is four years in the works the resulting document has been scaled to suit the potential need for lots in Minto and the ability of Council to fund projects. Staff appreciates the work of

B.M. Ross on this document as well as feedback from various staff as options were assessed and alternatives investigated. The perspective from Triton Engineering also helped ensure the course of action outlined in the document is reasoned and appropriate.

FINANCIAL CONSIDERATIONS:

Limiting the road network as shown saves about \$2 million in capital costs plus maintenance of a lift station, pond and water storage facility.

The Town should include the \$1,020,000 estimated cost of John Street reconstruction in a future grant application under the CWWF Fund. Similarly the \$625,000 estimated cost to service the first 11 lots can be planned for a subsequent year when the demand arises. The final phase servicing 13 more industrial lots at a cost of \$1,085,000 would follow.

Based on the cost of the servicing work for the 11 acres alone, the Town should consider a significant increase in the land cost for municipal industrial lands. It is proposed this be discussed in the 2018 budget deliberations.

Council will need to proceed with other watermain improvements over time such as replacing watermain on John from Adelaide to William, William from John to Elora, and on Yonge from Elora to Margaret (Figure 5.1). This work can be completed when road condition warrants and improves water pressure and volume throughout the system.

RECOMMENDATION:

That Council receives the C.A.O. Clerk's August 22, 2017 report entitled Screening Report, Class EA Harriston Industrial Park, and approves the Municipal Class Environmental Assessment for Expansion of the Harriston Industrial Park (Community of Harriston) Screening Report prepared by B.M. Ross and Associates Limited dated August 9, 2017.

Bill White C.A.O. Clerks