



## Staff Report

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**Report To:** Dan Best, Chief Administrative Officer

**From:** **Don Giberson, Director of Infrastructure & Development**

**Date:** November 15 2021

**Report:** ESD.21.24

**Subject:** Work Plan to evaluate the potential extension of the Grand Bend Trunk Sewer

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### Recommendations:

**That** South Huron Council receive the report from Don Giberson, Director of Infrastructure and Development Re: Work Plan to evaluate the potential extension of the Grand Bend Trunk Sewer; and

**That** South Huron Council approve the work plan to evaluate the potential extension of the Grand Bend Trunk Sewer.

### Purpose:

To report back to Council regarding the Baker Planning Group request to commence a Front Ending Agreement for Sanitary Trunk Sewer Extension for the Huron Meadows Subdivision.

### Background and Analysis:

A request from the Baker Planning Group, on behalf of Tridon Development, was submitted to the October 4, 2021 Council Meeting to commence a "Front Ending Agreement for Sanitary Trunk Sewer Extension" for the Huron Meadows Subdivision. Council discussed the request and identified information they would like to consider. The following Council Motion #369-2021 was passed:

*That South Huron Council direct a report to explore options and provide a framework for council consideration on the Baker Planning Group request including: development paying for development, scoping of the need and capacity.*

In order to provide the information requested by Council, staff are proposing the following work plan; subject to an agreement with the Developer to upfront the costs of engineering services:

### **Work Plan**

- Confirm overall drainage area for trunk sewer extension.
- Identify future potential development areas and associated flows.
- Confirm required flows for existing developed areas not currently connected to municipal sewers.
- Review Collection System Environmental Study Report.
- Prepare preliminary trunk sewer design, including oversizing required to provide service for potential future development areas and existing developed areas. Prepare associated cost estimate.
- Prepare preliminary sewer design to provide service for Huron Meadows Subdivision only and prepare associated cost estimate.
- Carryout a financial analysis of the potential cost sharing options (ie. pipe oversizing costs vs. flow proportional) and confirm the most equitable cost sharing arrangement
- Develop a draft frame work for a cost sharing agreement.
- Report back to Council on need, potential future developments, capacity, cost sharing options and financial plan.
- Subject to Council approval
  - Arrange for Municipal Solicitor to prepare a draft cost sharing Agreement.
  - Negotiate an agreement with the Developer.
  - Bring back Report, draft Agreement and By-Law for Council consideration.

Please note that engineering services are required to carry out preliminary design work to determine capacity allocations, oversizing options and associated cost estimates. The Developer has agreed to reimburse the Municipality for these costs, subject to a final Cost Sharing Agreement.

### **Operational Considerations:**

None were considered.

### **South Huron's Strategic Plan:**

Section 6.2.2 of the Municipality of South Huron 2015- 2019 Strategic Plan identifies key objectives that are reflective of the collective perspectives of the strategic planning process. The recommendations and actions outlined in this report are reflective of the following strategic objectives:

- ✓ Administrative Efficiency and Fiscal Responsibility
- ✓ Increased Communications and Municipal Leadership
- ✓ Transparent, Accountable and Collaborative Governance
- ✓ Dedicated Economic Development Effort

### **Financial Impact:**

The cost of the professional services associate with this work plan is proposed to be funded by the Developer, until such time as an Agreement is finalized with Tridon Development.

### **Legal Impact:**

The Municipal Solicitor will be engaged to prepare an appropriate legal Agreement.

### **Staffing Impact:**

There are no staffing implications for the Corporation resulting from the proposed recommendation.

### **Communication Actions:**

Council's descison will be communicated to the public through the publication of the Council Meeting minutes and agendas.

### **Policies/Legislation:**

None

### **Consultation:**

Dan Best, CAO

### **Related Documents:**

Baker Planning Group correspondence – dated: September 22, 2021

Respectfully submitted,

**Don Giberson, Director of Infrastructure & Development**