



# MEMO

## VILLAGE OF POINT EDWARD



**MEMO RE:** Housing Enabling Water Systems Fund Grant Application

**DATE:** April 18, 2024

**PREPARED FOR:** Council

**PREPARED BY:** Chief Administrative Officer

**RECOMMENDATION:** THAT this report be received and filed.

**DESCRIPTION:** Staff and a consultant have been working on an application to the Housing Enabling Water Systems Fund.

### **DISCUSSION:**

As Council is aware there have been development applications submitted for properties on the south side of the Village. The first is being referred to as the Marina Land project and is for approximately 160 residential units and the second is for the former Holmes Foundry site which includes 1,900 residential units, a 300 unit campus of care and also commercial space.

This development will require improvements to our sewage collection and treatment facilities. There is capacity at the Sewage Treatment Plant for approximately 900 residential units but there are bottlenecks in getting effluent from the potential developments to the treatment plant.

A grant is being prepared for the HEWSF in the amount of approximately \$25,000,000. Below is a list of the work that would be completed through this grant:

1. Improvements to the existing Sewage Pumping Station (SPS) on Venetian near the former Holiday Inn.
2. Replacement of the existing main between the existing SPS and the Sewage Treatment Plant (STP). Existing would be replaced with a 24 inch main.
3. Installation of new pumping stations on the Holmes Foundry Property as well as the Marina development property.
4. Replacement of the existing 6 inch force main from the Holmes property to Venetian Boulevard with a 10 inch main.
5. Installation of a six inch main from the Marina development to Venetian Boulevard.
6. Replacement of the main from the 402 on ramp to the existing SPS on Venetian.
7. We are also assuming that the road would need to be redone in this area as the main is most likely in the travelled roadway.



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8. We are applying as if we need to replace the entire watermain in the area, although we know a portion was done about six years ago.
9. Environmental Assessment and design work for an eventual expansion of capacity at the sewage treatment plant itself.

One pertinent piece of information we would like to have to make an informed decision before fully approving this development is the additional revenue that would be generated and if it would cover any additional costs there would be to support the development. I have reached out to our tax consultants and asked them to prepare a report for us about the potential taxation revenue from the proposed plan. The most difficult piece of the plan will be to determine how much development would occur each year and when the additional costs would be incurred.

As Council will recall, it is recommended that water and sewer rates pay for those costs and taxation and other sources of revenue pay for other municipal services such as fire, police, public works and parks. This is a very difficult process to determine what the revenues and expenses of a development of this sort would be. I feel we should apply for the grant and see if we are able to obtain that financial support for the development prior to making any final decision on the development.

I have found no requirement for zoning changes for the municipality in order to be eligible for this grant.