



# MEMO

TO: Ward A. Wilson, MTE Consultants Inc.  
Michael Melling, Davies Howe LLP

FROM: Heather L Mifflin, Director of Finance / Treasurer  
County of Brant

DATE: June 24, 2019

## **Re: Brant County Development Charges Background Study**

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Thank you for your letter and memorandum of June 7, 2019 regarding the County's Draft Development Charge Background Study. The County offers the responses below following the format and order of comments within your letter.

### **Services Related to a Highway**

The extension of Silver Street as secured in the MOS and recommended in the ongoing Grand River Street North ("GRSN") Municipal Class Environmental Assessment (the "EA") will be a collector road external to development. The extension is comprised of two legs: (1) from GRSN to intersect with a new road within the Paris Grand Subdivision Development known as the "Y-Road" (the "Western Leg"); (2) from the "Y-Road" to the Dufferin Aggregate Pit (the "Eastern Leg").

The Western Leg will benefit existing traffic on Paris Links Road and the existing West River Road to enter and exit Paris, as well as benefit existing traffic on GRSN by improving the function and level of service of the existing Silver Street/GRSN intersection.

Both the Western Leg and the Eastern Leg will provide improved access to Paris Grand Subdivision Development, as well as potential future development lands within the Paris urban area east of Paris Grand Subdivision. Additionally, the Eastern Leg will provide access to a future By-pass identified in the EA.

Accordingly and as contemplated by the MOS, both the Western Leg and Eastern Leg of this new collector road should be included in the 2019 DC Background Study as a DC eligible project in accordance with Appendix E (Section E.1.1 d.), with the appropriate Benefit to Existing ("BTE") attribution.

### **Response:**

**The County is of the opinion that this road is a local service. The County may consider cost sharing certain items as part of a development agreement.**

## **Water Services**

The County has determined that a new water supply is required to accommodate the ultimate build-out of the Paris urban area. While this is not required for the ST Phase of the Paris Grand Subdivision, in accordance with the MOS, the County agreed that there is or will be sufficient water for the Paris Grand Subdivision Development by the time of the MT Phase.

The 2014 Development Charges Background Study (“2014 DC Background Study”) included a New Water Source for \$8.629M in 2025/26. However, the 2019 DC Background Study includes an “Additional Water Source for Paris” for \$15M in 2028 (Project # 19-117). Given this change, we have the following questions:

- Why has the cost for “Additional Water Source for Paris” increased from \$8,629,000 in the 2014 DC Background Study to \$15,000,000 in the 2019 DC Background Study?
- Why has the timing for “Additional Water Source for Paris” been delayed until 2028?

With respect to timing, given that the MOS requires the County to ensure sufficient water supply for the MT phase, we request that the timing be advanced to 2025 or sooner, so that future development of the Paris Grand Subdivision is not delayed.

### **Response:**

**The current project value shown in the 2019 DC Study is based on the Paris Master Servicing Plan Update, which is currently being finalized. The majority of the cost increase would be attributable to increased population growth forecasts since 2014.**

**The year 2028 is identified as the year when the existing water source will be at 100% capacity. Study, design and construction work will proceed ahead of this date. Planning for this project will start in 2020-2021.**

## **Wastewater Services**

Upgrades to sewers on William Street and Willow Street, as identified in the Paris Master Servicing Plan (the “MSP”), are not specifically identified in the 2019 DC Background Study. We note that the 2014 DC Background Study included Project # P- 2-4 – Willow St Sewer Replacement - \$495,000 in 2022. Accordingly, it is unclear why it has not been identified in the 2019 DC Background Study. Similar to Projects 19-160 and 19-161, upgrades to sewers on William Street and Willow Street should be included in the 2019 DC Background Study as an additional project.

Additionally, the 2014 DC Background Study included Project # P-2-3 - Paris Links Sewage Pumping Station Upgrades - for \$5,000,000 with 41% BTE. It is unclear why the 2019 DC Background Study does not include this project. The proposed Paris Links Sewage Pumping Station & Forcemain in the Paris Grand Subdivision Development will replace the aging existing Paris Links Pumping Station, and will service the Paris Grand Subdivision as well as future development lands within the Paris urban area to the east.

Accordingly, this pumping station should be included in the 2019 DC Background Study as a DC eligible project in accordance with Appendix E (Section E.5), with the appropriate BTE allocation.

**Response:**

**As part of the Paris Master Servicing Plan Update a sanitary sewer model was developed for Paris. The results of the model confirmed that the existing sanitary sewers on William Street and Willow Street will operate within their design capacity and do not need to be upsized.**

**It was determined that the Paris Links SPS is considered a local service, however, there will be a benefit to existing (BTE) contribution towards the costs of the new SPS. Cost sharing will be negotiated as part of the development agreement.**