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File No. 18265

January 15, 2021

Township of Huron-Kinloss

Growth and Servicing Master Plan – Phase 2

The first phase of the Growth and Servicing Master Plan has been completed. The Background Planning and Issues Report was completed in July 2020. It is proposed that the Township proceed with the second phase of project, defining a Growth and Master Plan Report. The Background Planning and Issues Report serves as a compilation of the existing planning and water and wastewater infrastructure information for the Township. That report provides the framework for the need to further investigate future growth areas and servicing strategies.

Following the completion of the Background Planning and Issues Report, a visioning exercise was held with Council and senior staff. This workshop provided an opportunity to identify the potential direction for future growth areas. The next step in the Growth and Servicing Master Plan is evaluating future growth scenarios and identifying and evaluating servicing strategies.

The following represent the major tasks associated with completing the Growth and Servicing Master Plan.

Task 1 Update Background Information

The Background Planning and Issues Report compiled a significant amount of information regarding existing land uses, infrastructure and planning considerations. Most of this information can be considered current and used going forward; however, population estimates, proposed developments and reserve capacity calculations will be updated to reflect the changes that have occurred since the end of 2019.

Task 2 Identify Problem/Opportunity

The identification of a problem/opportunity statement sets up the framework for the Master Plan. This task will involve identifying potential growth areas and servicing strategies. The methodology for evaluation and specific evaluation criteria will be established. This statement is established as a component of compliance with the Class EA Master Plan process. It is essentially the “Mission Statement” of the study process. An initial meeting with the staff team will be used to confirm establish this statement, confirm the proposed work plan going forward and to define a consultation process, methodology and an initial stakeholder involvement list.

Task 3 Development Futurecasting and Population Forecasting

During this task, potential growth areas in the existing settlement areas (Lucknow, Ripley and the Lakeshore) will be identified to determine the most feasible areas to support future development. This will include a preliminary evaluation of the feasibility of servicing these areas, identification of existing planning policies and projections regarding development potential and populations. We would expect to involve interested government review agencies, especially Bruce County Planning to assist in this delineation. Additionally, this review of potential growth areas will include an examination of the potential for development in areas of the Township that are not part of current settlement areas. This review has been requested by Council. It will look at this type of development area through a different lens and identify challenges and opportunities.

Task 4 Identify and Evaluate Servicing Scenarios/Strategies

Following the identification of growth areas, potential servicing scenarios and strategies can be defined. The technical feasibility and infrastructure needs and requirements will be identified for the growth areas and evaluated. Through this evaluation, preferred servicing strategies will be identified. Servicing alternatives will be assessed. The timing, phasing and regulatory requirements to implement the preferred servicing strategies will be determined, including general cost estimates where appropriate.

Task 5 Consultation

An important component of a Master Plan is consultation. A consultation plan will be developed and incorporate a number of tools and methods for obtaining input from review agencies, stakeholders and the public. It is also expected that consultation will occur with adjacent municipalities (Kincardine and ACW), given the existing shared servicing arrangements already in place. We would expect ongoing dialogue with the Bruce County Planning Department regarding the long-term growth scenarios and the impact on current planning statements.

Consultation will take place throughout the Master Plan process. It will be important to build some level of flexibility into how the public consultation is carried out, given the current unknowns around COVID-19. It is anticipated that we will use the existing Have Your Say platform utilized by the Township.

Input and feedback into the proposed growth areas and servicing strategies will assist in ensuring a robust evaluation.

Master Plan Report

The methodology and findings associated with the above-noted tasks will be summarized in a Master Plan Report. The Master Plan Report will also outline the consultation efforts undertaken and input received. It will lay out the framework for the evaluation of the growth areas and associated servicing strategies. The impacts associated with the preferred growth and servicing strategies will be outlined. It will also summarize the future infrastructure requirements, timing, priorities, and potential costs. The Report will outline what changes need to be made to the Planning designations to allow expanded development to the settlement areas. It will also identify the Class Environmental Assessment requirements necessary to implement any new infrastructure. This report will be circulated for Council and staff review and then made available for the mandatory 30-day public review.

Summary

A Master Plan Report - Phase 2 will be prepared that builds on the wealth of information conducted during Phase 1. The Master Plan Report will serve as a guidance document to support long-term, future infrastructure and planning

priorities in the Township. Staff and Council will be able to look to the Master Plan for direction with respect to how and where growth occurs in the Township in the future.

We expect that this second phase of the Master Plan can be substantially completed in a “draft report” stage by the end of 2021. Final discussions with staff and Council can take place in early 2022. BMROSS will assign senior staff, with considerable experience in Master Plan studies, to carry out the study process. The estimated cost of the work is \$98,000.00 and will entail approximately 750 hours of staff time.